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

2,850m<sup>2</sup> Factory To Let in North Riding

NEW



Web Ref CL13895



R221,000 pm

Gross Monthly Rental R221,000 Excl. VAT

10 20

## High-Powered Industrial Facility with Yard Space in Northlands Business Park

Unlock your business potential with this rare free-standing 2,850m<sup>2</sup> facility on a 3,700m<sup>2</sup> stand in the sought-after Northlands Business Park. Ideally suited for warehousing, manufacturing, or logistics, the property boasts excellent yard space for truck maneuvering, container storage, or outdoor operations—all in a secure, high-demand industrial node.

Designed for efficiency, the site features 1600 amps of power, 3 dock levelers, and multiple roller shutter doors to streamline goods movement. Originally built for cold chain use, the versatile layout includes modern office space, staff change rooms, and

## Features

**Zoning** Industrial

### Interior

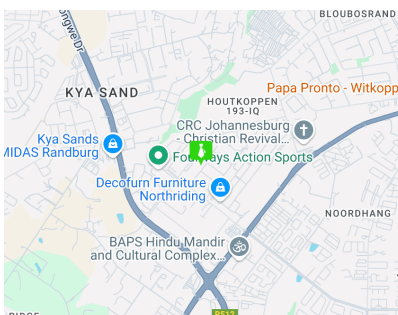
Floor Loading Cap.	5 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	1600

### Exterior

Covered Parking Bays	10
Open Parking Bays	20

### Sizes

Floor Size	2,850m <sup>2</sup>
Land Size	3,800m <sup>2</sup>
Building Height	7m



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