



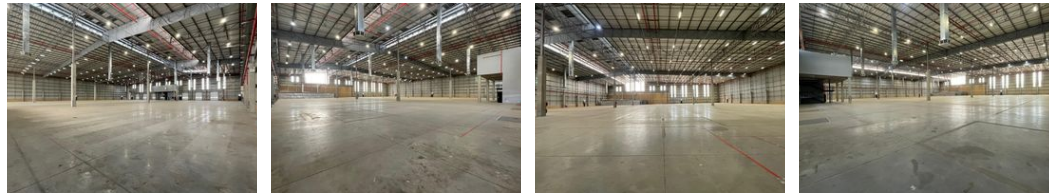
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Office 40A  
 Eden Meadows Complex  
 1 Van Riebeeck Avenue  
 Greenstone  
 1609



Web Ref CL12685



**R894,390 pm**

**Gross Monthly Rental** R894,390 Excl. VAT    **Monthly Levy** R34,072 Excl. VAT  
**Monthly Rates** R93,698 Excl. VAT

0    134

### AAA-Grade 8,518m<sup>2</sup> Industrial Facility in Prime Waterfall Location

This premium 8,518m<sup>2</sup> industrial property in Waterfall, Midrand, is designed for seamless logistics, distribution, and manufacturing operations. Featuring exceptional warehouse height, multiple roller shutter doors, and dock levelers, the facility ensures optimal workflow efficiency. A cutting-edge sprinkler system enhances safety and compliance, while the expansive yard allows for easy vehicle maneuvering and outdoor storage. Dedicated parking bays add further convenience for staff and visitors.

The modern office component provides a professional workspace with multiple ablution facilities, supporting operational efficiency. With 24-hour security and surveillance, this facility offers a secure working environment. Strategically positioned near

### Features

**Zoning** Industrial

**Interior**

Air Conditioning	Yes
Power 3 Phase	Yes

**Exterior**

Security	Yes
Open Parking Bays	134

**Sizes**

Floor Size	8,518m <sup>2</sup>
Land Size	17,289m <sup>2</sup>

