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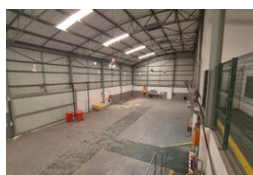
Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

1,801m<sup>2</sup> Warehouse For Sale in Lanseria

NEW



Web Ref MM1653FSLCE



**R16,000,000**

Monthly Rates R11,658 Excl. VAT

12 20

## 1801m<sup>2</sup> Warehouse For Sale in Lanseria Corporate Estate

An exceptional opportunity has arisen in the esteemed Lanseria Corporate Estate – a secure, sought-after industrial park near key transport routes and Lanseria International Airport. This impeccably maintained 1,801m<sup>2</sup> warehouse is positioned on a substantial 5,677m<sup>2</sup> stand, featuring a 2,001m<sup>2</sup> hardstand yard for optimal truck access and storage. The warehouse showcases smooth epoxy-coated floors, impressive height to the eaves, natural roof lighting, and dual large roller shutter doors situated on two sides for seamless logistics flow. It is powered by 101 amps of 3-phase electricity, making it well-suited for a variety of industrial operations.

Inside, the office component is contemporary and spacious, comprising a stylish reception area, boardroom, and a combination of

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	400

### Exterior

Security	Yes
Covered Parking Bays	12
Open Parking Bays	20

### Sizes

Floor Size	1,801m <sup>2</sup>
Land Size	5,677m <sup>2</sup>
Building Height	10m



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