

# ESG

NINE AT



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



Amalthea Road, Elandsfontein 90-Ir





# CONTENTS

PAGE

01

Overview

PAGE

02

The whole NINE yards

PAGE

03

Macro locality

PAGE

04

Precinct layout

PAGE

05

Available units

PAGE

06

Site plan

PAGE

07

Designed to the NINEs

PAGE

08

A greener future for all

PAGE

09

Leading sustainability

PAGE

10

What is an EcoDistrict™?

PAGE

11

Precinct features



# 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 developable land area covers over 160ha of prime land and is the ideal base for logistics, distribution centres, light manufacturing and warehousing to flourish.

[CLICK HERE TO WATCH VIDEO](#)

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

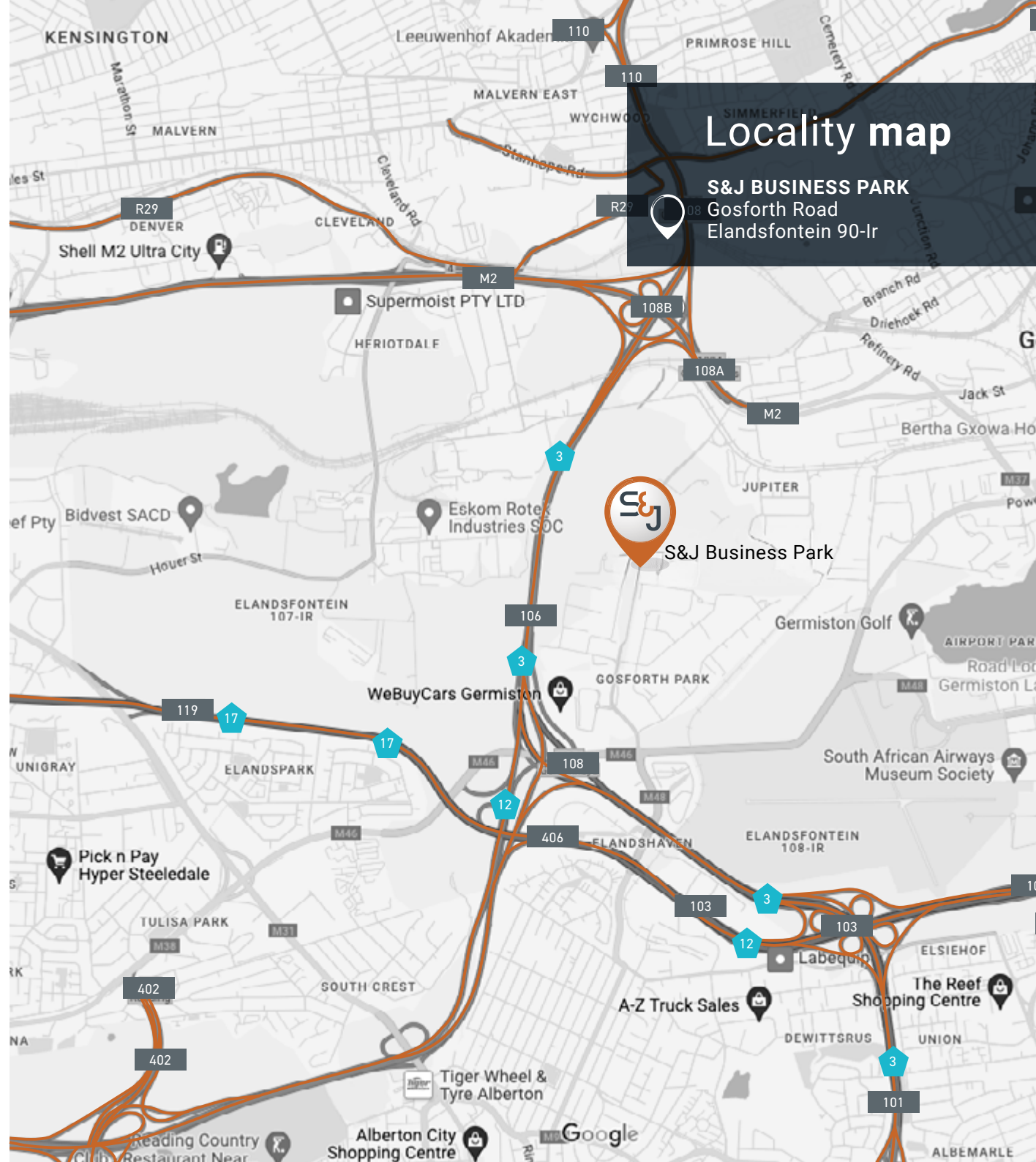






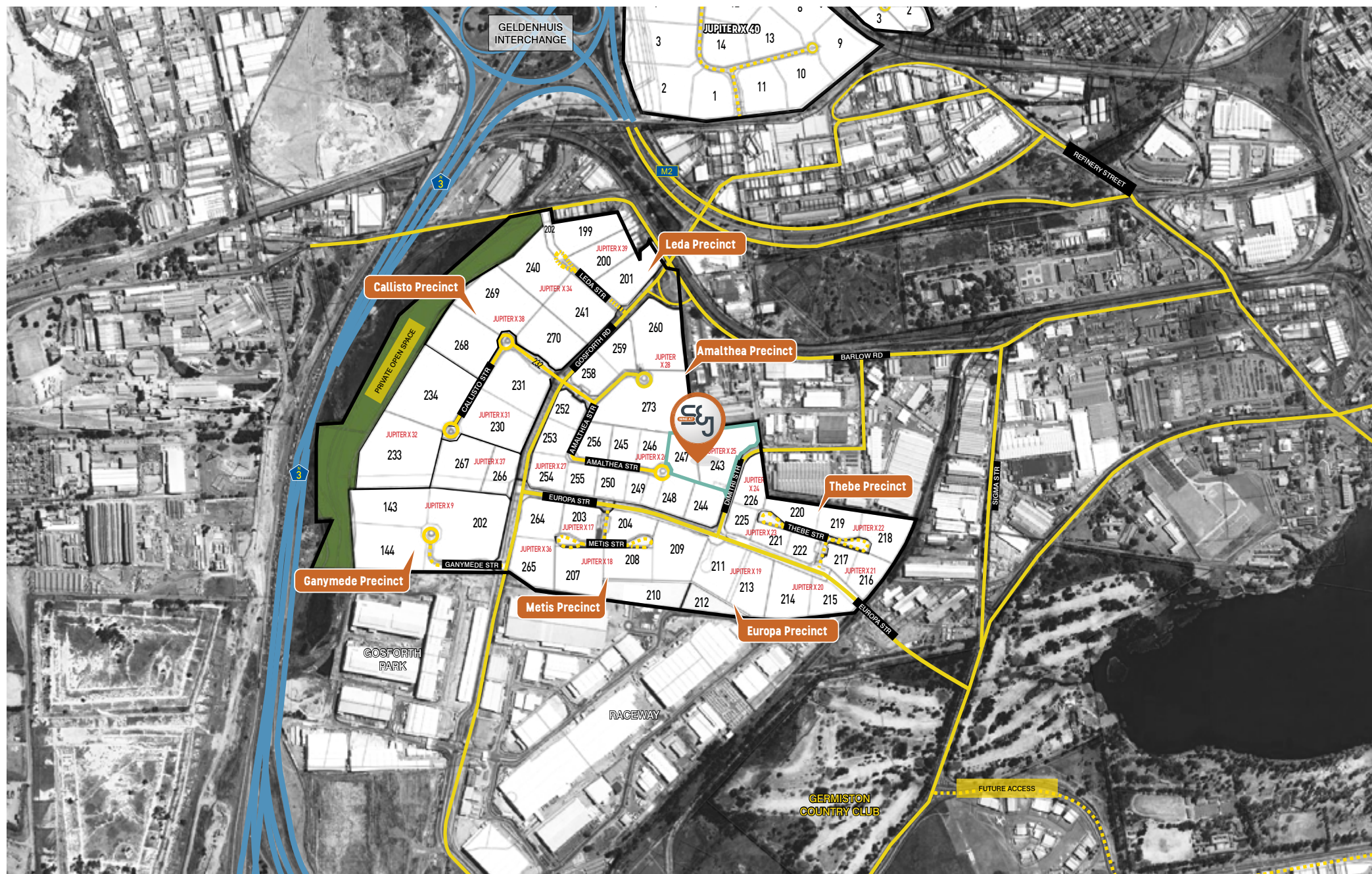
# MACRO LOCALITY

|                                                                           |        |
|---------------------------------------------------------------------------|--------|
| N3 South/Barlow Road                                                      | 5 min  |
| Elandsfontein Interchange N12 South & N17 access (to City Deep/Wadeville) | 5 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 Transnet terminal                                               | 10 min |
| Johannesburg City Centre                                                  | 14 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  |





# PRECINCT LAYOUT





# AVAILABLE UNITS

Occupation: 1 October 2026

| UNIT | WAREHOUSE (sqm) | GF OFFICES (sqm) | TOTAL GLA (sqm) |
|------|-----------------|------------------|-----------------|
| 1    | 2 000           | 200              | 2 200           |
| 2    | 2 000           | 200              | 2 200           |
| 3    | 2 500           | 200              | 2 700           |
| 4    | 2 000           | 200              | 2 200           |
| 5    | 2 500           | 200              | 2 700           |
| 6    | 2 500           | 275              | 2 775           |
| 7    | 2 000           | 200              | 2 200           |
| 8    | 2 500           | 275              | 2 775           |
| 9    | 2 500           | 200              | 2 700           |

## Subdivision opportunities

| UNIT | WAREHOUSE (sqm) | GR OFFICES (sqm) | TOTAL GLA (sqm) |
|------|-----------------|------------------|-----------------|
| 1a   | 1 000           | 100              | 1 100           |
| 1b   | 1 000           | 100              | 1 100           |
| 2a   | 1 000           | 100              | 1 100           |
| 2b   | 1 000           | 100              | 1 100           |
| 4a   | 1 000           | 100              | 1 100           |
| 4b   | 1 000           | 100              | 1 100           |

## Consolidation opportunities

| UNIT | WAREHOUSE (sqm) | GR OFFICES (sqm) | TOTAL GLA (sqm) |
|------|-----------------|------------------|-----------------|
| 3    | 2 500           | 200              | 5 400           |
| 5    | 2 500           | 200              |                 |
| 7    | 2 000           | 200              | 4 900           |
| 9    | 2 500           | 200              |                 |

\*All information is subject to change.



# SITE PLAN





# DESIGNED TO THE NINES



NINE AT S&J 07





# 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.

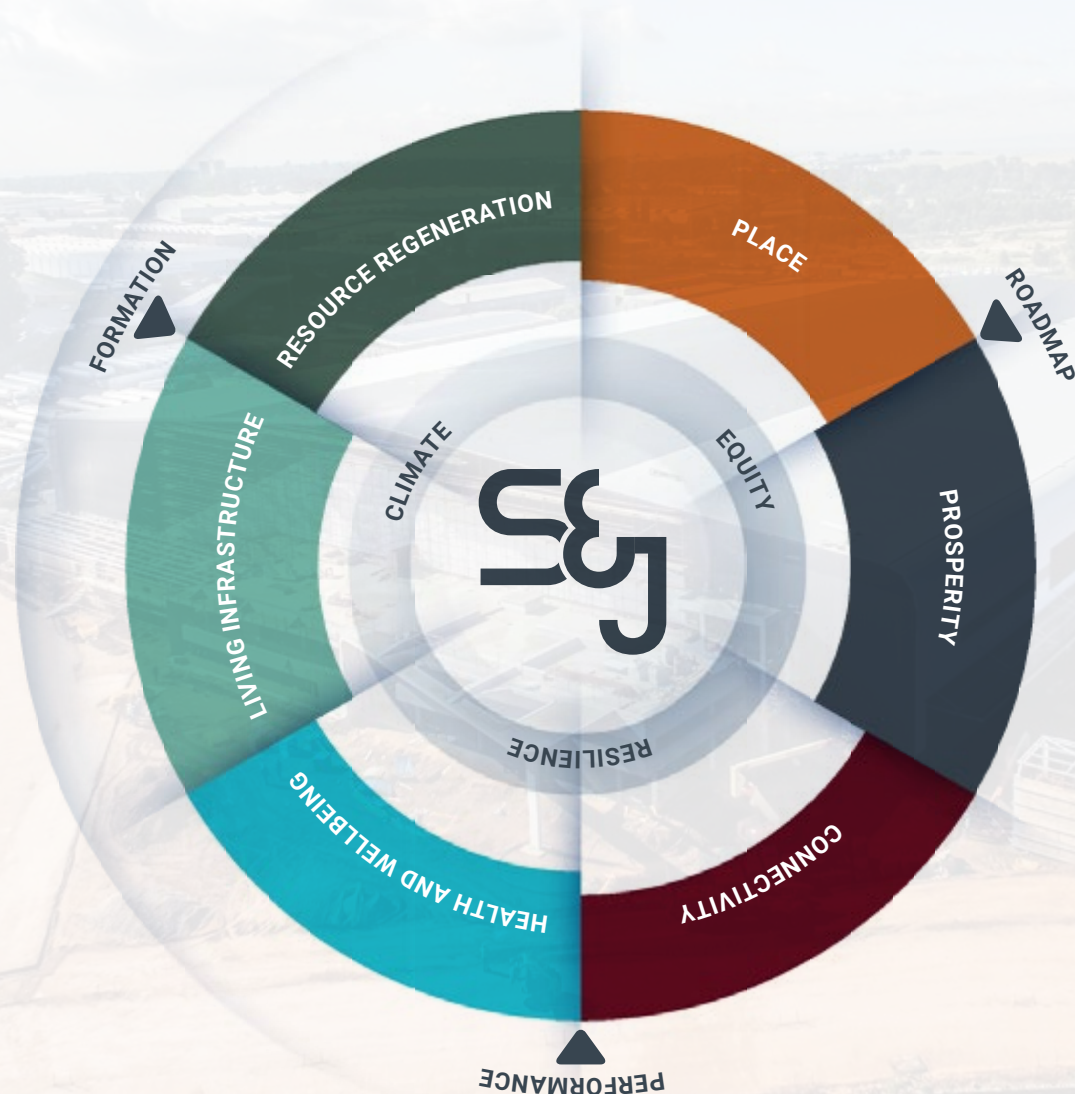
Our commitment to creating a superior space that allows businesses and the environment to co-exist is the reason why S&J Business Park is EcoDistricts™ Certified.





# LEADING SUSTAINABILITY

S&J EcoDistricts™ core elements



## Certification process protocol

### REGISTER





# WHAT IS AN ECODISTRICT™?

## S&J EcoDistricts™ core elements

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

3 GOOD HEALTH AND WELL-BEING



6 CLEAN WATER AND SANITATION



8 DECENT WORK AND ECONOMIC GROWTH



11 SUSTAINABLE CITIES AND COMMUNITIES



13 CLIMATE ACTION



15 LIFE ON LAND



17 PARTNERSHIPS FOR THE GOALS





# PRECINCT FEATURES

## Land use



Zoning: Industrial 1



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



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

# INDUSTRIAL EXCELLENCE

## 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





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



**DEWALD MULLER**



087 150 6111 | 066 064 7498



[Dewald.Muller@redefine.co.za](mailto:Dewald.Muller@redefine.co.za)



**ANTON COETZEE**



087 894 9285 | 071 882 4717



[Anton.Coetzee@striveprop.co.za](mailto:Anton.Coetzee@striveprop.co.za)

\*Images are for reference only. All information is subject to change.

