



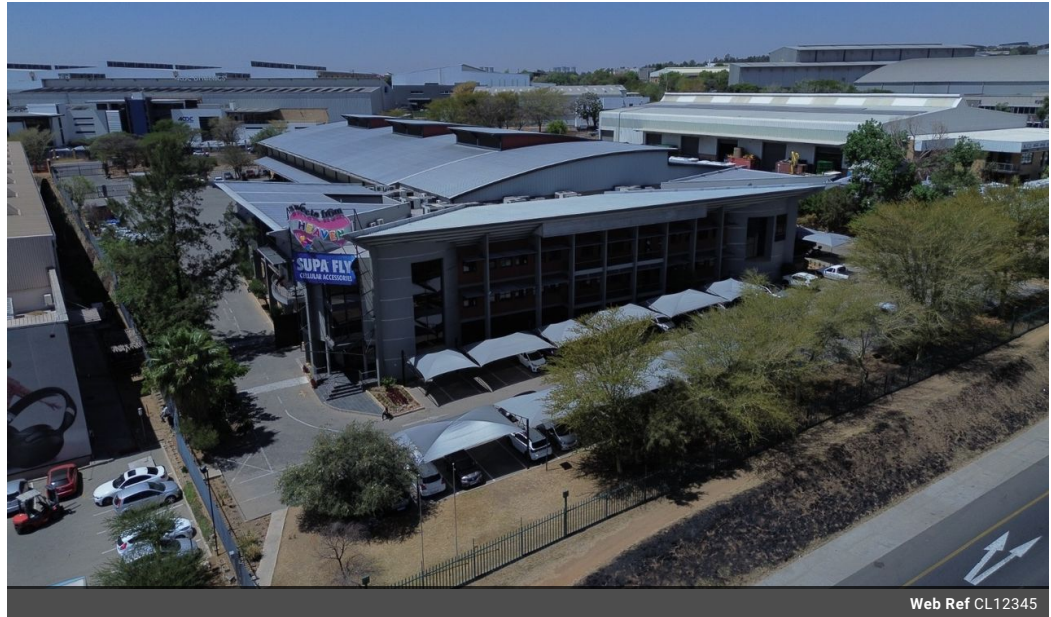
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Office 40A
Eden Meadows Complex
1 Van Riebeeck Avenue
Greenstone
1609



Web Ref CL12345



R593,112 pm

Gross Monthly Rental R593,112 Excl. VAT

 30  10

Prime Industrial Facility with Unmatched N3 Highway Exposure

Position your business for success at 23 Nguni Drive in the prestigious Longmeadow Business Estate. This expansive 7,640m² industrial facility offers unparalleled brand visibility with prime signage on the N3 Highway. The 5,042m² warehouse (expandable upon request) is designed for efficiency, featuring 8-meter eave heights, eight roller shutter doors with four dock levelers, and a powerful 800-amp three-phase power supply—ideal for heavy industrial use. A spacious paved yard ensures seamless truck maneuverability, with direct access to the N3 and N25 highways for streamlined logistics.

The A-grade office component spans 2,597m² across three floors, providing a modern and functional workspace. Ample parking,

Features

Zoning Industrial

Interior

Power 3 Phase	Yes
Power Amps	800

Exterior

Security	Yes
Covered Parking Bays	30
Open Parking Bays	10

Sizes

Floor Size	7,604m ²
Land Size	12,000m ²

