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Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

1,175m<sup>2</sup> Warehouse For Sale in Heriotdale



Web Ref CL13855



R18,000,000



## Freestanding 1,175m<sup>2</sup> Warehouse with Crane & Solar Backup in Heriotdale

Position your business for success with this centrally located 1,175m<sup>2</sup> freestanding warehouse in Heriotdale. Offering easy access to major highways and nearby public transport, the facility features excellent height, natural lighting, and a powerful 250-amp 3-phase supply. Two large roller shutter doors ensure smooth dispatch and receiving, while a 5-ton overhead crane adds valuable lifting capacity. The shared yard is superlink-friendly, ideal for logistics or light manufacturing operations.

The double-storey office component includes a welcoming reception, individual offices, a full kitchen, and staff toilets. Upstairs, you'll find three private offices overlooking the warehouse and a solid mezzanine for added storage. Security is top-notch with

## Features

**Zoning** Industrial

### Interior

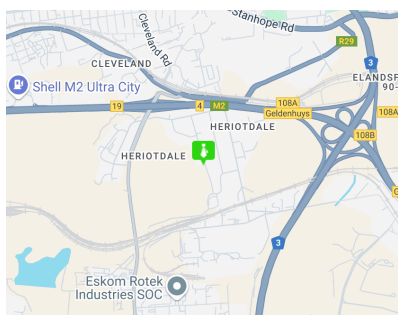
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

### Exterior

Security	Yes
Covered Parking Bays	8
Open Parking Bays	6

### Sizes

Floor Size	1,175m <sup>2</sup>
Land Size	1,700m <sup>2</sup>
Building Height	7m



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