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Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609

## Make an Offer

Market value  
**R13,000,000**

Offers from  
**R12,800,000**

Offers for this listing must be made in R20,000 increments



Web Ref CL12419



**R13,000,000**

0 20

## Prime 3,000m<sup>2</sup> Freestanding Warehouse for Sale in Benrose

Unlock the potential of this 3,000m<sup>2</sup> freestanding warehouse, located within a secure, access-controlled industrial park in Benrose. With 24-hour security and excellent truck access for large vehicles, the property also features its own private yard for added convenience. The warehouse offers impressive height, abundant natural light, and a robust three-phase power supply. Six roller shutter doors—two with dock levelers and four on-grade—ensure seamless loading and distribution. Two mezzanine levels provide additional storage space, enhancing operational efficiency.

The office component is neat and functional, featuring a welcoming reception area with a guest toilet and a sales counter. An upstairs office overlooks the warehouse floor and includes a kitchenette for staff convenience. Outside, a lockable 200m<sup>2</sup> storage

## Features

**Zoning** Industrial

**Interior**  
 Power 3 Phase Yes  
 Power Amps 150

**Exterior**  
 Security Yes  
 Open Parking Bays 20

**Sizes**  
 Floor Size 3,000m<sup>2</sup>  
 Land Size 4,500m<sup>2</sup>  
 Building Height 8m

