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Brochure	S&J Brochure
Master Plan	Masterplan
Video	S&J Video
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PHASE 1: GANYMEDE PRECINCT - FULLY LET / SOLD OUT (118,346m²)

PHASE 2: LAND SALES/TENANT DRIVEN LEASES

Erf No	Area (m²)	F.A.R	G.L.A (m²)	Zoning	Rate p/m²	Price Exc. VAT	Est. Park Levy (2023/24)	Status
248	12,237	0.6	7,342	Industrial 1				Sold

PHASE 2D: AMALTHEA PRECINCT: JUPITER EX.25

Erf No	Area (m²)	F.A.R	G.L.A (m²)	Zoning	Rate p/m²	Price Exc. VAT	Est. Park Levy (2023/24)	Status
244	13,585	0.6	8,151	Industrial 1	R 1,250	R 16,981,250	R 8,151	Available

PHASE 3: LAND SALES/TENANT DRIVEN LEASES (HIGHWAY FRONTAGE)

PHASE 3: CALLISTO PRECINCT: JUPITER EXTENSIONS 31, 32, 34, 37 & 38

Erf No & Phase	Area (m²)	F.A.R	G.L.A (m²)	Zoning	Rate p/m²	Price Exc. VAT	Est. Park Levy (2023/24)	Status
266 (3A)	14,529	0.6	8,717	Industrial 1	R 1,400	R 20,340,600	R 8,717	Available
267 (3A)	28,535	0.6	17,121	Industrial 1	R 1,400	R 39,949,000	R 17,121	Available
230 (3B)	30,957	0.6	18,574	Industrial 1	R 1,400	R 43,339,800	R 18,574	Available
231 (3B)	28,337	0.6	17,002	Industrial 1	R 1,400	R 39,671,800	R 17,002	Available
268 (3D)	32,721	0.6	19,633	Industrial 1				Sold
269 (3D)	38,026	0.6	22,816	Industrial 1	R 1,400	R 53,236,400	R 22,816	Available Q4 2025
270 (3D)	25,780	0.6	15,468	Industrial 1				UNDER OFFER
266,267, 230,231	102,358	0.6	61,415	Industrial 1	R 1,250	R 127,947,500	R 61,415	Available

PHASE 5: LAND SALES/TENANT DRIVEN LEASES (HIGHWAY FRONTAGE)

PHASE 5: LEDA PRECINCT: JUPITER EXTENSIONS 16 & 34

Erf No & Phase	Area (m²)	F.A.R	G.L.A (m²)	Zoning	Rate p/m²	Price Exc. VAT	Est. Park Levy (2023/24)	Status
240 (5A)	28,107	0.6	16,864	Industrial 1	R 1,400	R 39,349,800	R 16,864	Available Q4 2025
241 (5A)	27,936	0.6	16,762	Industrial 1				UNDER OFFER

FUTURE PRECINCTS CAN BE CONSOLIDATED FOR LARGE SINGLE USER REQUIREMENTS (50,000m² GLA) UPWARD



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Unit Number	Warehouse m²	Ground Floor Office m²	TOTAL GLA m²	Net Rental R/m²	Municipal Rates R/m²	Op's Cost R/m²	GROSS RENTAL /m²	Net Monthly Rental	Estimated Monthly Municipal Rates	Estimated Monthly Op's Cost	ESTIMATED MONTHLY GROSS RENTAL	Beneficial Occupation	Lease Commencement	Status
Completion: June 2026														
1	2,000	200	2,200	R82.00	R8.50	R4.10	R94.60	R180,400.00	R18,700.00	R9,020.00	R208,120.00	7-Sep-26	1-Oct-26	Available
2	2,000	200	2,200	R82.00	R8.50	R4.10	R94.60	R180,400.00	R18,700.00	R9,020.00	R208,120.00	7-Sep-26	1-Oct-26	Leased
3	2,500	200	2,700	R82.00	R8.50	R4.10	R94.60	R221,400.00	R22,950.00	R11,070.00	R255,420.00	7-Sep-26	1-Oct-26	Available
4	2,000	200	2,200	R82.00	R8.50	R4.10	R94.60	R180,400.00	R18,700.00	R9,020.00	R208,120.00	7-Sep-26	1-Oct-26	Available
5	2,500	200	2,700	R82.00	R8.50	R4.10	R94.60	R221,400.00	R22,950.00	R11,070.00	R255,420.00	7-Sep-26	1-Oct-26	Available
6	2,500	275	2,775	R82.00	R8.50	R4.10	R94.60	R227,550.00	R23,587.50	R11,377.50	R262,515.00	7-Sep-26	1-Oct-26	Available
7	2,000	200	2,200	R82.00	R8.50	R4.10	R94.60	R180,400.00	R18,700.00	R9,020.00	R208,120.00	7-Sep-26	1-Oct-26	Available
8	2,500	275	2,775	R82.00	R8.50	R4.10	R94.60	R227,550.00	R23,587.50	R11,377.50	R262,515.00	7-Sep-26	1-Oct-26	Available
9	2,500	200	R2,700.00	R82.00	R8.50	R4.10	R94.60	R221,400.00	R22,950.00	R11,070.00	R255,420.00	7-Sep-26	1-Oct-26	Available

Subdivision Oppertunities														
1a	1,000	100	1100	R85.30	R8.50	R4.10	R97.90	R93,830.00	R9,350.00	R4,510.00	R107,690.00	7-Sep-26	1-Oct-26	Available
1b	1,000	100	1100	R85.30	R8.50	R4.10	R97.90	R93,830.00	R9,350.00	R4,510.00	R107,690.00	7-Sep-26	1-Oct-26	Available
2a	1,000	100	1100	R85.30	R8.50	R4.10	R97.90	R93,830.00	R9,350.00	R4,510.00	R107,690.00	1-Aug-26	1-Oct-26	Leased
2b	1,000	100	1100	R85.30	R8.50	R4.10	R97.90	R93,830.00	R9,350.00	R4,510.00	R107,690.00	7-Sep-26	1-Oct-26	Available
4a	1,000	100	1100	R85.30	R8.50	R4.10	R97.90	R93,830.00	R9,350.00	R4,510.00	R107,690.00	7-Sep-26	1-Oct-26	Available
4b	1,000	100	1100	R85.30	R8.50	R4.10	R97.90	R93,830.00	R9,350.00	R4,510.00	R107,690.00	7-Sep-26	1-Oct-26	Available
3	2500	200		R82.00										
5	2500	200	5400	R82.00	R8.50	R4.10	R94.60	R442,800.00	R45,900.00	R22,140.00	R510,840.00	7-Sep-26	1-Oct-26	Available
7	2000	200		R82.00										
9	2500	200	4900	R82.00	R8.50	R4.10	R94.60	R401,800.00	R41,650.00	R20,090.00	R463,540.00	7-Sep-26	1-Oct-26	Available

