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Eden Meadows Complex  
1 Van Riebeeck Avenue  
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1609

32,000m<sup>2</sup> Warehouse For Sale in Roodekop

NEW



Web Ref CL12887



R115,000,000



## High-Power 1MVA Industrial Facility with Large Yard & Main Road Exposure – Roodekop

Located in the heart of Roodekop, this expansive warehousing and manufacturing facility is built for high-output operations and seamless logistics. The property features a spacious rectangular loading yard with direct access to the main warehouse, multiple loading docks, and impressive internal height. A full sprinkler system, complete with a dedicated tank and pump room, supports safety and compliance, while dual access points allow efficient receiving and dispatch from either end of the property. The surplus yard further enhances truck maneuverability and loading efficiency.

Powering your operations is a substantial 1 MVA electrical supply, ideal for manufacturing or heavy-duty industrial use. The facility

## Features

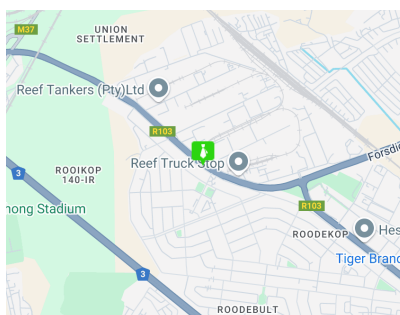
**Zoning** Industrial

### Interior

Floor Loading Cap.	10 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	1700

### Sizes

Floor Size	32,000m <sup>2</sup>
Land Size	46,000m <sup>2</sup>
Building Height	7m



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