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

## Make an Offer

Market value  
**R13,000,000**

Offers from  
**R12,000,000**

Offers for this listing must be made in R20,000 increments

1,500m<sup>2</sup> Warehouse For Sale in Denver



Web Ref CL13040



**R13,000,000**

22 0

## Versatile 1,500m<sup>2</sup> Freestanding Warehouse For Sale in Denver – Ideal for Logistics & Distribution

Positioned in the heart of Denver with excellent M2 Highway access, this 1,500m<sup>2</sup> freestanding warehouse offers exceptional exposure and functionality. The property includes a secure 650m<sup>2</sup> private yard, perfect for truck access, with two large roller shutter doors leading into the warehouse. A third smaller roller door opens directly onto the street for light deliveries, while a dock leveler with an additional roller door caters to container offloading. With generous height, natural light, 100 amps of three-phase power, and a full sprinkler system, the space is tailored for industrial efficiency.

The well-maintained office component spans two floors and features a welcoming reception, multiple private offices, and staff

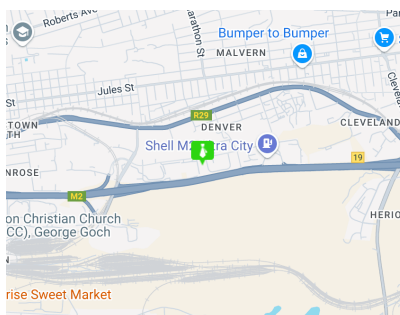
## Features

**Zoning** Industrial

**Interior**  
Power 3 Phase Yes  
Power Amps 100

**Exterior**  
Covered Parking Bays 12  
Basement Parkings 10

**Sizes**  
Floor Size 1,500m<sup>2</sup>  
Land Size 2,368m<sup>2</sup>  
Building Height 7m



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