



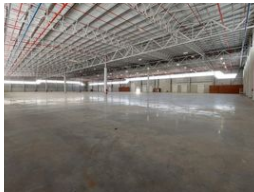
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Office 40A
Eden Meadows Complex
1 Van Riebeeck Avenue
Greenstone
1609



Web Ref CL13586



R1,135,850 pm

Gross Monthly Rental R1,135,850 Excl. VAT

0 40

Brand-New 11,050m² Premium Logistics Facility with Prime R21 Access

Position your business at the centre of Gauteng's logistics hub with this newly developed 11,050m² industrial facility, offering direct access to the R21 between Johannesburg and Pretoria. The property features 10,050m² of high-volume warehouse space and 1,000m² of sleek, modern offices—complete with boardrooms, executive suites, kitchens, and ablutions—delivering operational efficiency with a professional edge.

Designed for large-scale logistics or manufacturing, the warehouse includes 12m height to eaves, dock levelers, multiple roller shutter doors, and robust three-phase power. Situated on a 38,000m² stand with 27,000m² of paved yard, it offers seamless truck movement and plenty of space for future expansion. This is your opportunity to secure top-tier industrial space in Gauteng's most

Features

Zoning Industrial

Interior

Floor Loading Cap.	1 Tn/m²
Air Conditioning	Yes
Power 3 Phase	Yes

Exterior

Security	Yes
Open Parking Bays	40

Sizes

Floor Size	11,050m²
Land Size	38,000m²

