

170 Roan Crescent

 Corporate Park North, Midrand

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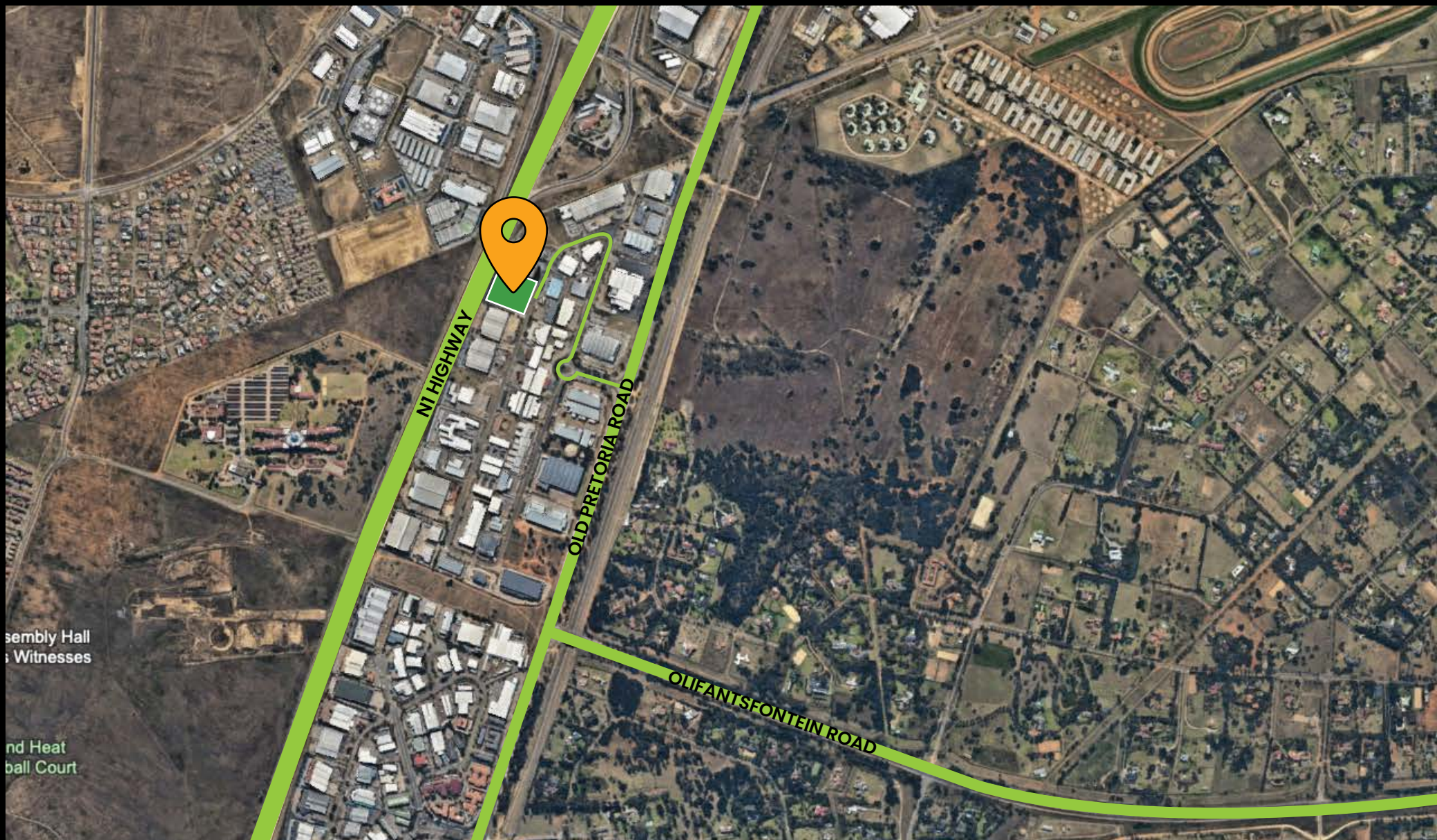
High-Exposure Industrial Warehouse with N1 Frontage in Corporate Park North.

Strategically positioned within the established Corporate Park North business hub, 170 Roan Crescent offers a premium industrial warehouse facility with excellent logistics infrastructure, modern warehousing specifications, and prominent N1 Highway frontage. Combining substantial warehouse capacity, efficient loading capabilities, and secure access-controlled operations, this property is ideally suited for warehousing, distribution, and logistics-focused businesses.

Specifications

Total GLA:	5 410m ²		
• Warehouse	4 930m ²		
• Offices	480m ²	Stacking Height	Up to 6m
Roller Doors	3 x on-grade & 2 x dock leveler roller shutter doors		
Loading Bays	Yes, undercover		
Truck Access	Up to large truck with reticulation space		
Yard Space	Yes		
Power Supply	150V 25kA 3-phase		
Fire Protection	On-site fire water storage & in-line sprinkler system		
Fibre	Yes	Frontage	Yes
Staff Facilities	Ablutions		N1 Highway frontage & signage
Parking	Ample open & shaded bays		
Zoning	Special		





LOCATION