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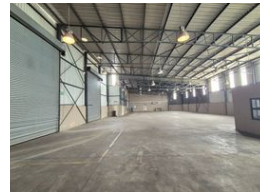
010 0354431

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

1,600m² Warehouse For Sale in Linbro Park



Web Ref CL13332



R17,600,000



Prime Industrial Facility in Linbro Business Park – Exceptional Access, Exposure & Functionality

Unlock the potential of your business with this versatile industrial property in Linbro Business Park. Offering generous warehousing or manufacturing space, the facility boasts high ceilings, excellent natural lighting, and robust 3-phase power. Two large roller shutter doors enable seamless truck access, while the expansive paved yard ensures smooth vehicle circulation. Recently upgraded office areas create a clean, modern workspace with sufficient ablutions for both office and warehouse teams.

Positioned for visibility and convenience, the site enjoys direct access from the Marlboro off-ramp and prime frontage along the N3 highway. Located within a secure, access-controlled park with 24/7 security, the property features a balanced office layout—private

Features

Zoning Industrial

Interior

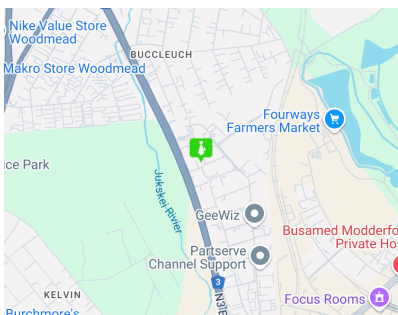
Power 3 Phase	Yes
Power Amps	100

Exterior

Security	Yes
Open Parking Bays	10

Sizes

Floor Size	1,600m ²
Land Size	2,500m ²



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