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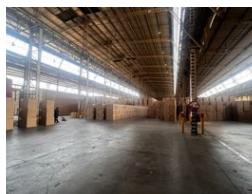
Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

7,177m<sup>2</sup> Warehouse To Let in Alrode

NEW



Web Ref CL13351



**R416,266 pm**

**Gross Monthly Rental** R416,266 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

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## Prime Industrial Facility in Alrode – 7,177m<sup>2</sup> of Operational Excellence

Position your business for success in Alrode's premier industrial hub with this spacious 7,177m<sup>2</sup> facility, ideal for manufacturing, warehousing, or distribution. Featuring 8–10m height to eaves, excellent natural lighting, four roller shutter doors (dock and on-grade access), and a full sprinkler system, the space is built for high-efficiency operations. A secure yard with Superlink access and a dedicated office block—including kitchens, bathrooms, and expansion potential—add to its versatility.

Strategically located just minutes from the N3 and R59 highways, this power-rich property ensures seamless connectivity and reliable infrastructure. Alrode is a well-established industrial zone, making this facility a smart choice for businesses looking to

## Features

### Building Name Zoning

Alrode Multi Park Block B  
Industrial

### Interior

Power 3 Phase Yes  
Power Amps 1600

### Exterior

Security Yes

### Sizes

Floor Size 7,177m<sup>2</sup>  
Land Size 8,177m<sup>2</sup>  
Building Height 17m



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