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



Web Ref CL12618



R938,000 pm

Gross Monthly Rental R938,000 Excl. VAT

80 20

### State-of-the-Art 9,725m<sup>2</sup> Warehouse with Massive Yard & Premium Offices

Designed for seamless logistics and high-volume operations, this 9,725m<sup>2</sup> warehouse sits on a 30,000m<sup>2</sup> plot, offering 7,500m<sup>2</sup> of yard space with drive-through access and approximately 100 parking bays. The facility includes 1,500m<sup>2</sup> of dedicated production space and a 5,500m<sup>2</sup> warehouse with an impressive 19-meter stacking height, providing unmatched storage capacity and operational efficiency.

The property also boasts a 2,200m<sup>2</sup> premium office component, thoughtfully designed across two levels. The ground floor features a reception area, boardrooms, and a cafeteria, while the upper level offers private offices, open-plan workspaces, kitchens, and restrooms. This modern industrial hub is perfect for large-scale enterprises looking for a high-performance facility with top-tier

### Features

**Zoning** Industrial

**Interior**

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	300

**Exterior**

Security	Yes
Covered Parking Bays	80
Open Parking Bays	20

**Sizes**

Floor Size	9,725m <sup>2</sup>
Land Size	30,000m <sup>2</sup>

