



**Jarred Purchase**  
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Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

17,100m<sup>2</sup> Warehouse To Let in City Deep



Web Ref CL12827



**R686,200 pm**

**Gross Monthly Rental** R686,200 Excl. VAT **Monthly Rates** R100,000 Excl. VAT

200 1000

## 17,100m<sup>2</sup> Cold Storage Facility To Let in City Deep – Fully Equipped & Ideally

This state-of-the-art 17,100m<sup>2</sup> cold storage facility is perfectly positioned in City Deep, just 1km from the Johannesburg Market. Situated on a massive 45,000m<sup>2</sup> stand, it's tailored for high-volume operations with features like fully racked storage with in-rack sprinklers, 12m eaves height, 26 dock levelers, multiple on-grade roller doors, and a powerful 3.5 MVA three-phase power supply backed by a 450 kVA generator. The site also includes an ammonia plant, cold rooms, two weighbridges, a fuel depot, a wash bay, and a superlink-friendly paved yard.

A separate, professional office block offers its own entrance, 200 covered parking bays, reception, boardrooms, private offices, and kitchens – ideal for supporting large teams. With quick access to the N17, M1, M2, and N3 highways, this property is a top-tier

## Features

**Zoning** Industrial

### Interior

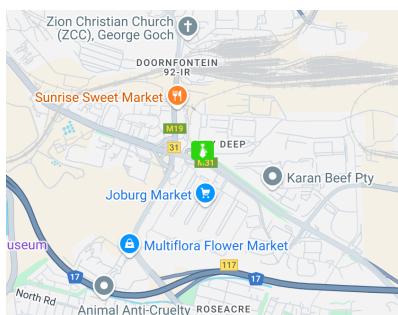
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	5000

### Exterior

Covered Parking Bays	200
Open Parking Bays	1000

### Sizes

Floor Size	17,100m <sup>2</sup>
Land Size	45,000m <sup>2</sup>
Building Height	14m



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