



**Nathan Broodryk**  
0844223210  
nathan@newpointproperty.co.za

Contact Head Office  
010 0354431

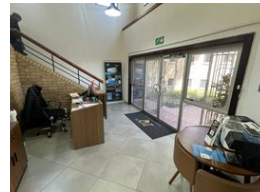
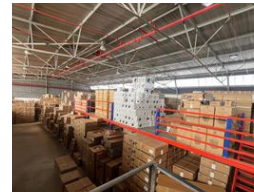
Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

1,653m<sup>2</sup> Warehouse To Let in Corporate Park

NEW



Web Ref NB1653A001LSTCPS



R140,505 pm

Gross Monthly Rental R140,505 Excl. VAT

 10  5

1653sqm warehouse(over 1000sqm of storage space) with sprinklers and N1 Highway exposure

This 1,653sqm industrial property, situated in the sought-after Corporate Park South, offers an exceptional combination of warehouse and office space, ideal for logistics, storage, or light manufacturing. With over 1,000sqm of warehouse space featuring excellent height and a full sprinkler system, the facility ensures both functionality and safety. Multiple roller shutter doors provide seamless access for loading and unloading, while the modern office component delivers a professional environment for operations and management.

The property includes approximately 500sqm of secure yard space, allowing for easy truck articulation or additional outdoor storage. Strategically positioned with high visibility onto the N1 highway, it offers excellent branding and exposure opportunities.

## Features

**Zoning** Industrial

### Interior

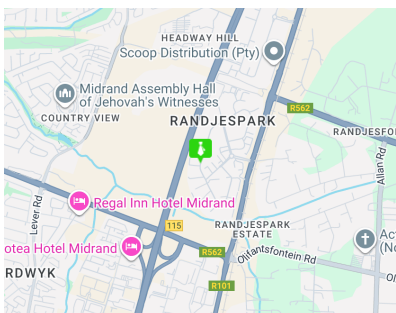
Floor Loading Cap.	1 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	150

### Exterior

Security	Yes
Covered Parking Bays	10
Open Parking Bays	5

### Sizes

Floor Size	1,653m <sup>2</sup>
Land Size	30,000m <sup>2</sup>



<https://www.newpointproperty.co.za>