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Web Ref BW3178TLMEADOWD



**R254,240 pm**

**Gross Monthly Rental** R254,240 Excl. VAT  
**Monthly Rates** R1 Excl. VAT  
**Monthly Levy** R1 Excl. VAT

15 15

## Freestanding industrial warehouse with sprinklers to let in Meadowdale

This standalone warehouse, spanning 3,178m<sup>2</sup> under roof on a 5,300m<sup>2</sup> stand, is available for lease. The facility is fully equipped with a sprinkler system, including pumps and tanks on-site. It boasts excellent height to the eaves and an open, unobstructed warehouse floor. Racking is installed but can be removed if necessary.

The property offers ample yard space to accommodate large trucks and links and is accessible via three roller shutter doors: one on-grade and two loading bays, one of which includes a dock leveller. With a 400-amp power supply, the warehouse is well-suited for manufacturing purposes. Additional features include generous covered and open parking spaces. The office area spans two

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 3 Tn/m<sup>2</sup>  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 400

### Exterior

Covered Parking Bays 15  
 Open Parking Bays 15

### Sizes

Floor Size 3,178m<sup>2</sup>  
 Land Size 5,300m<sup>2</sup>  
 Building Height 10m

### Extras

Sprinkler System Warehouse loading docks Secure Parking covered parking 3 phase power yard Alarm System Office Air Conditioner

