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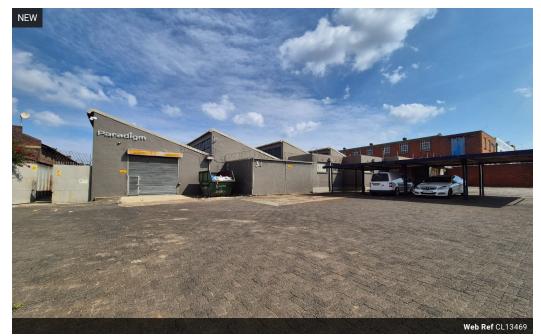
Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone 1609

## Make an Offer

Market value R6,500,000

Offers from R6,400,000

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





# R6,500,000

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#### Freestanding Warehouse with No Load Shedding - Heriotdale

Unlock industrial efficiency with this versatile freestanding warehouse in Heriotdale, offering 400 amps of three-phase power and a dedicated supply that remains unaffected by load shedding up to stage 6. The warehouse features excellent height, natural lighting, and a fully operational spray booth with extraction. It's well-equipped for manufacturing, fabrication, or automotive use, and includes male and female ablutions, change rooms, and showers. A spacious private yard allows for effortless truck access and movement.

The office component is clean and functional, with a welcoming reception area, multiple private offices, a boardroom, and additional restroom facilities. Covered and open parking bays provide convenience for staff and visitors. Positioned near public

6

10

#### Features

#### Zoning Industrial

Interior	

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	400

**Exterior** Covered Parking Bays Open Parking Bays Sizes Floor Size Land Size Building Height

1,500m<sup>2</sup> 2,500m<sup>2</sup> 6m

