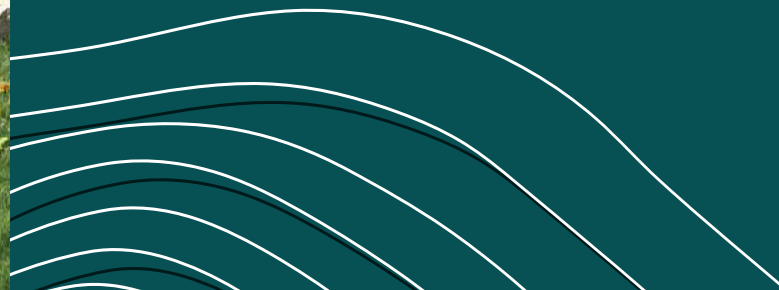




UNLOCKING LUCRATIVE OPPORTUNITIES

LIGHT INDUSTRY - WAREHOUSING - LOGISTICS





Overview

Situated within the eThekweni Municipality boundary, along the arterial N3 route adjacent to Westmead Industrial Estate, Giba Business Estate is a strategically valuable and unique development that presents excellent opportunities for growth and return.

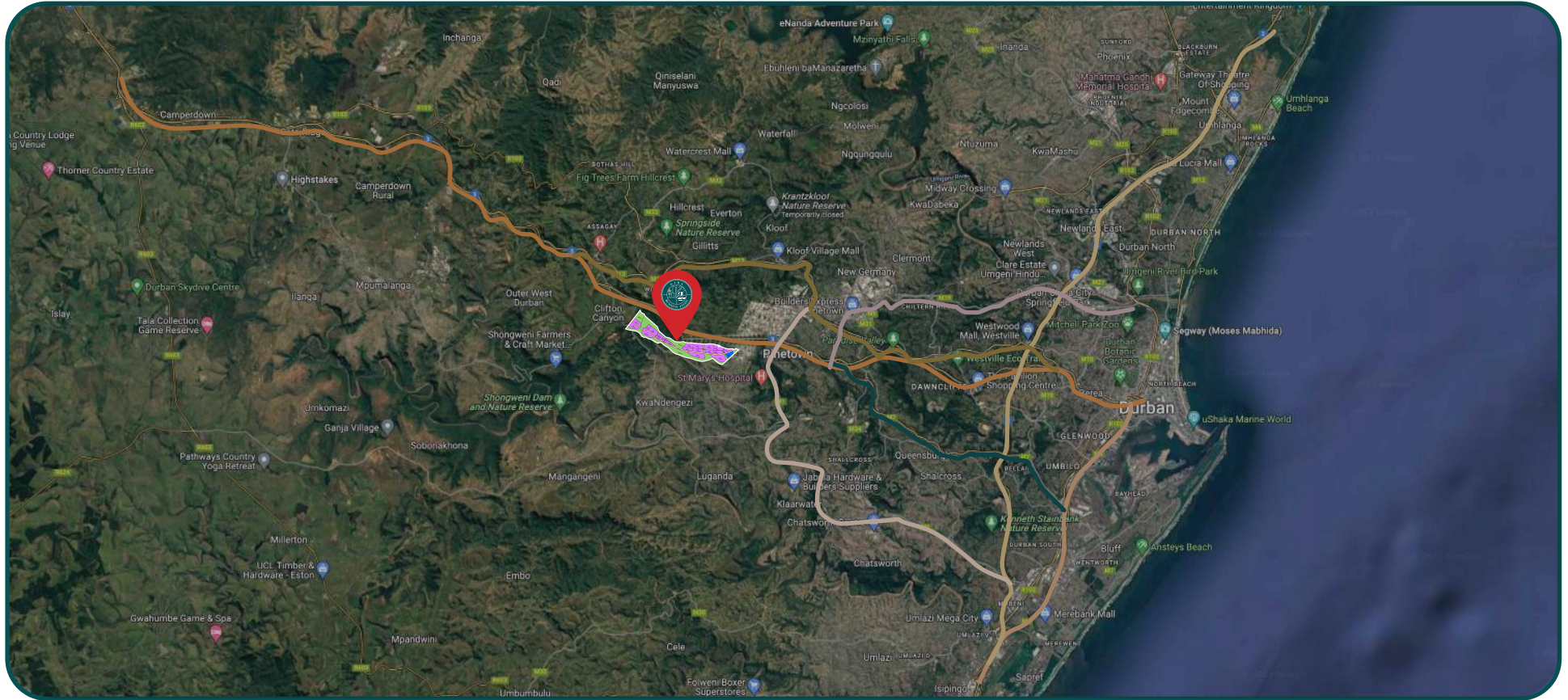
The project will develop 200,000 square meters of platformed sites of various sizes which are aimed for sale to the light industrial, warehousing and logistics sectors.

Location



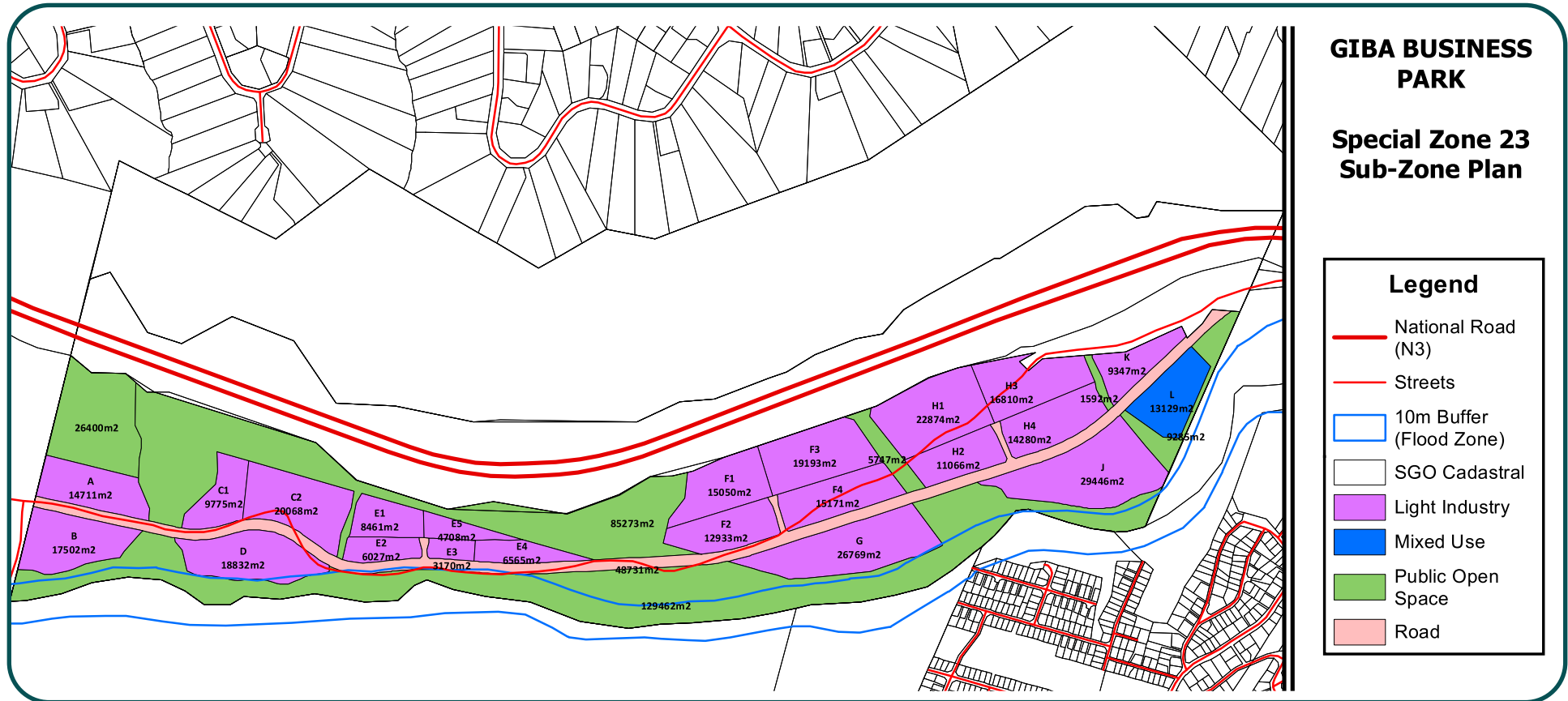


Location - Routing



Giba Business Estate is located adjacent to the westbound carriageway of the Mariannhill Toll Plaza on National Route 3 (N3). To the North-East of the site lies the Westmead Industrial Park and the Mahogany Ridge Industrial Park.

Location - Sitemap



The site is positioned strategically within a key development and logistics corridor with easy access to major national routes, including to the port and harbour. The N3, N2, and the M7 interchanges are all less than 10km away, providing accessibility to both northbound and southbound routes.



Platformed Site Plan & Areas



Phase 1

| ERF | PLATFORM NAME | SITE AREA(m ²) | PLATFORM(m ²) |
|-------|---------------|----------------------------|---------------------------|
| 34130 | F1 | 14682 | 8965 |
| 34129 | F2 | 12746 | 11293 |
| 34131 | F3 | 19150 | 11669 |
| 34132 | F4 | 14268 | 10825 |
| 34133 | G | 26934 | 19197 |
| 34135 | H1 | 23123 | 7657 |
| 34134 | H2 | 11922 | 9279 |
| 34136 | H3 | 20951 | 7216 |
| 34137 | H4 | 14270 | 12666 |
| 34138 | J | 29850 | 15452 |
| 34139 | K | 21039 | 7771 |
| 34140 | L | 13129 | 6612 |
| TOTAL | | 222064 | 128602 |

Phase 2

| ERF | PLATFORM NAME | SITE AREA(m ²) | PLATFORM(m ²) |
|-------|---------------|----------------------------|---------------------------|
| 34119 | A | 14795 | 7149 |
| 34120 | B | 17720 | 12872 |
| 34121 | C1 | 9812 | 5729 |
| 34122 | C2 | 20144 | 11501 |
| 34123 | D | 18966 | 12530 |
| 34125 | E1 | 8555 | 5215 |
| 34124 | E2 | 5997 | 5453 |
| 34127 | E3 | 3167 | 2993 |
| 34128 | E4 | 6584 | 5683 |
| 34126 | E5 | 4695 | 2847 |
| TOTAL | | 110435 | 71972 |





GIBA
BUSINESS ESTATE

Giba Business Estate

FEATURES



Total engineered platformed sites of more than 200 000 square metres for development, comprising 22 sites aimed at light industry, warehousing and allied logistics sectors.



Easy access to major arterial routes, including the N3, N2, and a route to the port.



Safe, secure location with a high level of security, managed by a 24/7 security presence.



Encompasses eco-friendly Green Zones aimed at reducing the site's carbon footprint and environmental impact.



Abundant resource of local, skilled labour and artisans within a 5-10km radius.



Close proximity to the port and harbour.



Situated on the main logistics corridor between Durban and Johannesburg.



Infrastructure to support high-speed fibre and solar electricity generation



Integration with public transport routes



Restaurant and leisure facilities within a 200m radius





Investment Options

Turnkey Development Opportunities

Complete and ready-to-use projects or tailor-made developments for end users that are allowing for immediate use or operation by the end user.

Investor Opportunities

Investor opportunities encompass a range of prospects that offer potential financial gains or returns to individuals.

End User Opportunities

Opportunities for companies and manufacturing entities to construct their own bespoke developments catering for their specific configurations and needs.

SMME Opportunities

Opportunities to create 'mini-factory' units to cater for SMME's and local fledgling industries.

Light industrial logistics, warehousing, and allied sectors

The location on the Durban to Johannesburg corridor provides the ideal opportunity for developments aimed at Light Industry, Warehousing, Logistics and related sectors.

For further enquiries, please engage further with our development team:

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