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

## Make an Offer

Market value  
**R13,000,000**

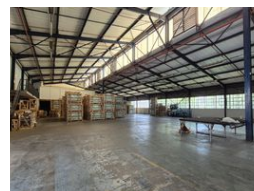
Offers from  
**R12,000,000**

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

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



Web Ref CL13346



**R13,000,000**

22 0

### Freestanding 1,500m<sup>2</sup> Warehouse with Private Yard & Prime Exposure in Denver

Unlock strategic positioning with this 1,500m<sup>2</sup> standalone warehouse in the heart of Denver, offering direct M2 Highway access and superb functionality. The property includes a secure 650m<sup>2</sup> private yard with excellent truck access, two large roller shutter doors, and a third roller door opening to the street for smaller deliveries. A dock leveler and extra roller door streamline container offloading, while generous internal height, natural light, 100 amps of three-phase power, and a full sprinkler system ensure operational efficiency.

The double-storey office component includes a professional reception, multiple offices, and full staff amenities—changerooms, showers, and ablutions. On-site parking is ample for both staff and visitors, adding convenience to this already feature-rich

### Features

**Zoning** Industrial

#### Interior

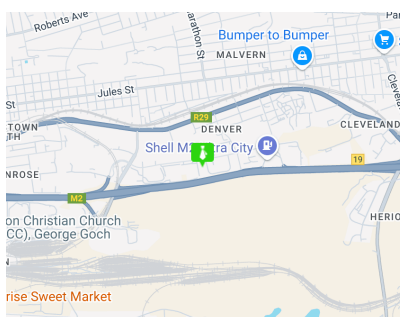
|               |     |
|---------------|-----|
| Power 3 Phase | Yes |
| Power Amps    | 100 |

#### 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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