



**Warrick Botha**  
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Contact Head Office

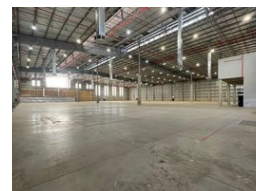
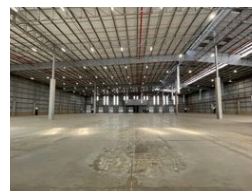
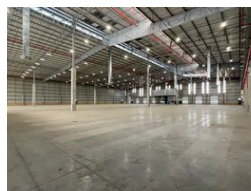
010 0354431

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

8,518m<sup>2</sup> Warehouse To Let in Waterfall



Web Ref CL13624



**R894,390 pm**

**Gross Monthly Rental** R894,390 Excl. VAT  
**Monthly Rates** R93,698 Excl. VAT  
**Monthly Levy** R34,072 Excl. VAT



0



134

## Premium 8,518m<sup>2</sup> Logistics Facility in Waterfall – Designed for High-Performance Operations

Position your business for success with this state-of-the-art 8,518m<sup>2</sup> industrial property in Waterfall, Midrand. Featuring outstanding warehouse height, multiple roller shutter doors, and dock levelers, this facility is built for smooth, large-scale operations. A modern sprinkler system ensures top-tier safety, while the expansive paved yard supports superlink access, maneuverability, and outdoor storage. Ample parking caters to staff and visitors alike.

The contemporary office component features multiple amenities and provides a clean, professional environment designed for optimal operational efficiency. Situated in a secure, access-controlled park with 24/7 security and CCTV monitoring, the site

## Features

**Zoning** Industrial

### Interior

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

### Exterior

Security	Yes
Open Parking Bays	134

### Sizes

Floor Size	8,518m <sup>2</sup>
Land Size	17,289m <sup>2</sup>

### Extras

24 Hour Access Guard House Guard Boomed Area

