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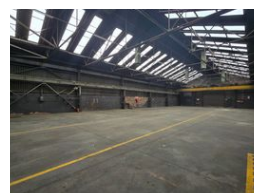
010 0354431

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

998m<sup>2</sup> Warehouse To Let in Elandsfontein



Web Ref CL13149



R55,888 pm

**Gross Monthly Rental** R55,888 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT



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## Versatile Industrial Facility with Overhead Crane & Excellent Truck Access – Available Immediately

This well-located industrial property is now available to let, ideal for use as a warehouse or factory. Featuring a robust 3.5-ton overhead crane and full drive-through access, the property is perfectly suited for heavy-duty operations and seamless logistics. The warehouse boasts generous height to the eaves, great natural lighting, and an open floor layout, supported by ample three-phase power to accommodate manufacturing or production needs.

Additional features include well-maintained staff facilities with change rooms, showers, and a canteen, ensuring comfort and convenience for your workforce. The property also offers a secure yard with ample truck access and offloading space. Positioned close to the N12 highway and minutes from O.R. Tambo International Airport, this facility offers unbeatable connectivity in the

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 5 Tn/m<sup>2</sup>  
Power 3 Phase Yes

### Exterior

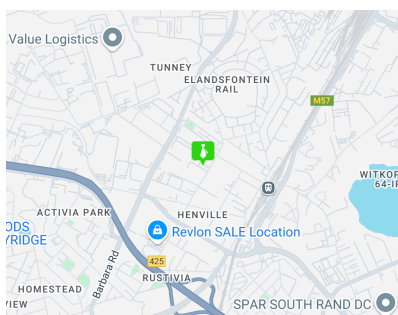
Open Parking Bays 5

### Sizes

Floor Size 998m<sup>2</sup>  
Land Size 1,400m<sup>2</sup>  
Building Height 7m

### Extras

24 Hour Access Warehouse crane secure yard 3 phase superlink access



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