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Eden Meadows Complex  
1 Van Riebeeck Avenue  
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1609



Web Ref CL13212



R22,786,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT

10 50

## Versatile Alrode Industrial Property with Income & Trucking Yard

This unique industrial asset in Alrode offers an ideal combination of investment income and operational functionality. It features a 1,000m<sup>2</sup> self-contained warehouse with excellent street frontage and a dedicated yard—currently tenanted by a reputable blue-chip company, ensuring immediate rental income. The unit includes its own access point, enhancing security and operational ease.

The balance of the property includes a 4,000m<sup>2</sup> truck yard with warehouse space, maintenance bays, and secure storage, designed to support logistics and transport businesses. Two underground diesel bowsers, pumps, and a large office block with shaded parking complete the offering. Strategically located near the N3 and R59 highways, this property delivers excellent access and

## Features

**Zoning** Industrial

### Interior

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

### Exterior

Security Yes  
Covered Parking Bays 10  
Open Parking Bays 50

### Sizes

Floor Size 5,062m<sup>2</sup>  
Land Size 16,149m<sup>2</sup>  
Building Height 7m

### Extras

24 Hour Access 24 Hour Response Above Road Alarm System Warehouse Factory Storage East

