

CALLISTO PRECINCT FACT SHEET

Situated in what is set to be one of the largest industrial estates in Johannesburg. Situated in the South-Eastern corridor of Johannesburg adjacent to the N3 & M2 highways, S&J offers great visibility and convenient access to and from the M2, N12, N17 & N3 highways.

The 30-hectare Callisto Precinct will allow for the development of over 180,000m². The precinct offers highway (N3) fronting stands from 28,000m² for sale, develop to lease and turnkey development facilities. First phase infrastructure installations are programmed for Q2 2022.

The precinct accommodates logistics, manufacturing, warehousing and distribution centres. Units (designed to tenant specifications) are available from: 4 000m² – 100 000m² plus.



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The information herewith does not constitute a mandate and is subject to change without notice

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1. TOTAL AREA (LAND SALES / TENANT DRIVEN DEVELOPMENTS)

PHASE	ERF NUMBER	AREA M ²	STATUS
3A	227	13 610	Available for sale / develop to lease
	228	28 536	Available for sale / develop to lease
3B	230	30 918	Available for sale / develop to lease
	231	28 374	Available for sale / develop to lease
3C	237	32 741	Available for sale / develop to lease
	238	38 025	Under Offer
	239	25 759	Under Offer
3D	233	54 320	Sold
	234	48 553	Sold

2. ZONING

Zoning	Industrial 1
Permitted Uses	Industries, offices, commercial purposes, fitment centre, motor workshops, light industry, auctioneers, showrooms, motor dealers, service industries.
Max Height:	20m (Relaxation to 35m on application)
F.A.R	0.6
Coverage	60%
Parking	2 / 100m ² Warehouse 1 / 100m ² Office

4. ESTIMATED RATES

- Land Sales from R 1 250/m²
- Rentals from 59/m²
- Estimated Rates 2021 R 5.50 p/m²
- Estimated O.A Levy R 0.37c p/ land m² Access Controlled Areas

6. EASILY ACCESSIBLE TO:

- N17, N12 & N3 & M2 Highways

7. CENTRALLY LOCATED TO:

- OR Tambo International Airport
- City Deep Inland Port
- JHB CBD & JHB Industrial Hubs

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8. VALUE ADDED SERVICES

- 24 Hour Access Controlled areas
- Camera monitored precinct linked to on site response teams
- Precinct lay buys to accommodate public transport
- Pedestrian and Cycle paths
- Planned area, business facilities & convenience retail

9. DEVELOPMENTS

Development to suit tenant requirements and turnkey solutions available

Development proposals and related rentals are subject to:

- A full brief from the client to allow for design and costing
- Signature of the relevant offer documents.
- S&J Shareholder Approval



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