

ES&J

BUSINESS PARK™

Africa's first
EcoDistrict



www.snj.co.za



Gosforth Road, Elandsfontein 90-Ir





TRANSFORMING INDUSTRIAL DEVELOPMENT

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A PEOPLE-FIRST APPROACH TO FUTURE-FIT DEVELOPMENTS

OVERVIEW

Situated in the southeastern corridor of Gauteng, S&J Business Park is perfectly positioned to accommodate your business growth.

The main site covers over 160ha of prime industrial land and is the perfect base for logistics, distribution centres, light manufacturing and warehousing to flourish.

S&J Business Park:



Is conveniently located and boasts highway visibility



Offers ease of access to various national highways and provincial routes



Features seamless connection to public transport options, including rail and road

[CLICK HERE TO WATCH VIDEO](#)

MACRO LOCALITY

N3 South/Barlow Road	5 min
Elandsfontein Interchange N12 South & N17 access (to City Deep/Wadeville)	6 min
N3 North at Geldenhuys Interchange onto Jack & Refinery roads	8 min
Heidelberg Road (M31 to City Deep)	8 min
R59 Reading Interchange (N12 South)	10 min
City Deep	10 min
Johannesburg City Centre	14 min
M2	20 min
N1 South/Diepkloof Interchange	23 min
N1 North/Buccleuch Interchange	40 min
OR Tambo International Airport via R21	26 min
N3 South/Kritzinger Road	8 min
N3 South/Grey Avenue	9 min



A GREENER FUTURE FOR ALL

S&J Business Park is proud to be the first EcoDistricts™ Certified precinct on the African continent.

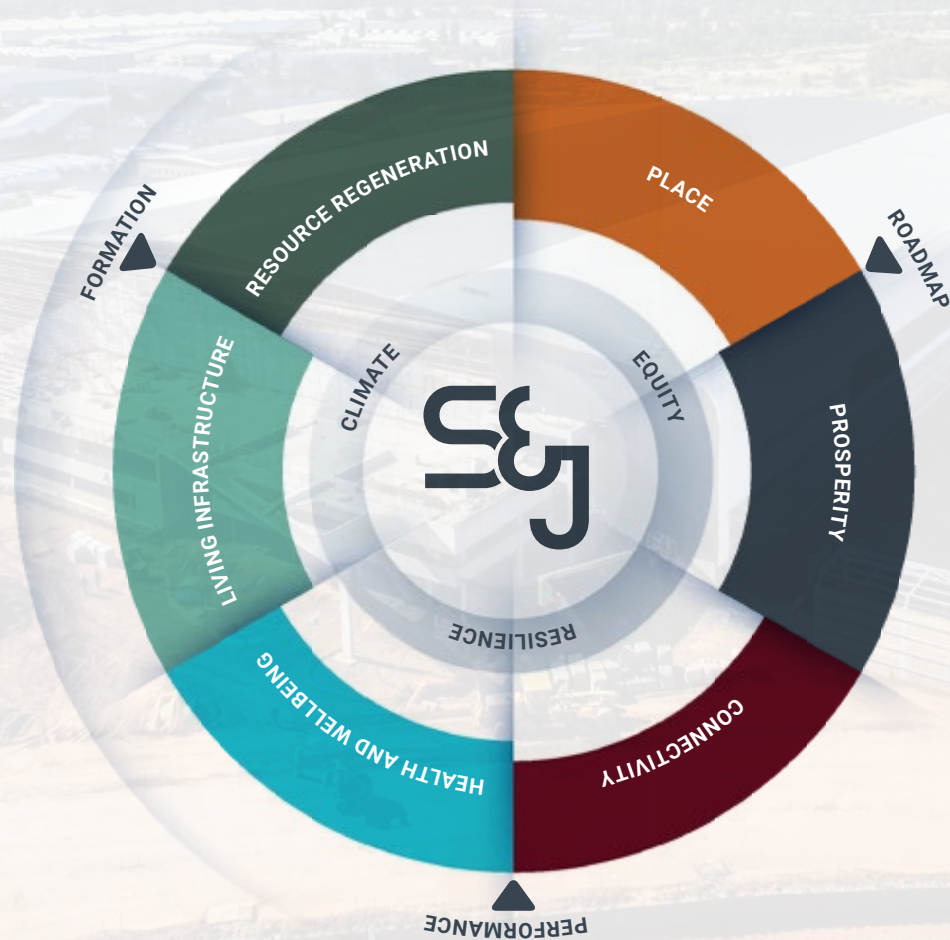
This prime business park is designed to move your business towards its green goals. It is led by a business model based on community sustainability, ecological awareness and environmental preservation.

Our commitment to creating a superior space that allows businesses and the environment to co-exist is the reason why S&J Business Park is EcoDistricts™ Certified.

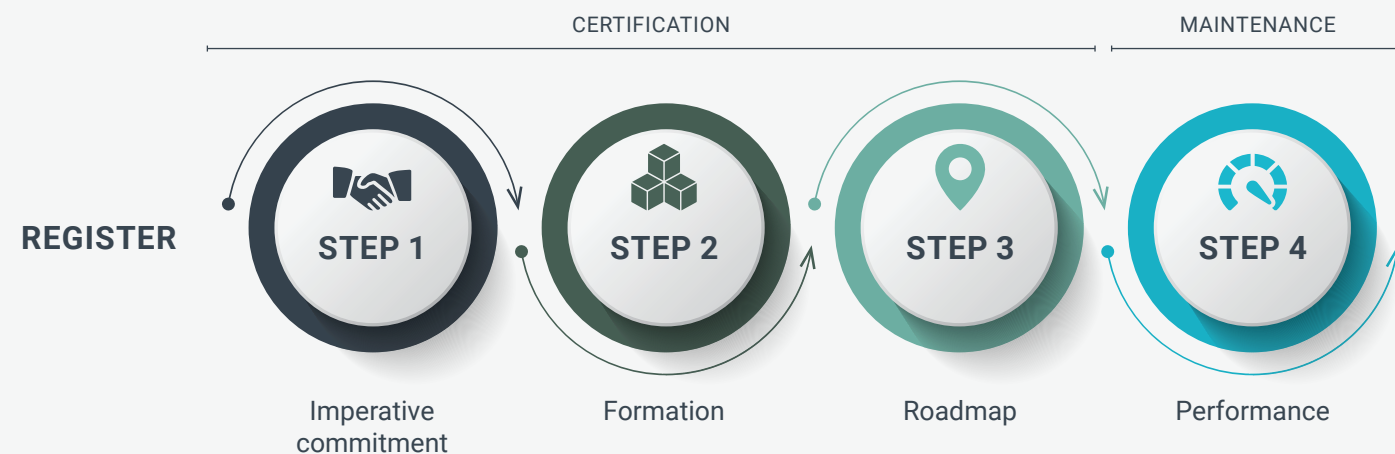


LEADERS IN SUSTAINABILITY

S&J ECODISTRICTS™ CORE ELEMENTS



CERTIFICATION PROCESS PROTOCOL



WHAT IS AN ECODISTRICT™

S&J Business Park is proud to be the first EcoDistricts™ Certified industrial precinct on the African continent, and the first outside of North America, which aligns with our commitment to sustainability.

An ecodistrict or eco-district from *ecology* and *district* is a neighbourhood, urban area or region of which the urban planning aims to not only integrate objectives of sustainable development and social equity but also reduce the district's ecological footprint.

The notion of an ecodistrict insists on the consideration of all environmental imperatives and their impact on surrounding communities issues via a collaborative process.

Certification is based on specific strategic goals and progress is monitored in relation to the goals. This first-of-its-kind project seeks to catalyse S&J's efforts to reach net zero carbon targets.

SUSTAINABILITY

The EcoDistricts™ goals enhance S&J's developmental focus and long-term performance through adoption of the EcoDistricts™ methodology of equity, resilience and carbon neutrality aligned with the sustainability strategies and commitments to the co-ownership.

STRATEGIC DEVELOPMENT GOALS



The health and wellbeing of employees in the business park and in surrounding communities



Gender equality



Increased renewable energy installations



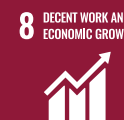
Water- and energy-saving technologies



Job creation



Partnering with social impact organisations in the surrounding areas



PRECINCT OFFERINGS

LAND USE



Zoning: Industrial 1



Coverage 60%
(F.A.R. 0.6)



Height allowance: 20m to 35m
(relative to site build location)

FEATURES



Backup and alternate
energy solutions



24-hour security in a
camera-monitored precinct



Fibre backbone installed



Public transport stops



Future business
hosting facilities



Future convenience
retail



Xeriscaping
(low water usage)



Pedestrian paths



Cycle paths

DEAL FLEXIBILITY



Customised develop-
to-lease options



Land sales



Turnkey development

INDUSTRIAL EXCELLENCE



ACCESS TO S&J BUSINESS PARK

S&J Business Park is ideally located between the Geldenhuys and Elands interchanges and offers high visibility from the N3. This area is easily accessible via major highways and is in close proximity to air and rail options, thus offering an ideal de-bulking solution to logistics providers. The site is located within 15km of OR Tambo International Airport and within 10km of the Transnet Inland Port.

The site's access to major national routes translates into an ideal location for local, provincial and cross-border logistics operations.

PUBLIC TRANSPORT OFFERINGS FACILITATE EASE OF TRAVEL FOR STAFF



Train services



Bus services



Taxi services

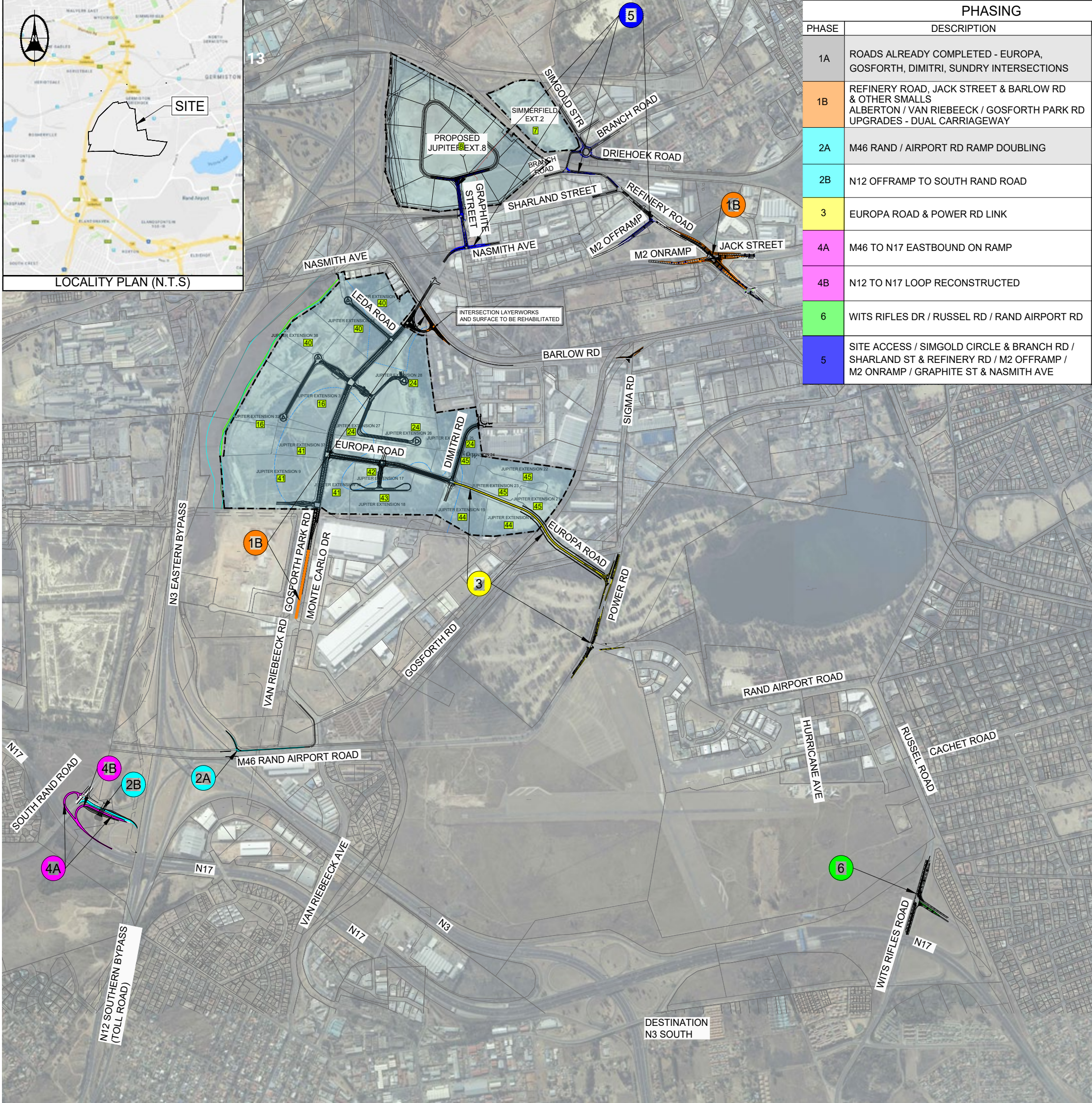


EXTERNAL ROAD UPGRADES

S&J Business Park offers excellent visibility from the N3 and access to the M2, connecting you to Cleveland, BooySENS and City Deep through to Main Reef Road. National and cross-border logistics operations are served by the N3 (linked to the N1), N12 and N17.

Additional road upgrades are being completed in the surrounding area to enhance access to S&J. Upgrades will be completed in phases.

- Highways
- Main feeder roads
- Proposed upgrades



PRECINCT PLAN

S&J Business Park offers options to accommodate a range of users and uses: from 1ha stands to 100 000sqm stands to accommodate big-box users.

WE OFFER THE FOLLOWING OPTIONS



Land sales



Develop to lease on a build-to-suit basis

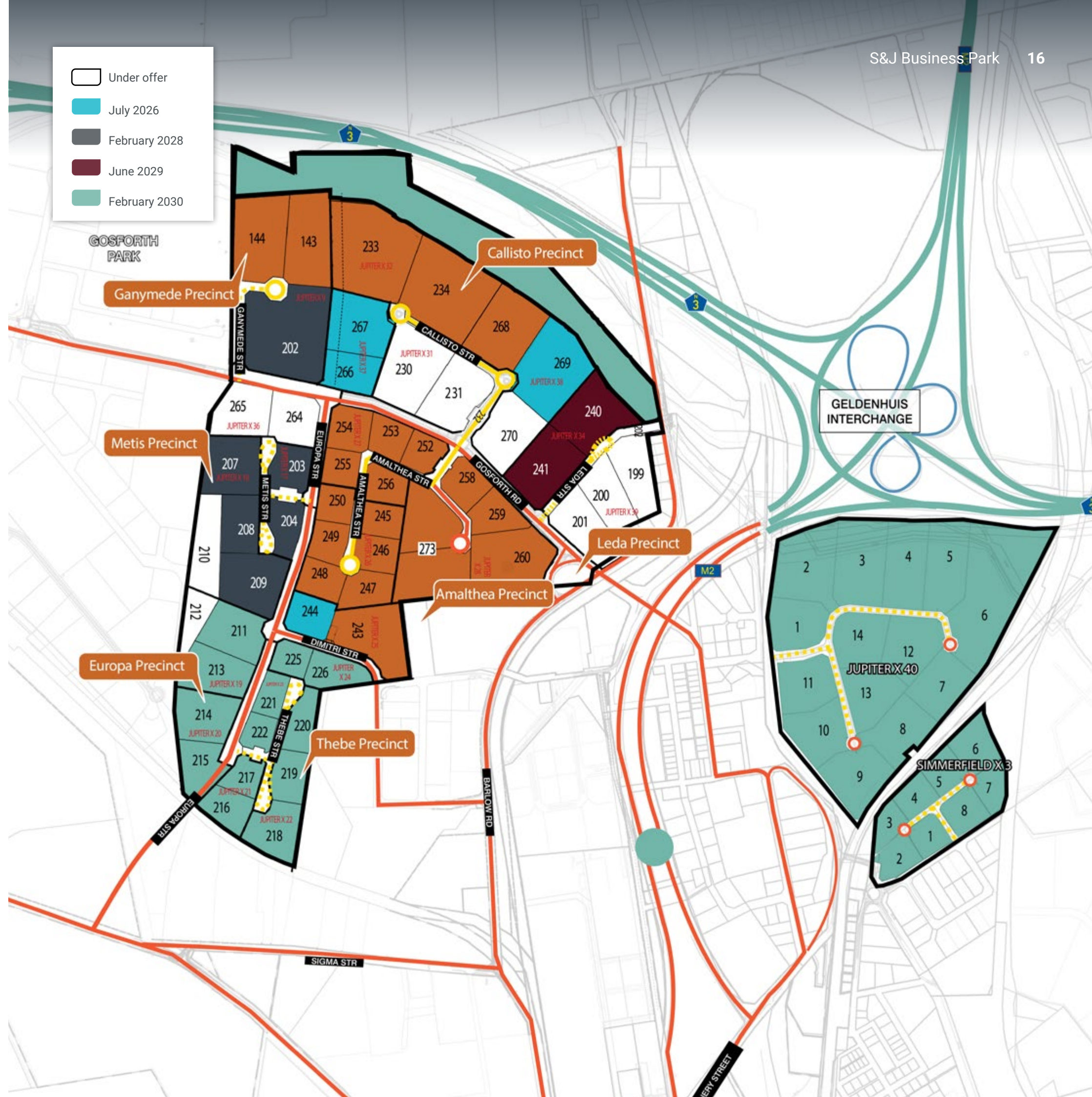


Turnkey development for ownership

Stands in future precincts can be consolidated to accommodate single users.

There is also the option for a bulk land purchase of future portions measuring 40ha and 10ha, respectively. Services will be matched to development requirements.

Visit www.snj.co.za for the latest masterplan.



PHASE 1

GANYMEDE PRECINCT

Phase 1 covers an area of 11ha and allows for the development of 71 000sqm under roof. The F.A.R. in the park can be increased to 0.8 (as a consent application) to accommodate increased bulk on site.

Stamp Mill Industrial Park, a hi-tech industrial development measuring 18 734sqm, is located in this precinct and is currently split into three units, which are fully let.

MIT Auto Parts has developed their new facility, a 21 650sqm distribution centre, for own use.

The remaining property is being developed for own use by an owner/occupier and will comprise a 26 721sqm distribution centre.

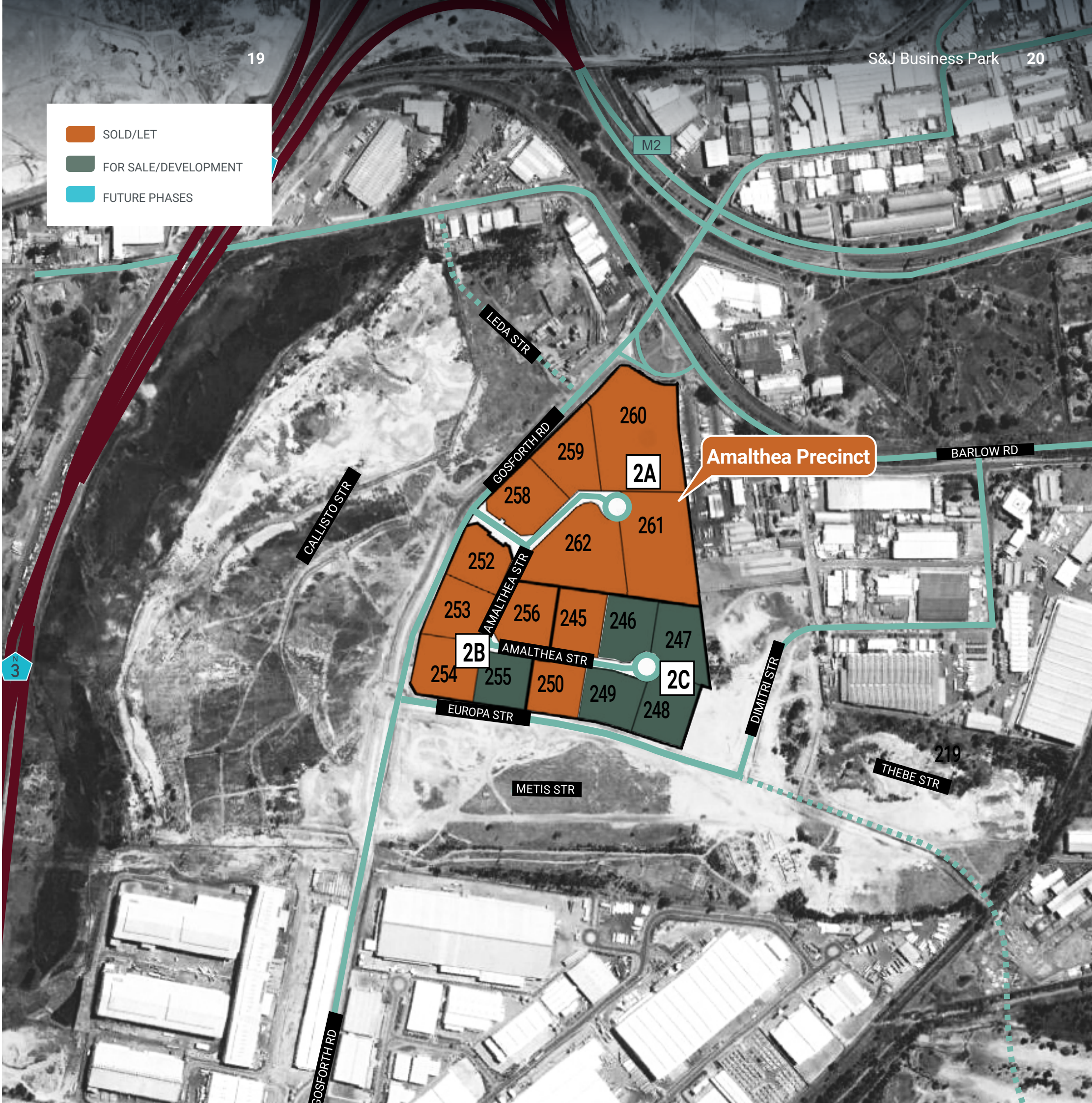
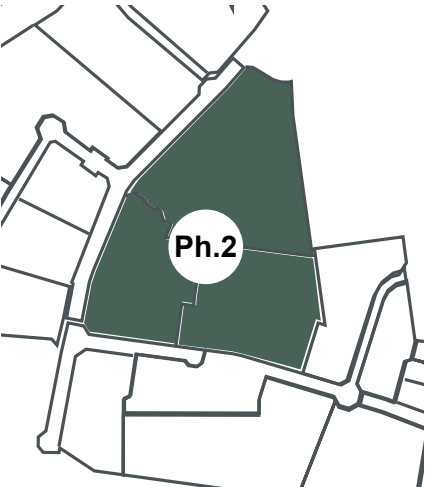


PHASE 2

AMALTHEA PRECINCT

ERF NO	PHASE	SITE AREA	MAX F.A.R.
ERF 258	2A	SOLD	SOLD
ERF 259	2A	SOLD	SOLD
ERF 260	2A	LET	LET
ERF 273	2A	LET	LET
ERF 252	2B	SOLD	SOLD
ERF 253	2B	SOLD	SOLD
ERF 254	2B	SOLD	SOLD
ERF 255	2B	10 000sqm	6 000sqm
ERF 256	2B	SOLD	SOLD
245A	2C	6 810sqm	4 086sqm
245B	2C	4 273sqm	2 564sqm
ERF 246	2C	11 294sqm	6 776sqm
ERF 247	2C	13 202sqm	7 921sqm
ERF 248	2C	12 237sqm	7 342sqm
ERF 249	2C	11 101sqm	6 661sqm
ERF 250	2C	SOLD	SOLD
ERF 243	2D	32 066sqm	19 239sqm
ERF 244	2D	13 585sqm	8 151sqm

Visit www.snj.co.za for the latest precinct plan.



PHASE 3

CALLISTO PRECINCT

ERF NO	PHASE	SITE AREA	MAX F.A.R.
ERF 267	3A	13 610sqm	8 166sqm
ERF 266	3A	28 536sqm	17 122sqm
ERF 230	3B	30 918sqm	18 551sqm
ERF 231	3B	28 374sqm	17 024sqm
ERF 268	3C	32 741sqm	19 644sqm
ERF 269	3C	38 025sqm	22 815sqm
ERF 270	3C	25 759sqm	15 455sqm
ERF 233	3D	54 320sqm	SOLD
ERF 234	3D	48 553sqm	SOLD
ERF 240	5B	28 107sqm	16 864sqm
ERF 241	5B	27 936sqm	16 762sqm

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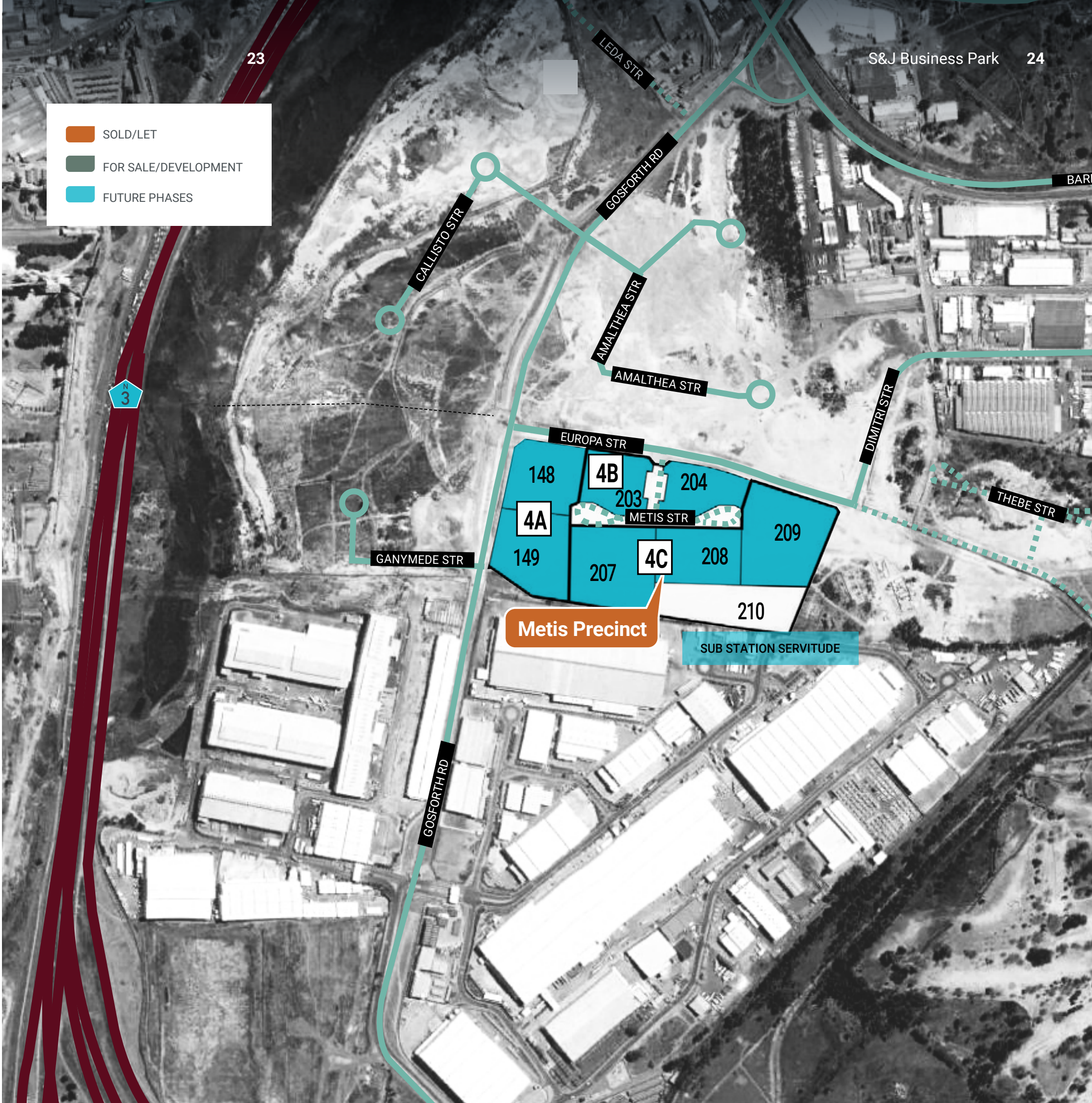
PHASE 4

METIS PRECINCT

ERF NO	PHASE	SITE AREA	MAX F.A.R.
ERF 148	4A	17 736sqm	10 641sqm
ERF 149	4A	20 842sqm	12 505sqm
ERF 203	4B	13 186sqm	7 911sqm
ERF 204	4B	12 855sqm	7 713sqm
ERF 207	4C	24 731sqm	14 838sqm
ERF 208	4C	16 804sqm	10 082sqm
ERF 209	4C	27 251sqm	16 350sqm

*Sites can be combined for a single user.

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