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

6,061m<sup>2</sup> Factory For Sale in Steeledale



Web Ref MPFS6061TLP



R34,000,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT

20 20

Landmark location with Main road exposure - 6061m<sup>2</sup> warehouse / factory to let in Steeledale.

This Landmark property has come onto the market to rent in Steeledale, measuring approx 6061m<sup>2</sup> under roof. The property is well suited for a multitude of businesses from a wholesale facility, storage & warehousing as well as manufacturing. The property has a well sized warehouse / factory component with firewalls internally and sprinkler system. Multiple roller shutter doors for access and a well sized yard for truck access. There is good height to the eaves of approx 4-5 meters and lots of natural light. The property is situated on the corner and offers a lot of visibility and foot traffic.

The office component is well sized and consists of a large cash sales counter area, and multiple private offices. The parking is also very well sized and has multiple covered parking bays for staff and customers.

## Features

**Zoning** Industrial

### Interior

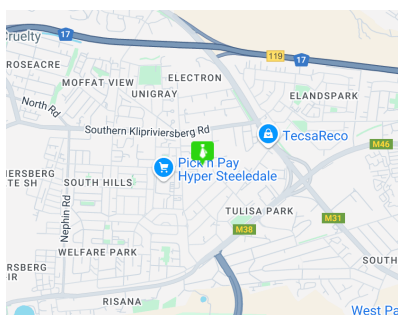
Power 3 Phase	Yes
Power Amps	1000

### Exterior

Security	Yes
Covered Parking Bays	20
Open Parking Bays	20

### Sizes

Floor Size	6,061m <sup>2</sup>
Land Size	9,300m <sup>2</sup>



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