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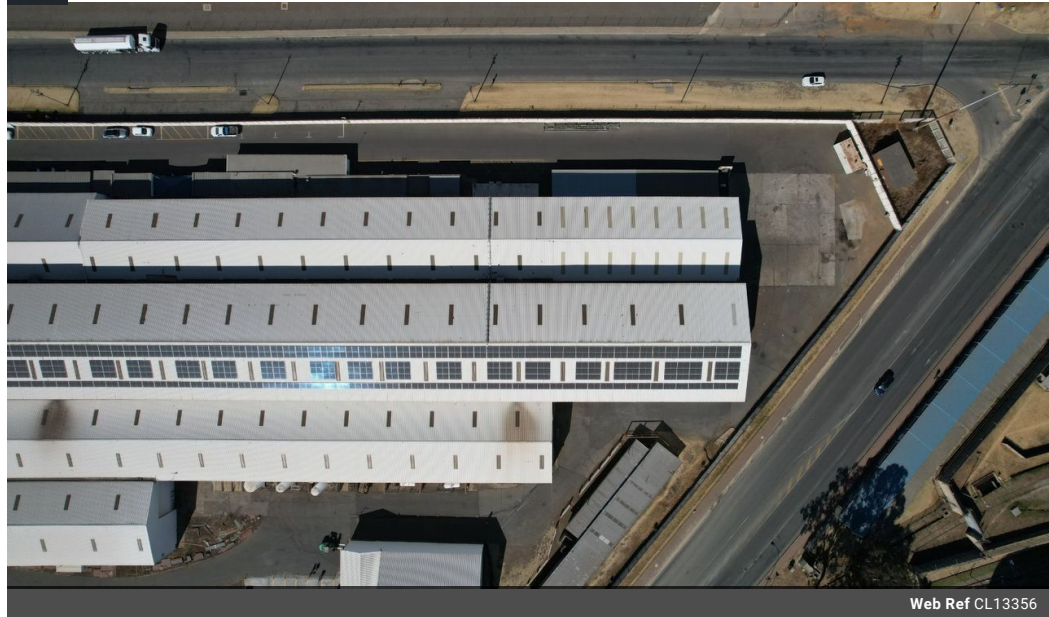
Contact Head Office

**010 0354431**

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

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

NEW



Web Ref CL13356



**R100,000 pm**

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

**Monthly Levy** R1 Excl. VAT

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## Heavy-Duty 2,200m<sup>2</sup> Manufacturing Facility with Cranes on Prime Alrode Main Road

Unlock industrial performance with this high-spec 2,200m<sup>2</sup> facility designed for serious manufacturing. Equipped with two 10-ton gantry cranes spanning the full length of the warehouse, 6.5m under hook, and 8m to the eaves, this powerhouse also offers robust concrete floors, a large roller shutter door, and substantial three-phase power—perfect for fabrication, engineering, or heavy-duty operations.

The property includes a dedicated office block with open-plan areas, a boardroom, warehouse offices, and full staff change rooms with ablutions. A secure private yard allows for efficient truck movement, all within a park offering 24/7 security. With excellent

## 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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