Investec
Property Fund

32 Potgieter
Alrode, Gauteng

Unlock the potential *of space*

A space is more than its surface area and walls; it's a canvas for human experience. More than structure and aesthetics, spaces enable connections and inspire. Spaces engage us; they are sensory and invite interaction. They draw us in and influence our wellbeing. Spaces hold history. They can be imagined and reimagined. At Investec Property, we don't just look at how a space is, but at how it can be and what it can bring to people's lives. We see the value it holds and the opportunities it presents. We see the potential of space.

Location

We get the fundamentals right. Everything we've achieved is built on the understanding that location is strategic. Once we have the right location and understand the context of the space, we begin to imagine how we can repurpose it to its full potential. Then, we create a sought-after environment that both complements and adds to its surrounds. It's how we develop quality assets that hold value and deliver attractive long-term returns.

Relation

We engage with our stakeholders and tenants to understand their requirements now, and we anticipate how these might change in future. From this knowledge, we evolve spaces so that they work optimally for our occupiers. We also prioritise the preservation of sound covenants to ensure low vacancies. By valuing and investing in human connections, we maximise long-term wealth creation and extract value for our stakeholders.

Innovation

We innovate to realise the potential of space and collaborate with new partners, shifting the emphasis from assets to experiences that meet our clients' needs.

32 Potgieter
Alrode, Gauteng

Overview

The property is situated at 32 Potgieter Street in the well-established Alrode Industrial Township, to the south of Johannesburg in Alberton. The R59 (located to the west of the property) and the N3 (located to the east) provide quick access to key markets throughout Gauteng. The property provides great exposure to Potgieter Street, one of the busiest roads in Alrode.

The property consists of three warehouses that form two separate spaces to let (c.19,500m² and c.7,200m²). It is ideal for manufacturing with high amperage three phase power, ample yard, good height to eaves (10-12 meters) and multiple roller shutter doors. The property is sprinklered throughout and has the ability to accommodate gantry cranes. Complementing the warehouse space is an office block with kitchens, ablutions and boardroom facilities.

Current electricity supply: three transformers with supply capacity of 1600amps each
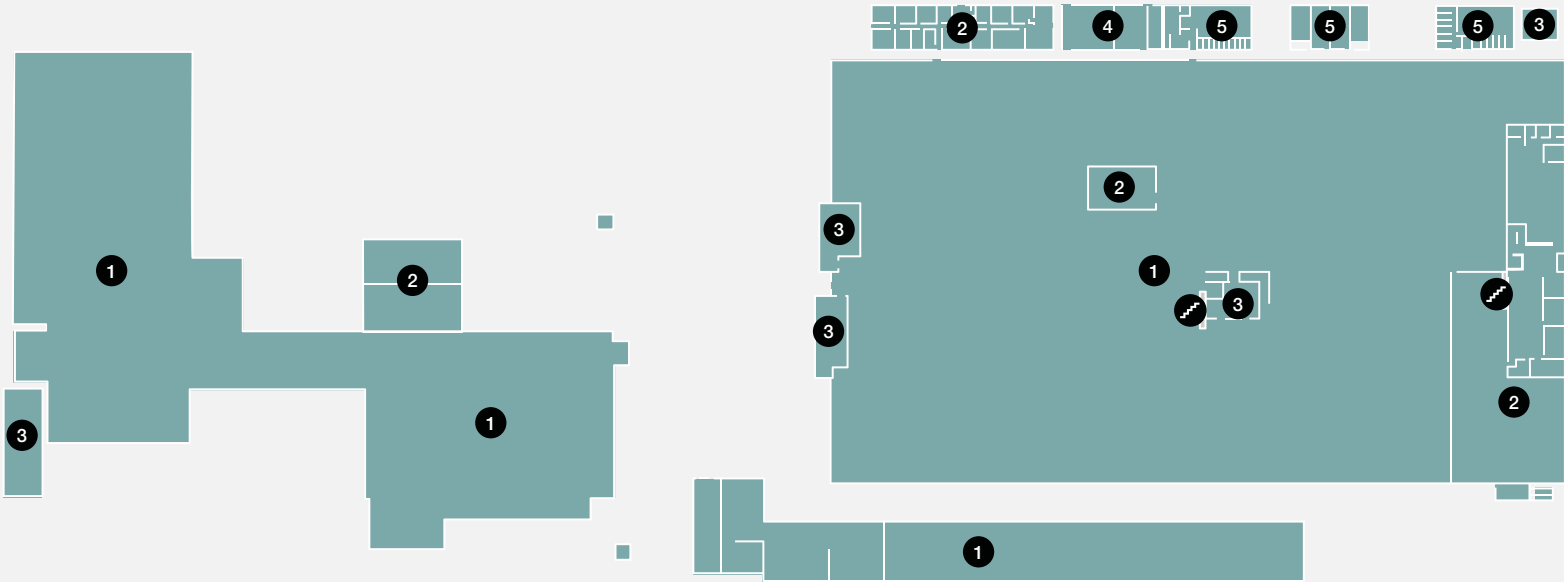
Locality Map

32 Potgieter street, Alrode

M1

Johannesburg CBD

M2

City Deep

Germiston CBC

Boksburg CBC

FNB Stadium

M70

Klirivier Dr

N1

Diepkloof

Rosettenville

10 km

Wadeville

M1

The Glen Shopping Mall

Elandsfontein

SOUTHGATE

N12

R59

Glenvista

Meyersdal

Alrode

The Site

Johannesburg SOUTH

R554

Kliprivier Dr

JG Strijdom Rd

Potgieter St

Vereeniging Rd

N3

Swartkoppies Rd

Alberton CBC

Katlehong

N1

R82

Kliprivierberg Nature Reserve

Tokoza

Google

Site Plan

2 | 4 | 5 | 5 | 5 | 3

2

3

3

1

1

2

2

1

3

1

Office   450,79m²

Warehouse   6 705,74m²

Office &Warehouse   7 156,53m²

Office   2 882,28m²

Warehouse   16 605,85m²

Office &Warehouse   19 488,13m²

Contact

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