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 Eden Meadows Complex  
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 1609



Web Ref CL12557



R1,135,850 pm

Gross Monthly Rental R1,135,850 Excl. VAT

0 40

### Prime 11,050m<sup>2</sup> Warehouse in a Strategic Business Hub

Position your business for growth in this newly developed 11,050m<sup>2</sup> warehouse, ideally located between Johannesburg and Pretoria, just off the R21 highway. This premium facility features 10,050m<sup>2</sup> of high-spec warehouse space and 1,000m<sup>2</sup> of modern office space, complete with boardrooms, private offices, kitchens, and bathrooms—designed for efficiency and corporate comfort.

With 12m eaves height, multiple roller doors, dock levelers, and three-phase power, this warehouse is built to streamline logistics and large-scale operations. Situated on a sprawling 38,000m<sup>2</sup> stand with 27,000m<sup>2</sup> dedicated to yard space, parking, and driveways, this property ensures seamless truck access and operational flexibility. Don't miss this opportunity—contact us today to

### Features

**Zoning** Industrial

#### Interior

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

#### Exterior

Security Yes  
 Open Parking Bays 40

#### Sizes

Floor Size 11,050m<sup>2</sup>  
 Land Size 38,000m<sup>2</sup>

