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

1,850m<sup>2</sup> Warehouse To Let in Spartan

NEW



Web Ref CL13156



R157,250 pm

**Gross Monthly Rental** R157,250 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

0 40

## Freestanding 1,850m<sup>2</sup> Industrial Warehouse with Cross-Docking in Prime Spartan Location

Position your business for success with this premium 1,850m<sup>2</sup> freestanding warehouse, set on a 5,216m<sup>2</sup> stand in Aeroport, Spartan. Designed for high-performance operations, the facility boasts excellent height, six large roller shutter doors for cross-docking, 150 amps of three-phase power, and an on-site diesel tank with a pump. Natural light floods the workspace, while in-warehouse offices and staff ablutions add convenience.

The sleek double-volume office component includes a reception area, open-plan offices, a kitchen, and modern bathrooms, creating a professional environment for staff and visitors alike. With three access points, generous yard space, and proximity to O.R. Tambo International Airport and major highways, this property is ideal for logistics, manufacturing, or distribution. Book your

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	150

### Exterior

Open Parking Bays	40
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### Sizes

Floor Size	1,850m <sup>2</sup>
Land Size	5,216m <sup>2</sup>
Building Height	9m

### Extras

24 Hour Access Air Conditioner



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