

# RAND AIRPORT

COMMERCIAL PARK



actis



## ABOUT IMPROVON

Improvon is a real estate investment company operating across sub-Saharan Africa with expertise in providing tenants with A-grade warehousing, distribution and logistics facilities built to clients specifications. Established in 1995, Improvon has a distinguished track record in logistics and warehousing, with a collective 100 years' experience. The founders are still active in the business.

Improvon is one of the few dedicated development businesses in the sector, offering tenants a turn-key solution in construction, leasing and asset & property management, resulting in quicker turn-arounds, balance sheet optimisation and better cost control.

## ABOUT ACTIS

Actis is a leading investor in growth markets in Africa, Asia and Latin America with > 70 years heritage, across diverse asset classes of consumer, energy, financial services, infrastructure and real estate. With \$13Bn raised since inception, Actis has made more than 220 investments across 40 countries globally. The Actis Real Estate Fund recently closed on its third opportunistic private fund, with commitments totaling \$500M – the largest private real estate fund targeting sub-Saharan Africa to date.

Actis' Real Estate investment strategy focuses on the development of retail, office and industrial assets in some of the most dynamic cities in Africa. Over the past decade, the fund has invested in assets valued at \$1.4Bn on a gross asset value base.



- Our projects are on time, within budget and to specification
- We draw on a team of more than 80 expert, full-time employees across Improvon's businesses

## ABOUT THE PARK

Dakota Precinct at Rand Airport is the perfect location for businesses looking for a secure environment to operate from. The A-Grade Industrial Park offers a superior locality to most which assists in increased operational efficiencies especially in the warehousing and distribution sectors.

Dakota Precinct will form part of a larger mixed-use precinct consisting of commercial, residential, and other industrial buildings.

## SOME PARK FEATURES:

- Centralized gate house
- Electrified perimeter fencing
- Easy access to the N3 and N17 highways, with close proximity to the R21
- Multiple points of access to all arterials in the north, south, east and west of Gauteng
- Recognised centre of gravity for the distribution industry

## GOING GREEN:

- Buildings are Solar Ready
- Heat Pumps Installed
- Indigenous Landscaping
- Solar Street Lights
- Water Use management & Harvesting





- LEGEND**
- DAKOTA PRECINCT
  - SECONDARY ROADS
  - NATIONAL ROADS
  - PRIMARY ROADS
  - PROVINCIAL ROADS

## LOCATION

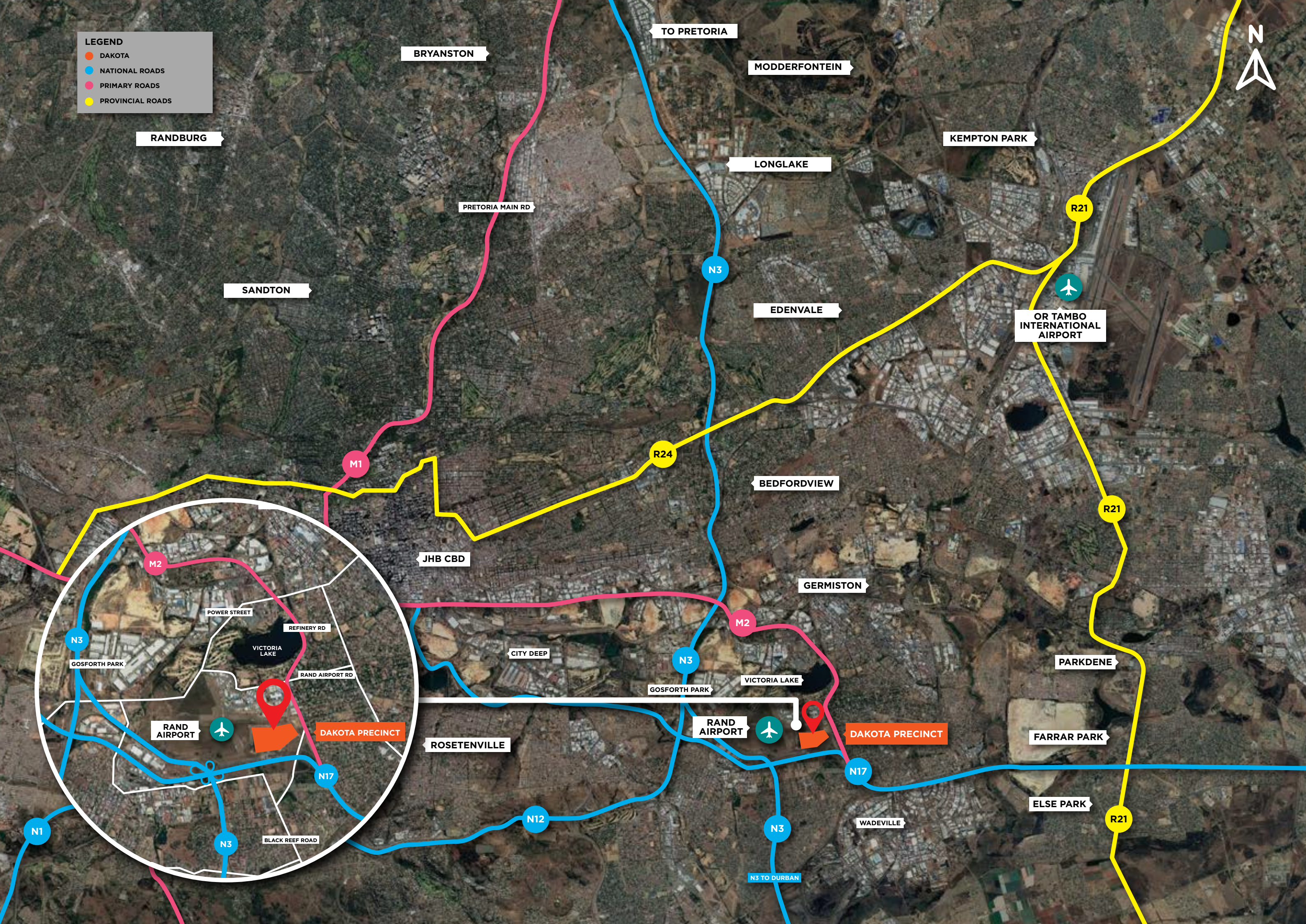
Dakota Precinct is ideally positioned for businesses looking to position their warehousing and distribution facilities within a secure, centrally located and easily accessible location. The site is accessible from the N3 and N17 highway.

Dakota Precinct will form part of a larger mixed use precinct, consisting of commercial, residential and other industrial buildings.



**LEGEND**

- DAKOTA
- NATIONAL ROADS
- PRIMARY ROADS
- PROVINCIAL ROADS



## PROPERTY AVAILABLE

### CONCEPTUAL MIDI UNIT - SCHEME:

|       |                                       |
|-------|---------------------------------------|
| SIZE: | ± 2,000m <sup>2</sup> upwards to suit |
|-------|---------------------------------------|

### CONCEPTUAL SPECULATIVE INDUSTRIAL BUILDING:

|       |                                                   |
|-------|---------------------------------------------------|
| SIZE: | ± 10,000m <sup>2</sup> up to 30,000m <sup>2</sup> |
|-------|---------------------------------------------------|

Tenant driven/built to suit development.

|              |                             |
|--------------|-----------------------------|
| ERF 185      | 150 300m <sup>2</sup>       |
| ERF 186      | 99 900m <sup>2</sup>        |
| <b>TOTAL</b> | <b>250 200m<sup>2</sup></b> |





RUNWAY

RUNWAY

RUNWAY

AIRPORT PARK  
EXT 13

ERF 186

AIRPORT PARK EXT 7

ERF 185

ERF 184

RUSSEL RD

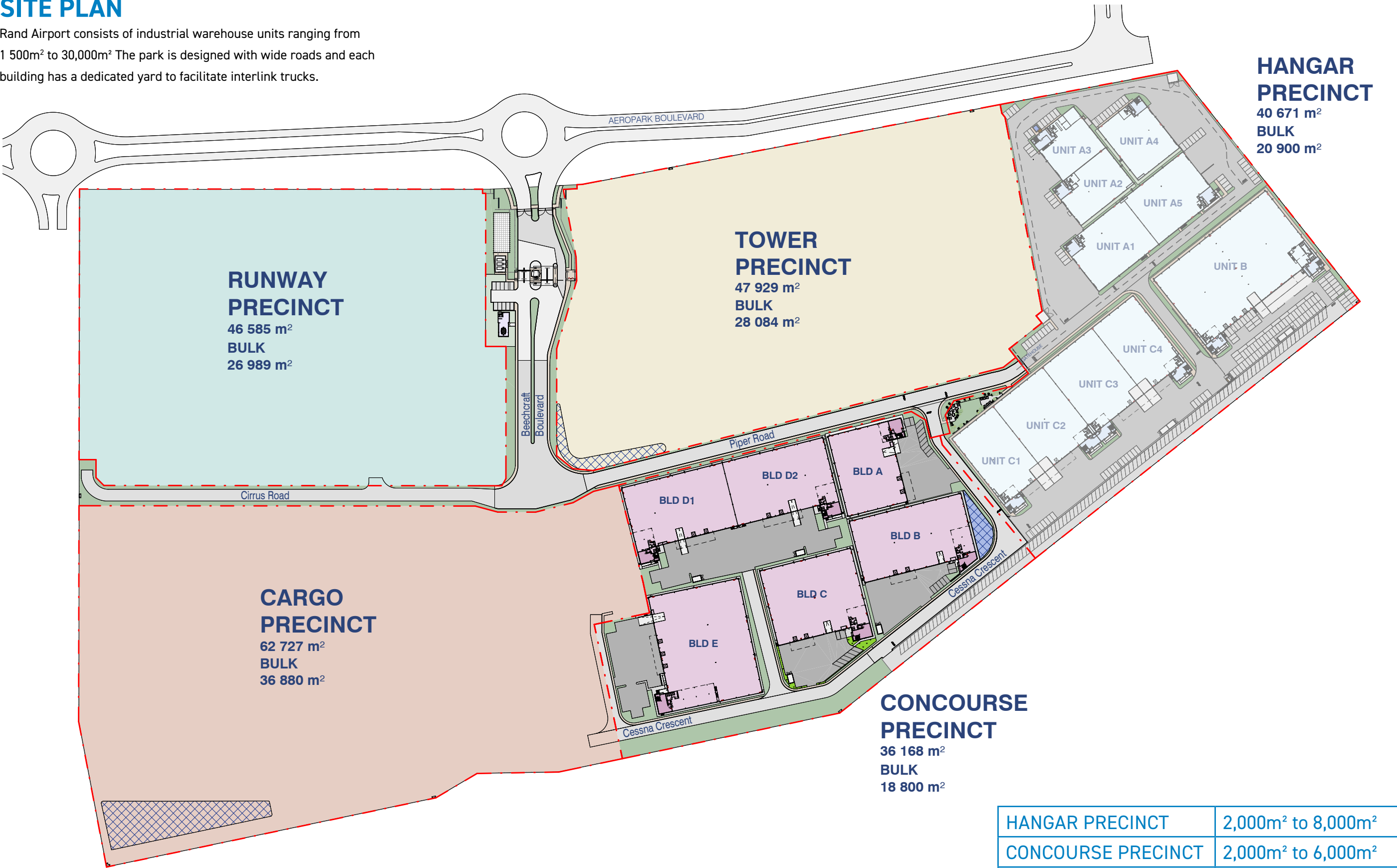
ACCESS





# SITE PLAN

Rand Airport consists of industrial warehouse units ranging from 1 500m² to 30,000m² The park is designed with wide roads and each building has a dedicated yard to facilitate interlink trucks.

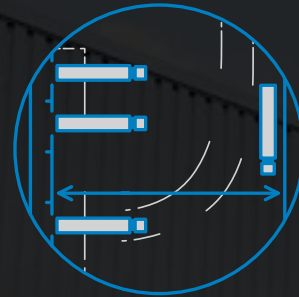


## WAREHOUSE FEATURES



### SECURITY:

- Full height electrified perimeter ClearVu fence.
- 24 Hour main guard house.
- Various buildings have internal guard houses for additional security.



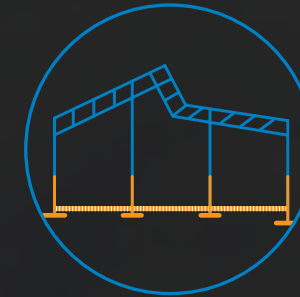
### YARDS & CIRCULATION:

The park is designed with wide yards and wide roads to facilitate interlink trucks.



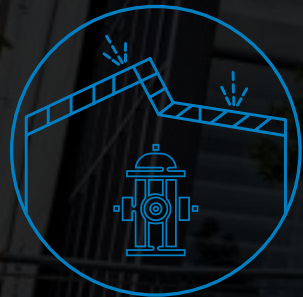
### EAVES:

7m to 15m to Lowest Eaves.



### FLOORS:

FM2 Large panel fibre reinforced floors 160mm thick 35Mpa, UDL of 80KN per m<sup>2</sup>.



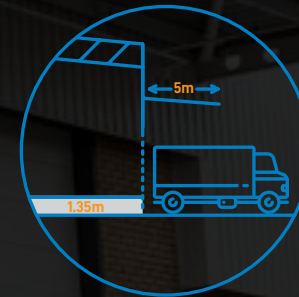
### FIRE PROTECTION:

There are central pumps and tanks as well as roof top sprinklers.



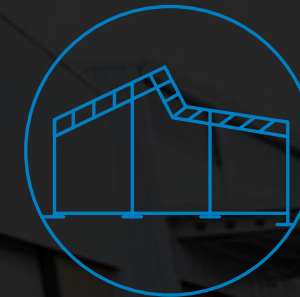
### ROLLER SHUTTER DOORS:

Warehouses will be built with multiple roller shutter doors and ramps.



### DOCK HEIGHT:

- Flexible loading at dock and on-grade
- A 5m canopy enables offloading during inclement weather.



### AESTHETICS:

Much attention is paid to architectural design and landscaping to ensure a pleasant work environment.



### RACKING:

Warehouse is designed for maximum pallet positions.



### GOING GREEN:

- Buildings are Solar Ready
- Heat Pumps Installed
- Indigenous Landscaping
- Solar Street Lights
- Water use management & Harvesting.

## CONTACT US

MARK TRUSCOTT

EMAIL: [mark.t@improvon.co.za](mailto:mark.t@improvon.co.za)

CELL: 076 402 4385

BRUCE WALSH

EMAIL: [bruce.w@improvon.co.za](mailto:bruce.w@improvon.co.za)

CELL: 083 454 2676

IMPROVON LANDLINE: 011 409 9300

[www.improvon.co.za](http://www.improvon.co.za)

[www.dakotaprecinct.co.za](http://www.dakotaprecinct.co.za)