



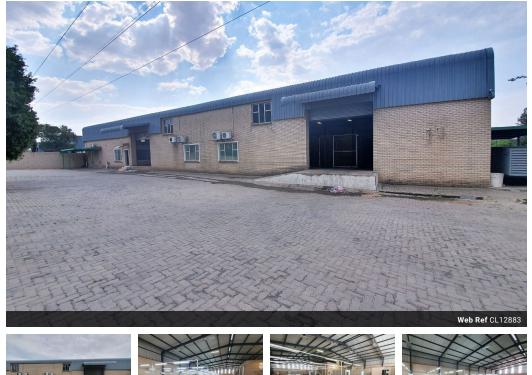
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Office 40A Eden Meadows Complex 1 Van Riebeeck Avenue Greenstone 1609











R8,300,000

Monthly Rates R6,000 Excl. VAT

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Versatile 1,100m² Freestanding Warehouse For Sale or Lease in Prime Ormonde Location

This impeccably maintained 1,100m² freestanding warehouse in the heart of Ormonde, Johannesburg South, is now available for sale or rent. Designed for optimal functionality, the warehouse features two large roller shutter doors with loading bays, accessible via a spacious paved yard that supports superlink truck access. With 7.5m height to the eaves, abundant natural light, and a robust 150-amp three-phase power supply—plus a backup generator—this facility is ideal for light industrial, distribution, or storage operations.

The office component offers a professional and flexible layout, including a welcoming reception, large open-plan area (perfect for sales, accounts, or showroom use), two ground-floor offices, and an upper level with two more offices and a boardroom. Neat

Features

Zoning Industrial

Interior	
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	150

Exterior Open Parking Bays

s 20

Sizes Floor Size Land Size Building Height

1,100m² 2,100m² 8m

