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

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

NEW



Web Ref CL13910



**R195,000 pm**

**Gross Monthly Rental** R195,000 Excl. VAT



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## Brand New Customisable Logistics Warehouse – Build to Suit Your Business Needs

Seize this rare chance to secure a brand new, purpose-built logistics warehouse designed to suit your exact specifications. Offering up to 4,000m<sup>2</sup> of flexible warehouse space plus a fully paved 1,000m<sup>2</sup> hardstand yard, this facility is ideal for logistics, distribution, or industrial operations. Featuring a modern design with professional office frontage, two 4-meter-high roller doors, and 7-meter internal clearance, the warehouse supports efficient loading, racking, and smooth operations.

The property includes ample parking, easy truck circulation, and a durable face brick and steel cladding exterior for a premium industrial look. Ready to build immediately, the developer will collaborate closely with tenants to create a custom facility tailored to

## Features

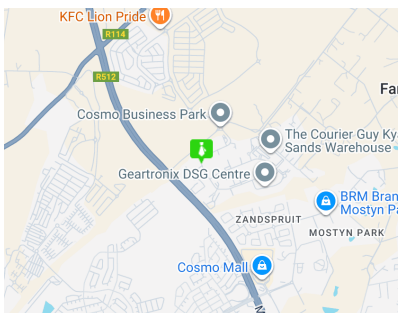
**Zoning** Industrial

### 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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