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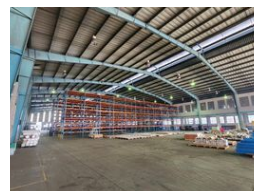
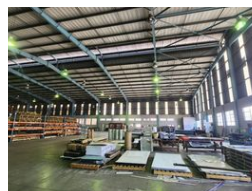
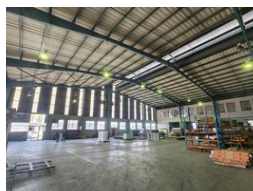
010 0354431

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

7,445m<sup>2</sup> Warehouse To Let in Isando



Web Ref CL12786



R285,000 pm

Gross Monthly Rental R285,000 Excl. VAT

10 5

## Prime Standalone Warehouse with Exceptional Height & Access in Isando

This high-performance warehouse in the heart of Isando's industrial hub is built for efficiency and scale. Boasting a 10-meter eave height, a clear-span floor, and heavy-duty loading capabilities, it's ideal for storage, racking, and logistics operations. Direct access to the R21, R24, and N12 via Barbara Road ensures seamless regional connectivity.

The 400m<sup>2</sup> office component features a modern layout with open-plan workspaces, private offices, a canteen, staff ablutions, and a training room—perfect for supporting your operational team. With on-grade roller shutter access, covered loading bays, and ample parking, this property offers everything your business needs to thrive. Available for occupation from 1 January 2024—

## Features

**Zoning** Industrial

### Interior

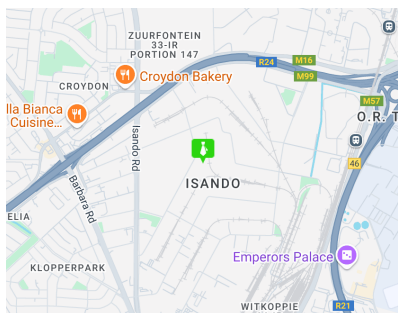
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

### Exterior

Covered Parking Bays	10
Open Parking Bays	5

### Sizes

Floor Size	7,445m <sup>2</sup>
Land Size	10,000m <sup>2</sup>
Building Height	12m



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