



## Robin Mulligan

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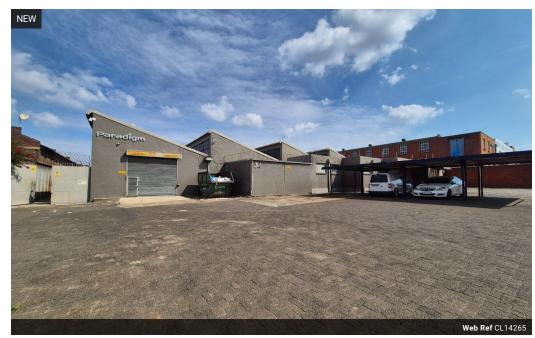
Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone 1609

## 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





## High-Powered Freestanding Warehouse in Heriotdale

This well-equipped freestanding warehouse in Heriotdale offers 400 amps of three-phase power with a dedicated supply unaffected by load shedding up to stage 6. Boasting excellent height, natural light, a fully functional spray booth with extraction, and full staff amenities including ablutions, showers, and change rooms, the facility is designed for efficient industrial, manufacturing, or automotive operations. A spacious private yard ensures smooth truck access and easy maneuverability.

The property includes a professional office area with reception, private offices, a boardroom, and staff facilities. Covered and open parking bays provide convenience for both clients and staff. Conveniently located near public transport and offering excellent

## **Features**

Zoning Industrial

InteriorYesAir ConditioningYesPower 3 PhaseYesPower Amps400

Covered Parking Bays 6
Open Parking Bays 10

Sizes Floor Size Land Size Building Height

1,500m² 2,500m² 6m