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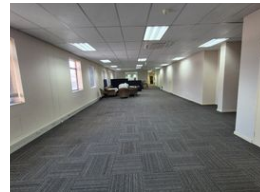
010 0354431

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

8,500m² Warehouse To Let in Linbro Park



Web Ref CL13715



R680,000 pm

Gross Monthly Rental R680,000 Excl. VAT

25 20

Premium Warehouse with Yard To Let in Linbro Business Park – 7 Roller Doors & Prime Location

Elevate your operations with this 7,000m²* industrial property in Linbro Business Park, featuring 7 roller shutter doors (4 with loading docks), high stacking potential, and excellent natural light. The warehouse is equipped with 250 amps of 3-phase power and a full sprinkler system with pumps and tanks, making it ideal for distribution, warehousing, or light manufacturing.

The modern office component offers showroom potential alongside ample parking and a large paved yard for truck access and manoeuvring. Positioned on a prominent main road within a secure, access-controlled park, this facility offers unbeatable visibility.

Features

Zoning Industrial

Interior

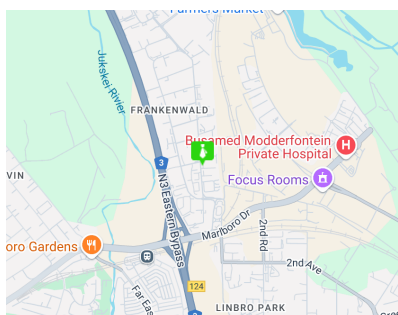
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	250

Exterior

Security	Yes
Covered Parking Bays	25
Open Parking Bays	20

Sizes

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



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