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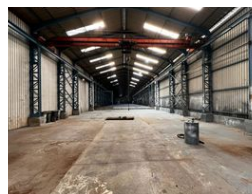
010 0354431

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

2,200m<sup>2</sup> Factory To Let in Alrode



Web Ref CL13044



R100,000 pm

**Gross Monthly Rental** R100,000 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

 10  6

## Heavy-Duty 2,200m<sup>2</sup> Manufacturing Facility with Cranes & Yard – Prime Alrode Location

Positioned on a prominent main road in Alrode, this powerful 2,200m<sup>2</sup> manufacturing facility is tailor-made for heavy industrial operations. The building features two 10-ton overhead gantry cranes running the full length of the warehouse, 6.5m height under hook, and 8m to the eaves. It offers a large roller shutter door, durable concrete floors, and ample three-phase power—ideal for engineering and fabrication businesses needing strength and scale.

A separate office block includes open-plan workspaces, a boardroom, and internal warehouse offices, along with full staff change rooms and ablutions. The secure private yard ensures smooth truck access, while 24-hour security provides peace of mind. With

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	3 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	4

### Exterior

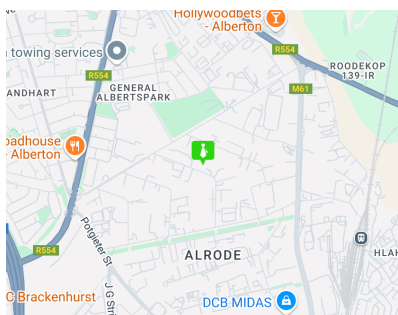
Security	Yes
Covered Parking Bays	10
Open Parking Bays	6

### Sizes

Floor Size	2,200m <sup>2</sup>
Land Size	4,000m <sup>2</sup>
Building Height	12m

### Extras

24 Hour Access Basin Burglar Bars Carport Change Rooms Electric Fencing Electric Gate  
Factory Warehouse Guard Near Mini Bus Service Office Perimeter Wall Safe west facing  
Galvanised Steel Roofing A\_Frame Style Outside Toilets Shower, Toilet and Basin Air  
Conditioner Alarm System Common Toilet Office Outbuildings Storage Storeroom Workshop



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