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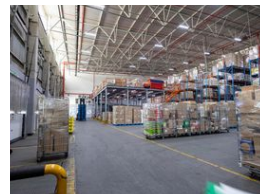
Contact Head Office  
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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609

9,162m<sup>2</sup> Warehouse To Let in Waterfall



Web Ref CL14219



R916,200 pm

Gross Monthly Rental R916,200 Excl. VAT

0 150

## Premium 9,162m<sup>2</sup> Industrial Warehouse in Waterfall, Midrand

This expansive 9,162m<sup>2</sup> warehouse in Waterfall, Midrand is designed for large-scale logistics, warehousing, or manufacturing operations. The facility features 6,482m<sup>2</sup> of high-volume warehouse space with excellent clear height for high-density racking, alongside a 2,676m<sup>2</sup> separate head office building. Sixteen roller shutter doors and generous yard access ensure smooth vehicle movement and efficient loading, while robust three-phase power supports machinery-intensive operations.

Safety and operational continuity are key priorities. The warehouse includes a full ASIB-compliant sprinkler system, dedicated pumps and tanks, an 800kVA backup generator, and a 10,000 litre water backup system. Strategically positioned with direct access

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap.	1 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	200

### Exterior

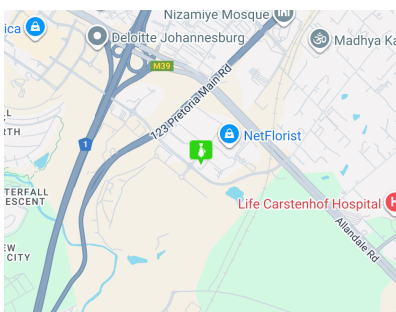
Security	Yes
Open Parking Bays	150

### Sizes

Floor Size	9,162m <sup>2</sup>
Land Size	18,500m <sup>2</sup>

### Extras

24 Hour Response Air Conditioner Air Conditioning Unit Backup Water Boomed Area Guard House Guard Sprinkler System



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