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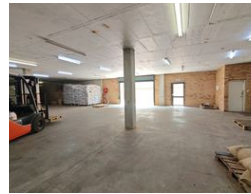
**010 0354431**

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

452m<sup>2</sup> Warehouse To Let in Ormonde



Web Ref CL13773



**R31,640 pm**

**Gross Monthly Rental** R31,640 Excl. VAT

0 5

## Affordable Basement Warehouse with Power & Access – Ideal for Storage or Light Manufacturing

This well-maintained 452m<sup>2</sup> basement warehouse is now available to rent in a secure and conveniently located business park just off the M2 and N12 highways. With a 3m height clearance, 80 amps of 3-phase power, and an on-grade roller shutter door, this unit is ideal for light manufacturing or storage-focused businesses seeking practical and accessible space.

While there are no built-in offices, the layout allows for drywall partitions to be added if needed. The unit features a neat kitchenette and toilet, and the park offers a spacious yard with truck access and 24/7 on-site security for added peace of mind.

## Features

**Zoning** Industrial

### Interior

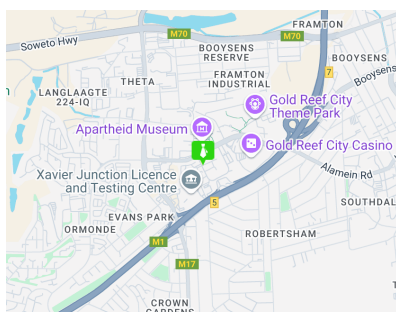
Power 3 Phase	Yes
Power Amps	80

### Exterior

Security	Yes
Open Parking Bays	5

### Sizes

Floor Size	452m <sup>2</sup>
Land Size	12,000m <sup>2</sup>
Building Height	6m



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