



**Jarred Purchase**  
Candidate Property  
Practitioner  
Registered with PPRA  
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Contact Head Office

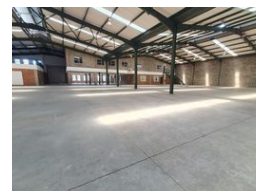
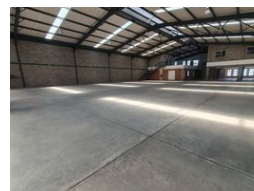
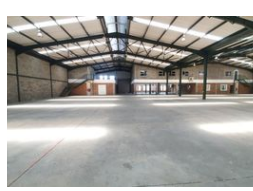
**010 0354431**

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

2,361m<sup>2</sup> Warehouse To Let in Ormonde



Web Ref CL13258



**R129,555 pm**

**Gross Monthly Rental** R129,555 Excl. VAT



5



10

## Versatile 2,361m<sup>2</sup> Warehouse in Secure Ormonde Business Park

Discover a prime industrial opportunity in Modulus Business Park, Ormonde—this well-maintained 2,361m<sup>2</sup> warehouse is ideal for businesses needing efficient space and excellent access. Featuring a large roller shutter door, 7.5-meter eaves height, abundant natural light, and 250 amps of three-phase power, the property supports a range of industrial uses from manufacturing to distribution. The office component includes a reception, private and open-plan offices, with the upper-level offering potential for mezzanine storage.

With clean staff amenities, a generous paved yard for truck access, and secure 24/7 access control, this facility is built for operational ease. Its close proximity to the M2 and N12 highways makes logistics simple and fast. Don't miss out—contact Jarred

## Features

**Zoning** Industrial

### Interior

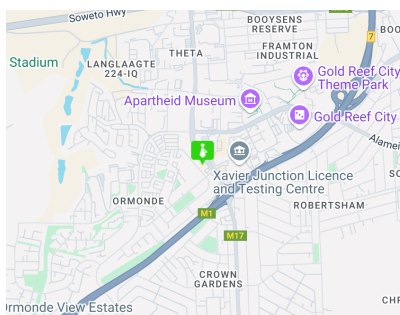
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

### Exterior

Security	Yes
Covered Parking Bays	5
Open Parking Bays	10

### Sizes

Floor Size	2,361m <sup>2</sup>
Land Size	15,000m <sup>2</sup>
Building Height	8m



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