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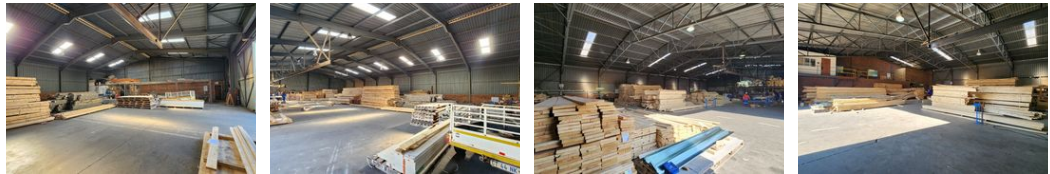
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Office 40A
 Eden Meadows Complex
 1 Van Riebeeck Avenue
 Greenstone
 1609

NEW



Web Ref CL12728



R16,500,000

8 20

Prime 2,500m² Warehouse with Main Road Exposure – Airport, Spartan

Situated in the highly sought-after Airport industrial hub, this 2,500m² warehouse offers unbeatable main road exposure and excellent accessibility. The property is divided into two spacious warehouses, both featuring impressive height to the eaves, ample natural light, and seamless access via five large hangar-style doors and an additional roller shutter door. A mezzanine level provides additional storage space, while the facility's 80 amps of three-phase power, backup inverters, and solar panels ensure uninterrupted operations.

The modern, double-volume office component includes a welcoming reception area, a fully equipped boardroom, and a mix of open-plan and executive offices. Additional features include separate male and female ablutions, a well-appointed kitchen, and

Features

Zoning Industrial

Interior

Air Conditioning Yes
 Power 3 Phase Yes
 Power Amps 160

Exterior

Covered Parking Bays 8
 Open Parking Bays 20

Sizes

Floor Size 2,500m²
 Land Size 4,222m²
 Building Height 8m

Extras

Shade Net Covered Air Conditioner

