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



Web Ref CL12348



R1,020,864 pm

Gross Monthly Rental R1,020,864 Excl. VAT

 20  15

Prime 13,088m² Industrial Facility with N3 Highway Exposure

Unlock the potential of this exceptional industrial property at 25 Nguni Drive, Longmeadow Business Estate. Boasting a massive 10,676m² warehouse with 13-meter eave heights, multiple roller shutter doors with dock levelers, and an 800-amp three-phase power supply, this facility is ideal for large-scale operations. Strategically positioned with direct N3 Highway exposure, it offers unparalleled brand visibility and seamless access via the N3 and R25 Modderfontein off-ramps, connecting you to Sandton, Johannesburg CBD, and the East Rand.

The A-grade office component spans 1,604m² across two floors, providing a professional workspace with excellent signage opportunities. Secure access control, ample parking, and a well-maintained business estate ensure peace of mind. This premier

Features

Zoning Industrial

Interior

Power 3 Phase Yes
Power Amps 800

Exterior

Security Yes
Covered Parking Bays 20
Open Parking Bays 15

Sizes

Floor Size 13,088m²
Land Size 18,000m²

