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

NEW



Web Ref CL12733



R1,419,500 pm

Gross Monthly Rental R1,419,500 Excl. VAT

0 165

### 16,700m<sup>2</sup> State-of-the-Art Warehouse in Secure Estate – Prime Location!

This newly developed 16,700m<sup>2</sup> warehouse, set on a 31,000m<sup>2</sup> stand within a secure estate, offers 24/7 security and a modern, open-plan layout designed for maximum efficiency. Featuring exceptional height to the eaves for optimized vertical storage, the facility is ideal for industrial and logistics operations. The flexible design accommodates both storage and distribution needs, while seamless access ensures smooth workflow and transport movement.

Complementing the warehouse is a well-appointed office component, creating a fully integrated business space. With 165 dedicated parking bays, the property is designed for efficiency, convenience, and scalability. Strategically positioned near key transport routes, this premier facility is an outstanding investment opportunity for businesses seeking security, functionality, and

### Features

**Zoning** Industrial

#### Interior

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

#### Exterior

Security Yes  
 Open Parking Bays 165

#### Sizes

Floor Size 16,700m<sup>2</sup>  
 Land Size 31,000m<sup>2</sup>

