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Eden Meadows Complex  
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Web Ref CL12725



R180,000 pm

Gross Monthly Rental R180,000 Excl. VAT



## 4,000m<sup>2</sup> Heavy-Duty Factory with 5,000m<sup>2</sup> Yard & Cranes – To Let in Vulcania

This expansive 4,000m<sup>2</sup> factory, situated in a secure industrial park in Vulcania, offers exceptional height to the eaves (±9m) with ample natural light throughout. Designed for heavy-duty operations, the facility features a robust 400-amp, three-phase power supply, five large on-grade roller shutter doors, and top-tier lifting capacity with 2x 20-ton and 2x 5-ton overhead cranes. The massive 5,000m<sup>2</sup> yard ensures seamless logistics, allowing for easy truck maneuvering and storage.

Complementing the warehouse is a well-appointed office block, complete with multiple offices, a boardroom, storerooms, and ample ablution facilities for staff and visitors. Strategically positioned near the N12 and N17 highways, this property offers

## Features

Zoning Industrial

### Interior

Power 3 Phase	Yes
Power Amps	400

### Exterior

Security	Yes
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### Sizes

Floor Size	4,000m <sup>2</sup>
Land Size	9,000m <sup>2</sup>

