



Tyrone Varga
Principal Property Practitioner
Registered with PPRA
(FFC 114 321 7)
072 869 3246

tyrone@newpointproperty.co.za

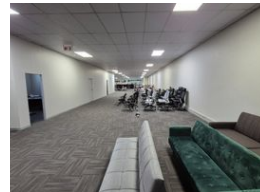
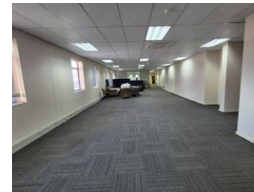
Contact Head Office

010 0354431

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



Web Ref CL12820



R680,000 pm

Gross Monthly Rental R680,000 Excl. VAT

25 20

Premium Warehouse with Multiple Loading Docks in Linbro Business Park

Unlock operational excellence with this top-tier industrial facility in the sought-after Linbro Business Park. Set on a large stand with a generous paved yard, this warehouse is designed for optimal functionality—featuring 7 roller shutter doors (4 with loading docks), excellent height for stacking, and ample natural lighting. A full sprinkler system with pumps and tanks, plus 250 amps of 3-phase power, make it ideal for logistics, warehousing, or light manufacturing.

Inside, the modern office component offers flexible layout options for open-plan workspaces or showroom use. The property also boasts ample parking and a prominent main road position, ensuring both convenience and visibility. Located in a secure, access-

Features

Zoning Industrial

Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

Exterior

Security	Yes
Covered Parking Bays	25
Open Parking Bays	20

Sizes

Floor Size	8,500m ²
Land Size	6,600m ²