

S&J Industrial Estate: Premium space, sustainable vision.

The first phase of S&J Industrial Estate, measuring 160ha and split into 7 precincts for phased release, combines immaculate infrastructure with renewable energy solutions for logistics and manufacturing tenants

S&J Industrial Estate has established a balance between premium industrial features and sustainable solutions, making it the perfect home for leading light manufacturing, logistics, warehousing and distribution centres. Located in the south-eastern corridor of Johannesburg, the estate is ahead of the game when it comes to modern industrial space, and holds the accolade of being the first EcoDistricts™ certified precinct on the African continent.

The co-owners of S&J, Redefine Properties and Abcon Developments, with the support of their design review committee, continue to make a concerted effort to meet and foster sustainable development principles for tenants and owners moving into the estate.

Existing bulk infrastructure installations within the estate make S&J the ideal location for businesses, with infrastructure designed to meet sustainable industrial demands. This includes wider internal roads, integrated security systems, landscaped pedestrian walkways and cycle paths, and public transport lay buys for ease of accessibility.

An established S&J EcoDistrict steering committee continue to monitor and craft a business model rooted in community engagement, sustainability, ecological awareness & conservation. This spans sustainable practices within the estate and the surrounding community.

What's more, the S&J's Strategic Development Goals aim to make a difference to the health and wellbeing of employees in the estate and surrounding communities.

The owners seek to achieve this by:

- Implementing sound gender equality practices;
- Increased renewable energy installations;
- Innovative water and energy-saving technologies;
- Job creation opportunities; and
- Partnerships with social impact organisations in the neighbouring areas.

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When it comes to the estate's geographic positioning, S&J offers prime visibility from the N3 highway and is located between the Geldenhuys and Elandsfontein interchanges. Its location connects businesses to an array of major distribution networks (local and national) and links easily to the OR Tambo International Airport and Transnet inland port in City Deep (within 6km of the inland port, thus reducing the risk of penalty charges related to delayed loading time of cargo).

From a sales and leasing perspective, deal structures are conveniently flexible with the option of outright land sales, leases, develop to lease options, joint ventures and turnkey development solutions. Activity on the main site, have propelled the estate's numbers to over 200 000m² in transferred land, with a further 87 200m² scheduled for transfer during the year. Completed development on site total just under 130 000m² under roof occupied by S&J Tenants and owner / occupiers.

S&J Industrial Estate continues to set the benchmark for industrial space; a premium estate that is considered to the last detail and remains committed to a purposeful vision.

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