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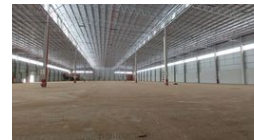
Contact Head Office

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 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
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 1609



Web Ref CL12357



R2,149,545 pm

Gross Monthly Rental R2,149,545 Excl. VAT

0 234

## Prime 20,723m<sup>2</sup> Warehouse in Louwlandia – High-Spec Logistics Facility

Located in the sought-after Louwlandia Business Park, this expansive 20,723m<sup>2</sup> warehouse is built for efficiency and high-volume operations. Designed with ample natural lighting, secure access control, and 24-hour security, the facility ensures a safe and productive environment. Super-link truck access is seamless, with a spacious open parking area and a prime position near the N1 highway, offering excellent connectivity for logistics and distribution. The property is powered by a 160-amp three-phase supply to support a range of industrial operations.

The warehouse features multiple roller doors, including four dock levelers, and an impressive 15-meter eaves height—ideal for high stacking and bulk storage. The facility is perfectly suited for logistics, warehousing, and truck storage, streamlining dispatch and

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	80

### Exterior

Security	Yes
Open Parking Bays	234

### Sizes

Floor Size	20,723m <sup>2</sup>
Land Size	40,000m <sup>2</sup>

