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

2,770m<sup>2</sup> Warehouse For Sale in Spartan



Web Ref MC2770FSS



R23,000,000

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT

15 10

## Neat 2770sqm freestanding Industrial warehouse for sale Spartan

This A grade 2770 sqm freestanding industrial warehouse is available for sale and is situated within the sought-after industrial node of Aeroport, Spartan. The warehouse has an excellent height to the eaves with great natural light throughout the work area. There are three large roller shutters on the side of the building, two on grade and one loading bay, for receiving and dispatch. Inside the warehouse there are additional storage rooms as well as an enclosed mezzanine level for extra storage and male and female ablutions. The property has three phase power of 160 amps available as well as a sprinkler system inside the warehouse a 14 000-liter diesel tank with pump in the yard area.

The double-volume office component comprises a welcoming reception area, open plan offices, a boardroom, and individual

## Features

**Zoning** Industrial

### Interior

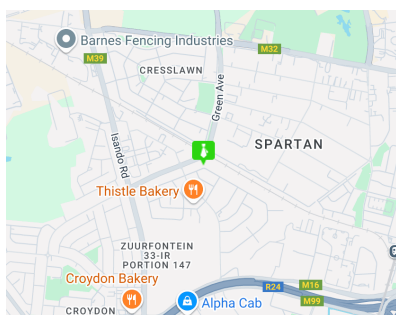
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	160

### Exterior

Covered Parking Bays	15
Open Parking Bays	10

### Sizes

Floor Size	2,770m <sup>2</sup>
Land Size	4,310m <sup>2</sup>
Building Height	8m



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