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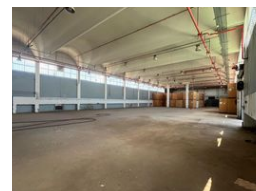
010 0354431

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

4,417m<sup>2</sup> Warehouse To Let in Clayville



Web Ref CL14177



R2,917,700 pm

**Gross Monthly Rental** R2,917,700 Excl. VAT  
**Monthly Rates** R1 Excl. VAT

**Monthly Levy** R1 Excl. VAT

15 80

## 4,417m<sup>2</sup> Industrial Opportunity with Dual Warehouses off the R21

Unlock growth with this 4,417m<sup>2</sup> industrial property, strategically positioned in a prime logistics hub just off the R21 highway. Featuring two freestanding warehouses, the site is perfectly suited for logistics, manufacturing, or bulk storage. Warehouse 1 offers a 90/10 warehouse-to-office split with multiple 5m roller shutter doors, while Warehouse 2 provides a 70/30 split with two large access points—ensuring smooth and efficient operations.

Set within a secure, access-controlled park with 24/7 security, the property also boasts strong three-phase power, excellent natural lighting, and convenient vehicle access. Its location in one of Gauteng's key logistics corridors makes it an ideal base for

## Features

**Zoning** Industrial

### Interior

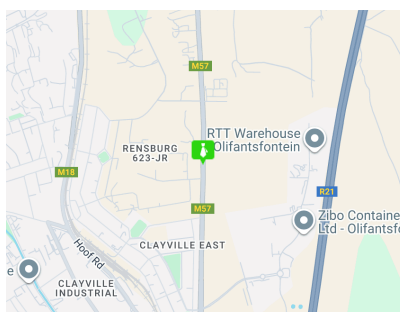
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

### Exterior

Security	Yes
Covered Parking Bays	15
Open Parking Bays	80

### Sizes

Floor Size	4,417m <sup>2</sup>
Land Size	38,470m <sup>2</sup>



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