



**Tinus de Beer**  
0797612104  
tinus@mandated.co.za

Contact Mandated Property Group

010 1094750

Thornhill Office Park  
Building 10  
84 Bekker Rd  
Vorna Valley  
Midrand  
1686

# 12,845m<sup>2</sup> Warehouse To Let in Linbro Park



Web Ref CL137



R95 per m<sup>2</sup>

Gross Monthly Rental R1,500,000 Excl. VAT

0 0

## Distribution Center To Let - Linbro Park

### PARK

Modern infrastructure, fibre optic cabling.  
Ample power within the park – Eskom power.  
Labour pool within proximity.

24-hour security within a landscaped park maintained by the Meadowview Property Owners Association.

Existing estate tenants include Digistics & Altron, Esco, Geberit, DRiV, Equites, Hirt & Carter, DSV Healthcare, Rhenus Logistics, Rohlig Grindrod, Triton Fleet, Triton Express, and Ricoh.

Approximately 7 hectares of land are available for development.

### SITE

Ideally, it is located adjacent to the N3 highway and the R25 Modderfontein Road.

OR Tambo International Airport is approximately 14km away.

The K113 road links the precinct directly to Marlboro Road.

### AREA BREAKDOWN POTENTIAL GLA

SITE AREA: 26 854m<sup>2</sup>

WAREHOUSE: 11 908m<sup>2</sup>

OFFICE: 862m<sup>2</sup>

**Zoning** Industrial

### Sizes

Floor Size 12,845m<sup>2</sup>

Land Size 26,854m<sup>2</sup>

