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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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 1609



Web Ref CL12522



R1,262,544 pm

**Gross Monthly Rental** R1,262,544 Excl. VAT  
**Monthly Rates** R1 Excl. VAT  
**Monthly Levy** R1 Excl. VAT

30 15

## 21,768m<sup>2</sup> High-Volume Logistics Warehouse in Alrode – Available to Let

This expansive 21,768m<sup>2</sup> logistics warehouse is available for lease in a secure business park in Alrode. The property features its own dedicated entrance and enclosed yard space, ensuring controlled access and operational efficiency. Comprising three interconnected warehouses, each fitted with high-density sprinkler systems (rated 15mm - 17mm), the facility is designed for high-volume storage and distribution. With an impressive 8.5m height to the eaves and a stacking capacity of three-high block stack, the warehouse offers ample storage potential. A large power supply, abundant natural lighting for reduced energy costs, and multiple roller shutter doors—including on-grade access, docks, and loading bays—make this an ideal choice for logistics and manufacturing businesses.

### Features

<b>Building Name</b>	Block A&B				
<b>Zoning</b>	Industrial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Power 3 Phase	Yes	Security	Yes	Floor Size	21,768m <sup>2</sup>
Power Amps	1300	Covered Parking Bays	30	Land Size	37,000m <sup>2</sup>
		Open Parking Bays	15	Building Height	12m

#### Extras

24 Hour Access 24 Hour Response Above Road Alarm System Basin Shower, Toilet and Basin Burglar Bars Carport Change Rooms Electric Fencing Electric Gate Factory Warehouse Guard Guard House Near Mini Bus Service Office Perimeter Wall west facing Safe Galvanised Steel Roofing A\_Frame Style Outside Toilets Freestanding Indoor Beams Sprinkler System Storage Storeroom Workshop Workshop Garage

