



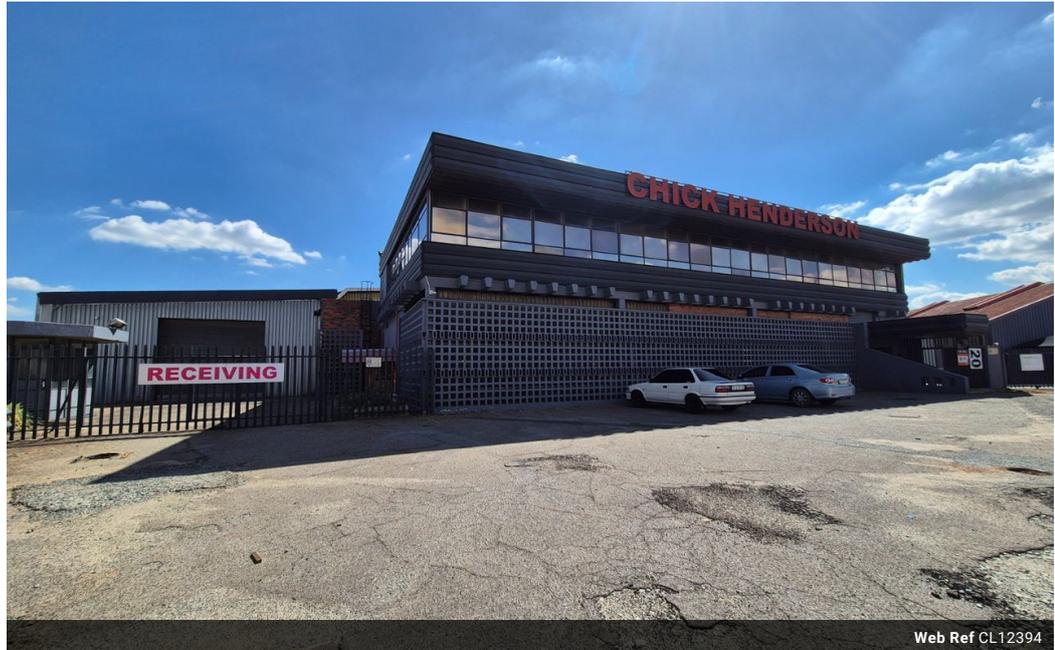
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Office 40A
 Eden Meadows Complex
 1 Van Riebeeck Avenue
 Greenstone
 1609



Web Ref CL12394



R208,000 pm

Gross Monthly Rental R208,000 Excl. VAT

 8  20

Spacious 5,200m² Freestanding Warehouse in Heriotdale – Ideal for Logistics & Distribution

Unlock seamless operations with this 5,200m² freestanding property in Heriotdale, strategically positioned on a 6,700m² stand for optimal truck access and flow. The property features two interconnected warehouses with four large roller shutter doors, offering easy access for loading and unloading. With 250 amps of 3-phase power, excellent height, and abundant natural light, the space is well-suited for manufacturing, storage, or distribution. Dedicated receiving and dispatch areas, along with an on-site ablution block featuring a canteen, changeroom, and showers, further enhance operational efficiency.

The office component spans two levels and includes a welcoming reception area, multiple private and open-plan offices,

Features

Zoning Industrial

Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

Exterior

Covered Parking Bays	8
Open Parking Bays	20

Sizes

Floor Size	5,200m ²
Land Size	6,700m ²
Building Height	5m

