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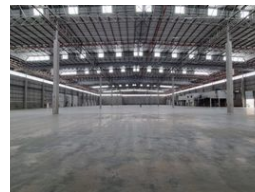
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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609



Web Ref CL13619



**R1,442,400 pm**

**Gross Monthly Rental** R1,442,400 Excl. VAT

20 30

## High-Spec 15m Warehouse with 13 Roller Doors & Expansion Potential – Linbro Park

Maximize operational performance with this premium logistics facility, perfectly located just off the N3 near the Marlboro offramp in Linbro Park. Set on a vast paved yard designed for superlink and container access, the property features 13 large roller shutter doors (a mix of dock-level and on-grade) that streamline loading and dispatch operations. With expansion potential built into the site, this is an ideal solution for scalable warehousing or distribution needs.

The warehouse offers an impressive 15m height to the eaves, ample natural light, and robust three-phase power—catering to everything from storage and logistics to light manufacturing. Modern, flexible office space, staff amenities, and secure on-site

## Features

**Zoning** Industrial

### Interior

Floor Loading Cap. 16.0 Tn/m<sup>2</sup>  
Power 3 Phase Yes

### Exterior

Security Yes  
Covered Parking Bays 20  
Open Parking Bays 30

### Sizes

Floor Size 19,098m<sup>2</sup>  
Land Size 40,000m<sup>2</sup>  
Building Height 17m

