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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
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1609

3,000m<sup>2</sup> Warehouse To Let in Cosmo Business Park

NEW



Web Ref IWCCBP4295TL



POA



## Brand New Customisable Logistics Warehouse – Build to Suit Opportunity

Brand New Customisable Logistics Warehouse – Build to Suit Opportunity

Take advantage of this rare opportunity to secure a brand new, purpose-built logistics warehouse in a strategic location. The developer is offering a design-and-construct lease opportunity on a 4,000m<sup>2</sup> warehouse with an additional 1,000m<sup>2</sup> of fully paved hardstand yard, perfect for logistics, distribution, or industrial operations.

Key features include:

Up to 4,000m<sup>2</sup> of warehouse space – fully customisable to tenant specifications

Modern, minimalist design with a professional office frontage

Two 4-metre-high roller doors for efficient loading and unloading

7-metre internal clearance, ideal for racking and operational flexibility

1,000m<sup>2</sup> concrete yard – perfect for container set-down, vehicle access, or additional storage

## Features

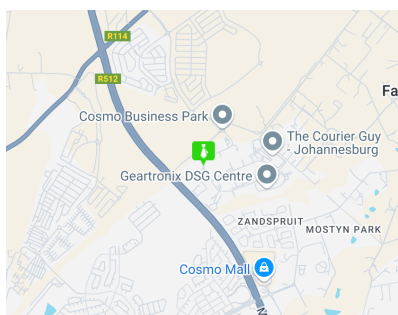
**Zoning** Industrial

### Interior

Floor Loading Cap.	5 Tn/m <sup>2</sup>
Power 3 Phase	Yes
Power Amps	80

### Sizes

Floor Size	3,000m <sup>2</sup>
Land Size	4,295m <sup>2</sup>
Building Height	8m



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