

WAREHOUSES TO LET:

SIZES RANGING FROM 3,000m² TO 20,000m²



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.

- Marketing the property
- Negotiate new leases & lease renewals
- Inspect, manage & ensure compliance & maintenance of properties
- Administer rental invoices & collections, municipal accounts & group reporting



- Identify warehousing, distribution & logistics property opportunities
- Conduct feasibility assessments
- Acquire properties
- Design assets
- Funding
- Commission of development

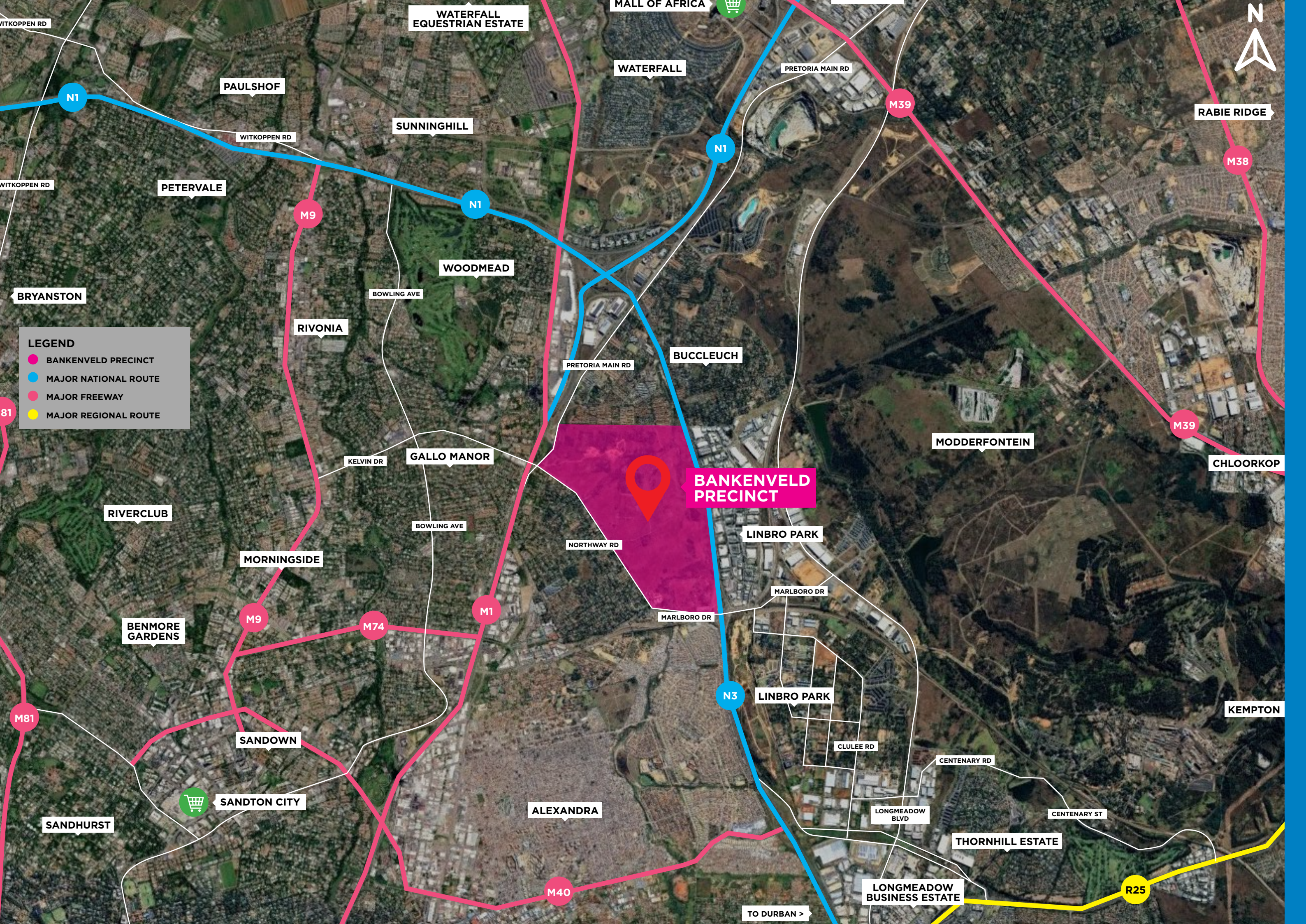
- Co-ordinate the professional team
- Attain regulatory approvals
- Construct asset

- 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

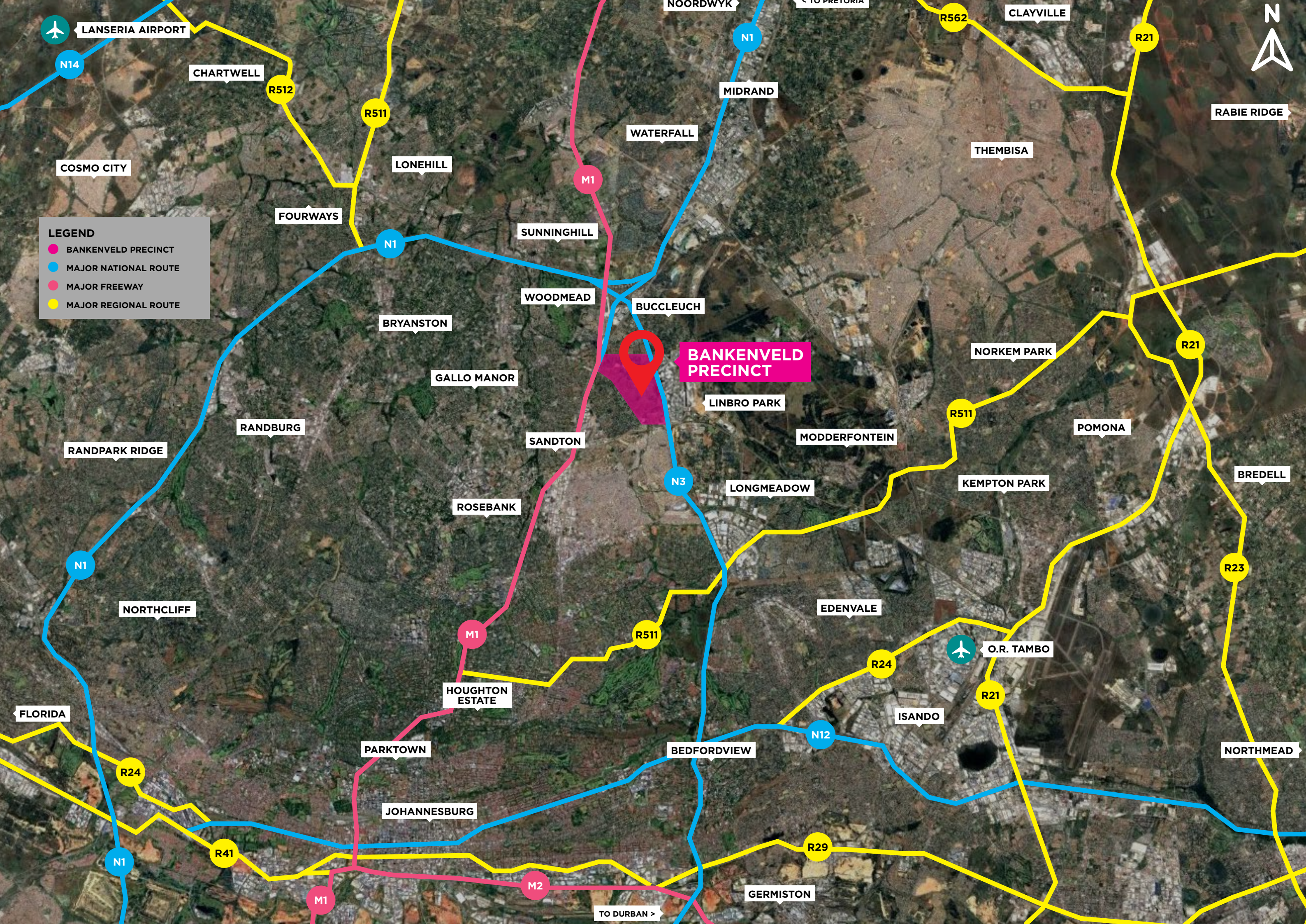
- Strategic Location: Access from both the N3 and the M1 from the Marlboro and Woodmead intersections
- Warehouse Sizes: Units range from 3,000m² to 20,000m²
- Ready for Occupation: Q4 2026
- Part of a Vibrant Community: Benefit from the integrated Bankenveld DC - development with 20,000 residential units and 500,000m² of mixed-use development.





LEGEND

- BANKENVELD PRECINCT
- MAJOR NATIONAL ROUTE
- MAJOR FREEWAY
- MAJOR REGIONAL ROUTE



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**BANKENVELD
PRECINCT**

WAREHOUSES FROM

SIZE:	3,000m ² - 20,000m ²
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BANKENVELD PRECINCT MAP LEGEND

	Logistics Warehousing
	Bankeveld Precinct
	N3 Highway
	Main Roads
	Smaller Roads
	Bridge
	Greenery
	River







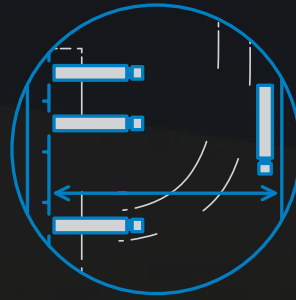


WAREHOUSE FEATURES



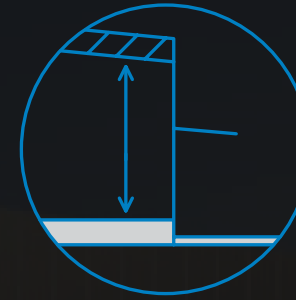
SECURITY:

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



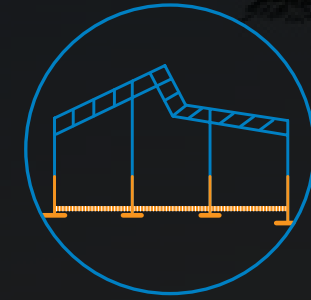
YARDS & CIRCULATION:

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



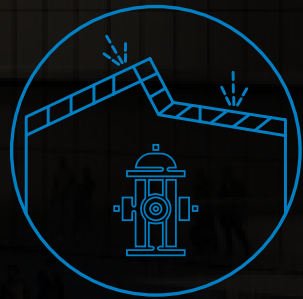
EAVES:

7m to 15m to Lowest Eaves.



FLOORS:

FM2 Large panel fibre reinforced floors 160mm thick 35Mpa, UDL of 80KN per m².



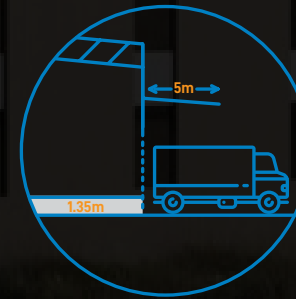
FIRE PROTECTION:

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



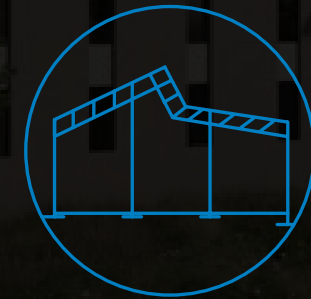
ROLLER SHUTTER DOORS:

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



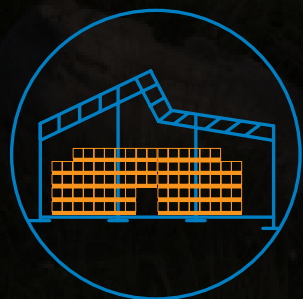
DOCK HEIGHT:

- 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

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