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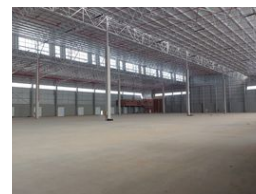
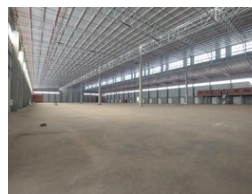
Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

12,626m<sup>2</sup> Warehouse To Let in Louwldardia

NEW



Web Ref CL12944



R1,363,608 pm

Gross Monthly Rental R1,363,608 Excl. VAT



## 12,626m<sup>2</sup> Premium Warehouse in Louwldardia Business Park – Built for Large-Scale Operations

Elevate your logistics with this 12,626m<sup>2</sup> high-performance warehouse, located in the secure and well-connected Louwldardia Business Park. Offering 24/7 security, controlled access, and abundant natural light, the facility is tailored for seamless, large-scale operations. Its prime location near the N1 highway, ample open parking, and easy super-link truck access make it a top-tier choice for distribution and storage.

Designed for efficiency, the warehouse features multiple roller shutter doors, including four dock levelers, and a soaring 15-meter eaves height—ideal for bulk handling and high stacking. A three-storey office block, complete with restrooms and boardroom-ready office space on each level, ensures a professional and productive working environment. This versatile industrial hub offers

## Features

**Zoning** Industrial

### Interior

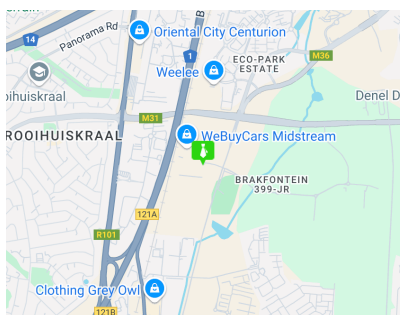
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	80

### Exterior

Security	Yes
Open Parking Bays	234

### Sizes

Floor Size	12,626m <sup>2</sup>
Land Size	40,000m <sup>2</sup>



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