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

2,650m<sup>2</sup> Warehouse For Sale in Linbro Park



Web Ref CL13457



**R29,500,000**

Monthly Levy R2,000 Excl. VAT

Monthly Rates R20,000 Excl. VAT

10 10

Versatile 2,655m<sup>2</sup> Industrial Facility in Linbro Park – Ideal for Owner-Occupiers or Investors

Available for occupation from 1 September 2025, this well-maintained 2,655m<sup>2</sup> property in Linbro Park offers flexibility for both investors and owner-occupiers. Situated on a 4,148m<sup>2</sup> stand, the facility comprises 2,305m<sup>2</sup> of warehouse space and 350m<sup>2</sup> of neat office space. The warehouse boasts excellent height, great natural light, three large roller shutter doors (including one dock leveller), and 250 amps of 3-phase power—making it perfect for logistics, distribution, or general industrial use. The large paved yard allows for smooth super link access and efficient operations.

The modern office component includes a welcoming reception and an adaptable open-plan area upstairs, with ample ablutions for

## Features

**Zoning** Industrial

### Interior

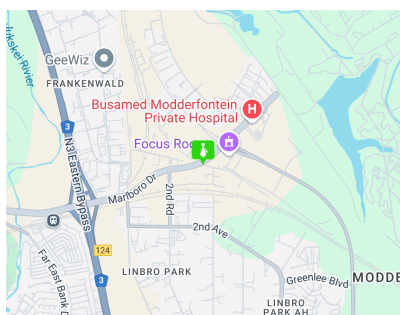
Power 3 Phase	Yes
Power Amps	250

### Exterior

Covered Parking Bays	10
Open Parking Bays	10

### Sizes

Floor Size	2,650m <sup>2</sup>
Land Size	4,148m <sup>2</sup>



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