



Alrode Multipark

Alberton, Gauteng



Out of the Ordinary

 **Investec**
Property Fund



Alrode Multipark

Alberton, Gauteng

Vacancy	Warehousing
21 768m ²	Block A & B
6 735m ²	Block C2
Gross rental	R48.00/m²

Vacancy	Office South Block
392m ²	Ground Floor
426m ²	Ground Floor
1 074m ²	First Floor
Office North Block	
539m ²	First Floor
1 594m ²	Second Floor
Gross rental	R65.00/m²



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 Fund, 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.







Overview

Alrode Multipark is a 90,000m² industrial park located at the entrance to Alrode, a well-established industrial node south-east of Johannesburg. The property is comprised of quality industrial warehousing with good eave heights and ample power supplies. It offers easy access for large and superlink trucks and is equipped with concrete roads and sufficient turning circles.

Situated on JG Strijdom Road in Alberton Johannesburg, the property is well positioned to take advantage of the convenient access to major road transport networks, including the R59 and N3 highways. There are two entrances to the Multipark; one conveniently located off JG Strijdom Road and a larger truck-access entrance off Chloor Street, Alberton.

Current electricity supply

Two supplies of	Block A & B - 2,000amps
	Block C - 1,600amps

Locality Map





Site plan

Block A&B

21 768m²

Block C2

6 735m²

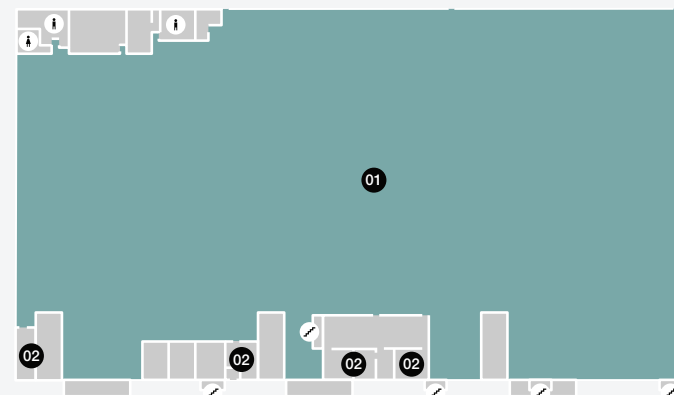
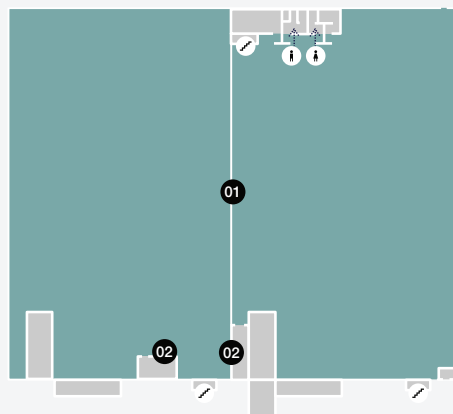
Total Warehouse

28 503m²

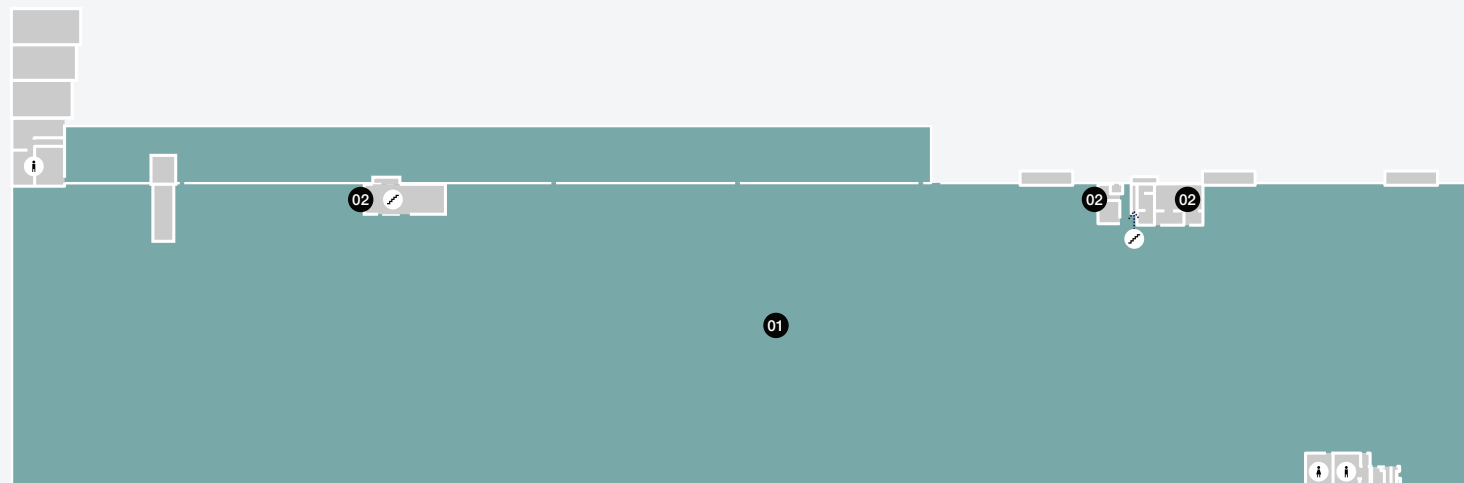
Key

- 1 Warehouse area - Block A&B (Available immediately)
- 2 Warehouse area - Block C2 (Available immediately)

Block A



Block B



Key

- 1 Warehouse area
- 2 Office
- Ladies Bathroom
- Gents Bathroom
- Stairs

Block A

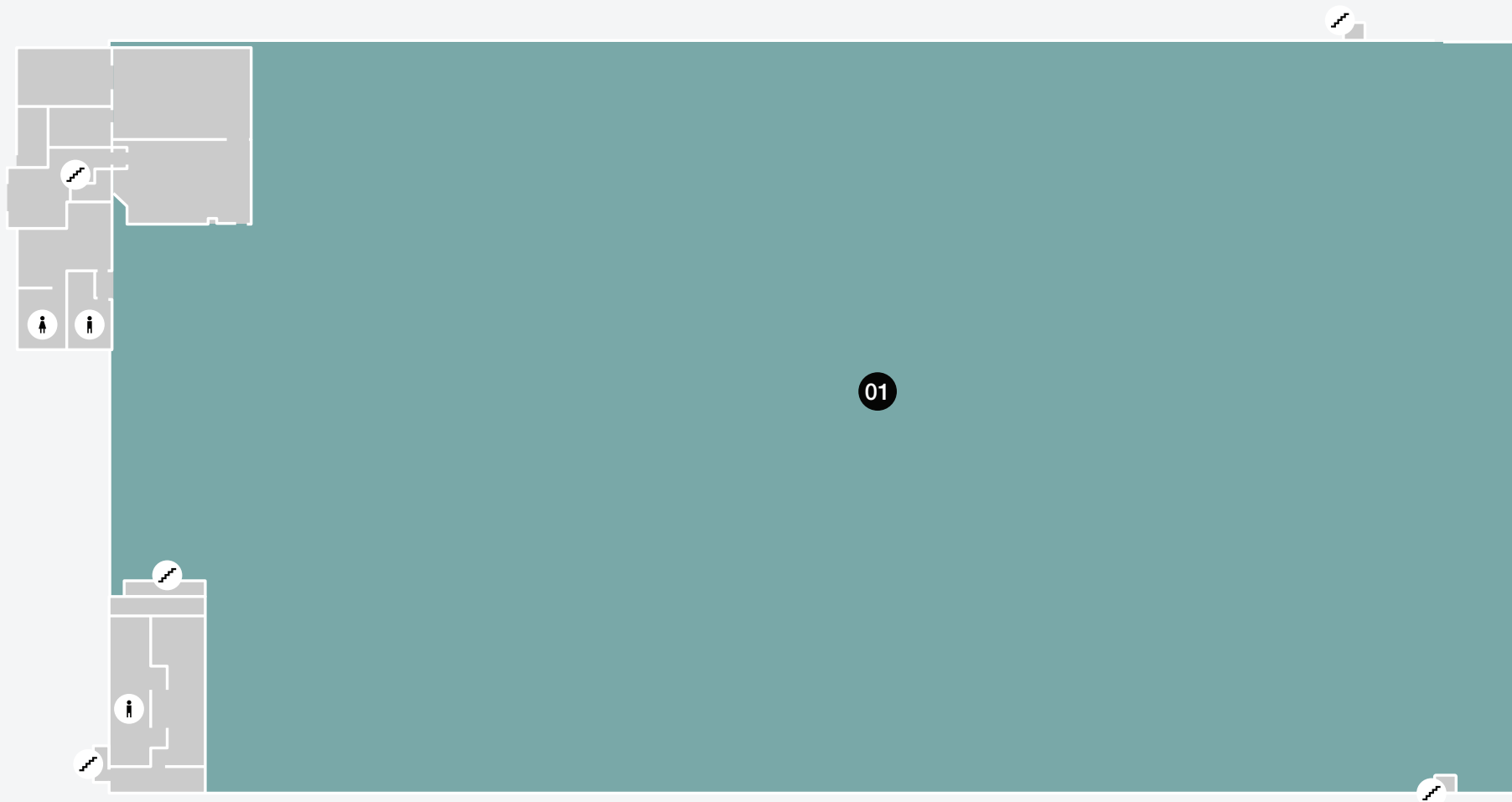
7 853m²

Block B

13 916m²

Block A & B

21 768m²



Block C

Block C2

6 735mm²

Key

- 1 Warehouse area
- Ladies Bathroom
- Gents Bathroom
- Stairs



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