



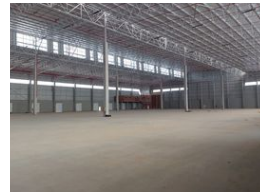
Nathan Broodryk
 0844223210
 nathan@newpointproperty.co.za

Contact Head Office
 010 0354431

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



Web Ref CL12362



R1,363,608 pm

Gross Monthly Rental R1,363,608 Excl. VAT

0 234

Prime 12,626m² Warehouse in Louwlandia Business Park – Ideal for Logistics & Distribution

This expansive 12,626m² warehouse in Louwlandia Business Park is designed for efficiency, offering abundant natural lighting, 24/7 security, and controlled access. Strategically located near the N1 highway, it provides seamless logistics with ample open parking and super-link truck access. The facility is powered by a 160-amp 3-phase supply, ensuring robust operational capacity.

Featuring multiple roller doors, including four with dock levelers, and an impressive 15-meter eaves height, this warehouse is ideal for large-scale storage, truck operations, and streamlined dispatch. The three-level office section, accessible via a dedicated pedestrian route, includes restrooms and spacious offices or boardrooms on each floor, creating a well-balanced space for both

Features

Zoning Industrial

Interior

Floor Loading Cap. 1 Tn/m²
 Air Conditioning Yes
 Power 3 Phase Yes
 Power Amps 80

Exterior

Security Yes
 Open Parking Bays 234

Sizes

Floor Size 12,626m²
 Land Size 40,000m²

