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

620m<sup>2</sup> Warehouse For Sale in Spartan

NEW



Web Ref CL13777



**R4,450,000**

Monthly Levy R1 Excl. VAT

Monthly Rates R1 Excl. VAT



## Prime 640m<sup>2</sup> Industrial Warehouse in Spartan – Functional, Secure & Well-Located

This immaculate 640m<sup>2</sup> warehouse in Spartan is ideal for light manufacturing, storage, or distribution. Situated in a secure industrial park, it offers excellent height, natural light, a large roller shutter door, and 60 amps of three-phase power—delivering a practical and efficient workspace for your business needs.

The office component features a professional reception area, open-plan space, a kitchenette, and ablutions. With dedicated parking and easy access to O.R. Tambo International Airport and key routes like the N3, R21, and R24, this facility ticks all the

## Features

**Zoning** Industrial

### Interior

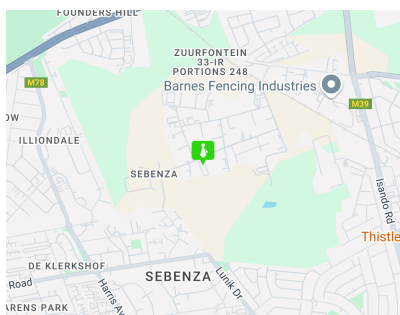
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	60

### Exterior

Security	Yes
Covered Parking Bays	2
Open Parking Bays	2

### Sizes

Floor Size	620m <sup>2</sup>
Land Size	620m <sup>2</sup>
Building Height	8m



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