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

## Make an Offer

Market value  
**R76,000,000**

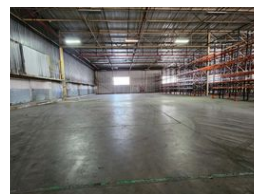
Offers from  
**R75,000,000**

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

12,732m<sup>2</sup> Warehouse For Sale in Heriotdale



Web Ref CL13369



**R76,000,000**

30 10

## Powerful, Cold Storage-Ready Warehouse for Sale in Heriotdale

Unlock exceptional value with this 12,732m<sup>2</sup> freestanding warehouse set on a 15,885m<sup>2</sup> stand in Heriotdale, Johannesburg. Strategically located near the M2 highway, this versatile facility is perfect for logistics, warehousing, or manufacturing. It features a mix of on-grade and dock-level roller shutter doors, high internal clearance, cold storage infrastructure, a full sprinkler system, and a robust 1,250-amp 3-phase power supply with backup generator—ensuring reliable, round-the-clock operations.

The double-storey office block includes a welcoming reception, boardrooms, private offices, kitchens, and a staff canteen. Dedicated ablution facilities, change rooms, and showers cater to a large workforce, while secure covered parking adds

## Features

**Zoning** Industrial

### Interior

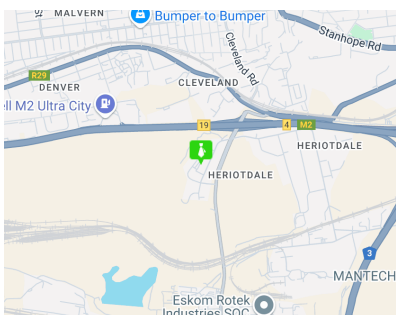
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	1250

### Exterior

Covered Parking Bays	30
Open Parking Bays	10

### Sizes

Floor Size	12,732m <sup>2</sup>
Land Size	15,885m <sup>2</sup>
Building Height	15m



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