



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

4,577m<sup>2</sup> Warehouse For Sale in Ormonde

NEW



Web Ref CL13983



R64,499,000

Monthly Rates R14,000 Excl. VAT

30 100

4,572m<sup>2</sup> Fully Equipped Cold Storage & Distribution Facility – Food-Grade Ready with 2 MVA Power

Take advantage of this rare opportunity to secure a high-spec, 4,572m<sup>2</sup> cold storage and distribution facility, previously occupied by Famous Brands. Purpose-built for FMCG, cold chain logistics, or food processing, the warehouse offers 2 MVA power, 2,300 pallet positions, multiple loading bays, excellent internal height, and a large yard with superb link truck access. Additional features include forklift charging bays, cold rooms, chillers, industrial air conditioning, a full fire protection system, and a backup generator for uninterrupted operations.

The property also boasts a modern and professional office component, ideal for streamlining administrative tasks. Located just off a major highway, this facility provides both strategic access and top-tier infrastructure for businesses with complex storage and

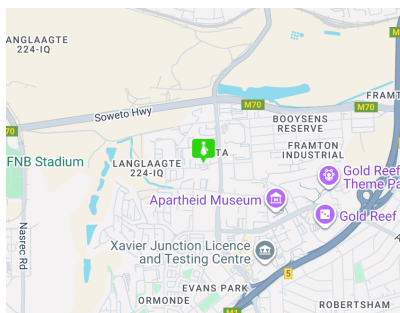
## Features

**Zoning** Industrial

**Interior**  
 Air Conditioning Yes  
 Power 3 Phase Yes  
 Power Amps 2800

**Exterior**  
 Covered Parking Bays 30  
 Open Parking Bays 100

**Sizes**  
 Floor Size 4,577m<sup>2</sup>  
 Land Size 6,900m<sup>2</sup>  
 Building Height 10m



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