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Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

3,645m<sup>2</sup> Warehouse For Sale in Linbro Park



Web Ref CL13593



R34,600,000

20 15

## Premium Industrial Facility with Superior Access in Linbro Business Park

Unlock operational excellence with this spacious warehouse in Linbro Business Park, featuring four large roller shutter doors—three loading bays and one on-grade—for seamless truck movement and distribution. Set on a generous paved stand with 24-hour security and controlled access, this facility offers high ceilings, excellent natural lighting, and 300 amps of 3-phase power, making it ideal for warehousing, logistics, or light manufacturing.

The modern double-storey office component overlooks the warehouse for operational oversight and includes well-appointed ablution facilities for both office and warehouse staff. With over 30 parking bays and direct access to the N3 highway, this property delivers on efficiency, visibility, and location. Contact us today to arrange a viewing and secure your space in one of

## Features

**Zoning** Industrial

### Interior

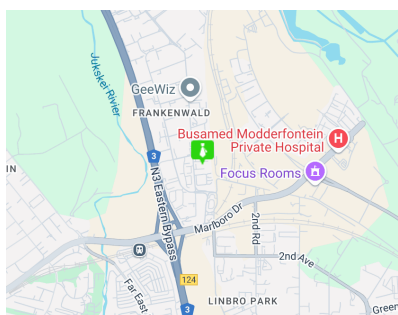
Power 3 Phase	Yes
Power Amps	300

### Exterior

Security	Yes
Covered Parking Bays	20
Open Parking Bays	15

### Sizes

Floor Size	3,645m <sup>2</sup>
Land Size	6,654m <sup>2</sup>



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