



STAMP MILL PARK UNIT 2

GANYMEDE PRECINCT



www.snj.co.za



Amalthea Road, Elandsfontein 90-lr



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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 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 and N17 access (to City Deep/Wadeville)	5 min
N3 North at Geldenhuys Interchange onto Jack and Refinery roads	8 min
N3 South/Kritzinger Road	8 min
Heidelberg Road (M31 to City Deep)	8 min
N3 South/Grey Avenue	9 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
OR Tambo International Airport via R21	26 min
N1 North/Buccleuch Interchange	40 min



SPACE FOR SUCCESS

Total GLA of 5 622sqm

Warehouse	5 339sqm
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Office	283sqm
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Ideal for warehousing, logistics, manufacturing and distribution operations

Gross rental	R539 712 p/m (excl. VAT)
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Available on negotiable lease terms and occupation dates



TAKE YOUR BUSINESS TO THE NEXT LEVEL

-  Abundant natural light
-  Dedicated yard area
-  Shaded parking
-  Easy truck access
-  Four roller shutter doors
-  Dock levellers
-  400 amp, three-phase power

SECURE IN A STRATEGIC LOCATION

- ① 24-hour security and access control
- ① Quick connectivity to the N3, N12 and N17 highways
- ① Access to major transport and logistics routes



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.



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



KEY PARK 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



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



Abcon
A future developed

ReDefine
PROPERTIES
We're not landlords. We're people.