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

4,254m² Warehouse To Let in Spartan

NEW



Web Ref MC4254TLspart



R212,700 pm

Gross Monthly Rental R212,700 Excl. VAT
Monthly Rates R1 Excl. VAT

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4,254m² Food-Grade Industrial Facility with ISO Panel Production in Prime Spartan Location

This top-tier 4,254m² freestanding warehouse in Spartan is specifically designed for food-grade and high-spec industrial operations. The property includes 1,500m² of ISO panel production rooms, excellent height to the eaves, and an abundance of natural light. With three roller shutter doors—two front-facing with loading bays and one at the rear—plus 300 amps of three-phase power, a 300kVA backup generator, and solar energy, it offers exceptional logistical efficiency and reliable power infrastructure.

The triple-volume office component is equally impressive, featuring a welcoming reception area, private and open-plan offices, boardrooms, fully equipped kitchens, and male and female ablutions with showers. Generous on-site parking adds to the

Features

Zoning Industrial

Interior

Floor Loading Cap.	1 Tn/m ²
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	300

Exterior

Covered Parking Bays	14
Open Parking Bays	10

Sizes

Floor Size	4,254m ²
Land Size	6,237m ²
Building Height	8m



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