NEWS RELEASE FROM GROWTHPOINT PROPERTIES

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***Growthpoint Industrial Park’s R185m first phase welcomes its first businesses***

Growthpoint Properties has completed the R185m first-phase of its new industrial park development on KwaZulu-Natal’s major logistics and transport corridor.

Growthpoint Industrial Park has received keen market interest and its first tenants are already operating from the 20,300sqm initial phase of the development.

Located at 52 Siphosethu Road on a prime 66,558sqm site that is precisely midway between Durban harbour and King Shaka International Airport, Growthpoint’s latest industrial address offers superb access to eThekwini’s new C3 Corridor linking Pinetown to Mount Edgecombe. It is at the confluence of several major transport arterials with quick access to the R102 and N2 freeways and N41, with excellent visibility and accessibility for logistics, staff and public transport.

“Mount Edgecombe is quickly becoming an established logistics node. Its popularity is being driven by the new C3 Corridor road infrastructure in response to the lack of new industrial land around the busy Durban harbour,” explains Rudolf Pienaar, Growthpoint’s Chief Development and Investment Officer. “While it already caters for large-scale warehousing on the one hand and mini-units on the other, we identified a gap in the market to develop midi- and maxi-units. Growthpoint’s skilled development team has met this need with a first-class industrial park designed especially for businesses that rely on excellent transport access.”

The first of the development’s two phases includes 15 midi-units of between 846sqm and 2,065sqm. Growthpoint Industrial Park’s second phase will add some larger units to the mix.

“We understand that businesses today are all about efficiency, and we’ve developed a business park that really supports this. It offers quality space at affordable rentals, and is a premium product in its market,” says Growthpoint’s KwaZulu-Natal Regional Development Manager Kobus Blom.

Units are crafted to be infinitely flexible, allowing businesses to be agile and grow, shift and change swiftly. For instance, there are five-metre-high roller-shutter doors linking warehouses, enabling instant expansion possibilities.

Some 13% of each unit’s floor space is dedicated to air-conditioned offices. An appealing design language creates good synergies throughout the building, from the lobby and offices to the warehouse. However, it is possible to add more office space, with each unit offering the expansion potential of a mezzanine block with stacking space below.

The warehouse spaces are designed to create a pleasant environment for the people using them, with a kitchenette, canteen and ablutions. They feature laser-level surface floors which comply with free movement FM2 specifications. Each unit offers eight-metre eves height that could accommodate a racking system as well as standard in-rack sprinkler protection, which would meet basic safety requirements.

Energy efficiency is at the core of the development. Motion-sensing warehouse lights can be set to 50% or 100% and change with the quality of outdoor light which streams into the bright, airy buildings through the clever use of translucent polycarbonate sheeting.

Electrified perimeter fencing, controlled access and CCTV are among the security measures at this fully gated and monitored park. It also has ample electricity supply and a full fibre optic ring network.

The park’s easy truck access is enhanced by shared central super-link reticulation. Separate from the main yard, parking for staff and visitors is available at each unit.

“Growthpoint is a significant property owner in the Mount Edgecombe area. Based on our experience of property performance at this strategic position, we’re pleased to add Growthpoint Industrial Park as a long-term asset to our diversified industrial property portfolio,” notes Errol Taylor, Head of Asset Management: Industrial at Growthpoint.

Growthpoint creates space to thrive with innovative and sustainable property solutions. It is South Africa’s largest primary JSE-listed REIT with assets of nearly R126bn, including a 50% holding in Cape Town’s iconic V&A Waterfront. Growthpoint is invested in real estate and communities across three continents including Africa, Europe and Australia.

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