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Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

1,946m<sup>2</sup> Warehouse For Sale in Sebenza



Web Ref MC1946FSSeb



**R8,667,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



## 1946 sqm Multi-Tenant Industrial Investment Opportunity in Sebenza

Unlock reliable returns with this fully tenanted 1,946m<sup>2</sup> industrial property in the sought-after Sebenza node, Edenvale. The site comprises eight well-sized warehouse units ranging from 172m<sup>2</sup> to 290m<sup>2</sup>, each with its own roller shutter door, offering excellent access and usability. The warehouses feature good height to the eaves, ample natural lighting, and are perfectly suited for a variety of light industrial or service-related businesses.

Each unit includes a dedicated office component, male and female ablutions, kitchens, and three-phase power. Selected units benefit from additional yard space for added convenience. With quick access to the N3, R21, R24 highways, and O.R. Tambo International Airport, this property is ideally located for logistics and distribution-focused operations. A smart choice for investors

## Features

**Zoning** Industrial

### Interior

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

### Exterior

Open Parking Bays 16

### Sizes

Floor Size 1,946m<sup>2</sup>  
Land Size 6,598m<sup>2</sup>  
Building Height 6m



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