



# Alrode Multipark Alberton

Transform potential





## Unlock the potential of space

A space is more than its surface area and walls; it's a canvas for human experience. More than structure and aesthetics, spaces enable connections and inspire. Spaces engage us; they are sensory and invite interaction. They draw us in and influence our wellbeing. Spaces hold history. They can be imagined and reimaged. At Burstone, we don't just look at how a space is, but at how it can be and what it can bring to people's lives.

We see the value it holds and the opportunities it presents.

**We see the potential of space.**

## Location

We get the fundamentals right. Everything we've achieved is built on the understanding that location is strategic. Once we have the right location and understand the context of the space, we begin to imagine how we can repurpose it to its full potential. Then, we create a sought-after environment that both complements and adds to its surrounds. It's how we develop quality assets that hold value and deliver attractive long-term returns.

## Relation

We engage with our stakeholders and tenants to understand their requirements now, and we anticipate how these might change in future. From this knowledge, we evolve spaces so that they work optimally for our occupiers. We also prioritise the preservation of sound covenants to ensure low vacancies. By valuing and investing in human connections, we maximise long-term wealth creation and extract value for our stakeholders.

## Innovation

We innovate to realise the potential of space and collaborate with new partners, shifting the emphasis from assets to experiences that meet our clients' needs.

# Airode Multipark

ALBERTON

Vacancy	Warehouse	
7177m <sup>2</sup>	Block D3	
7242m <sup>2</sup>	Block C3	
Gross rental	R58/m <sup>2</sup>	
	Offices	
441m <sup>2</sup>	South block	Ground floor
441m <sup>2</sup>	South block	First floor
588m <sup>2</sup>	North block	First floor
1176m <sup>2</sup>	North block	Second floor
Gross rental	R65/m <sup>2</sup>	

- Warehousing and offices within secure access controlled estate
- Access via R59 and N3 highways
- Two access points via JG Strijdom and Chloor Street
- Eave heights of c.8-10 m
- Ample power available





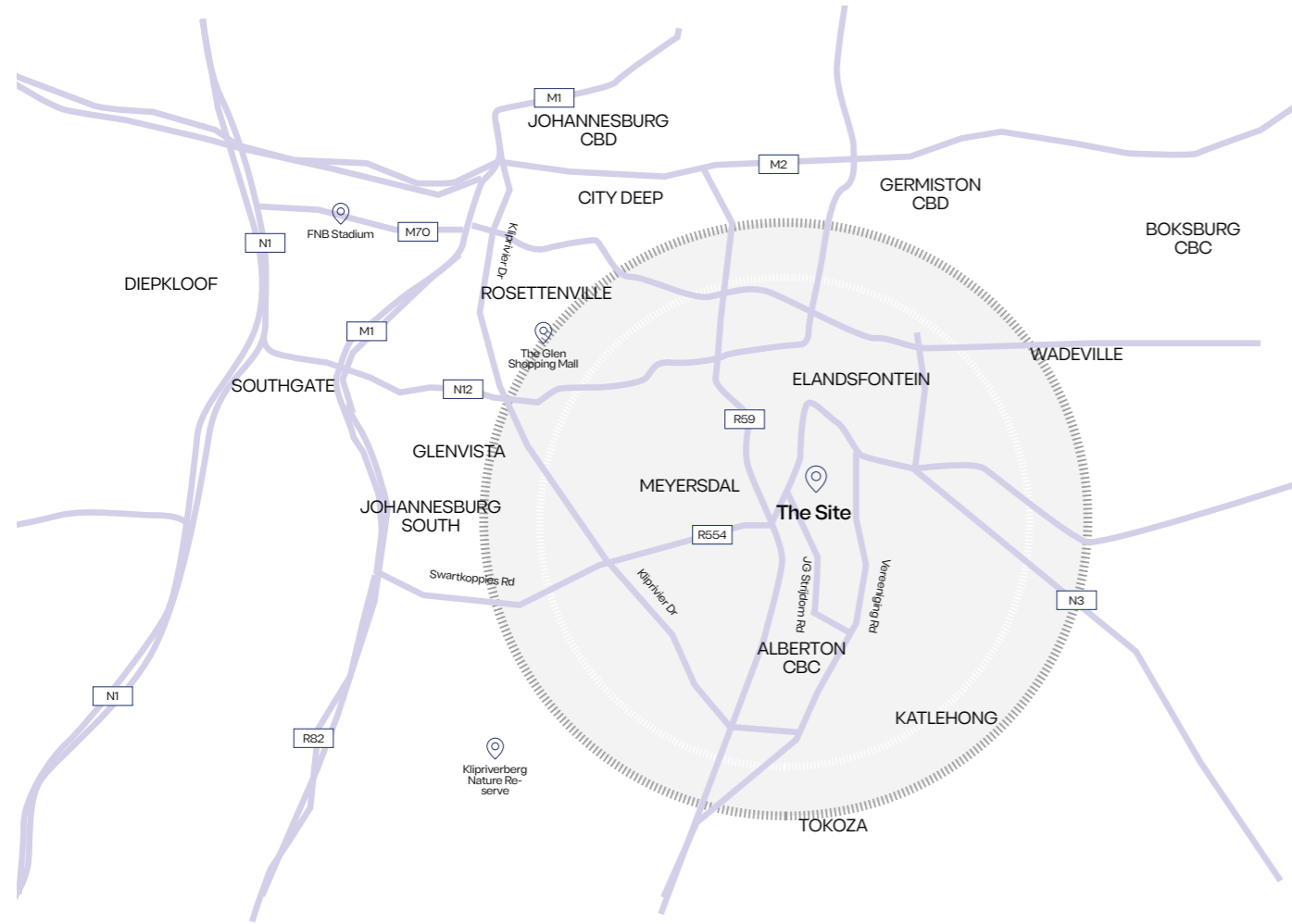
## Overview

Alrode Multipark is a 90,000m<sup>2</sup> industrial park located at the entrance to Alrode, a well-established industrial node southeast of Johannesburg. The property is comprised of quality industrial warehousing with good eave heights and ample power supplies. It offers easy access for large and superlink trucks and is equipped with concrete roads and sufficient turning circles.

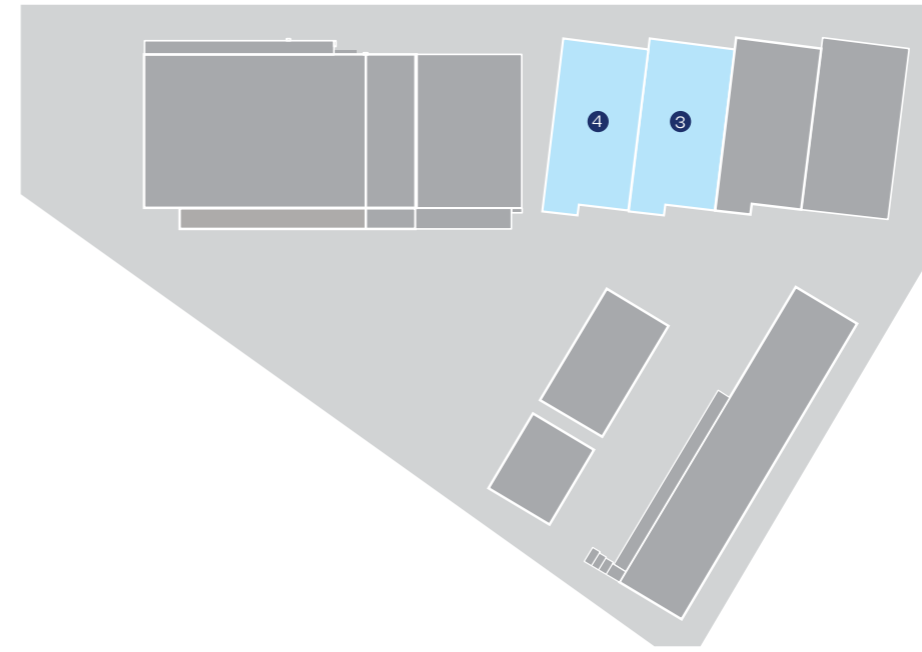
Situated on JG Strijdom Road in Alberton Johannesburg, the property is well positioned to take advantage of the convenient access to major road transport networks, including the R59 and N3 highways. There are two entrances to the Multipark; one conveniently located off JG Strijdom Road and a larger truck-access entrance off Chloor Street, Alberton.



# Locality map



# Site plan



### Key

- ③ Block C3
- ④ Block C4

Total rentable area 14 419m<sup>2</sup>



# Block C



### Key

- ① Tenanted
- ② Tenanted
- ③ Block C3 (1 months notice)
- ④ Block C4 (1 months notice)

Total rentable area 14 419m<sup>2</sup>









# Let's connect

Daniel des Tombe  
ASSET MANAGER

072 535 0942  
daniel.destombe@burstone.com

Dennis Helyar  
LEASING

083 604 0535  
dennis.helyar@burstone.com

[burstone.com](https://burstone.com)

---

This brochure is issued by Burstone Group Limited. The information contained in this document has not been independently verified. Accordingly, no representation or warranty express or implied, is being made or given as to the accuracy or completeness of the information or opinions and no responsibility is accepted for any such information or opinions. The information contained in this document is subject to completion, revision, verification and amendment without notice. This document is confidential and may not be reproduced (in whole or in part) or be disclosed to any third party without the prior written consent of Burstone Group Limited. Burstone Group Limited, a company incorporated in South Africa, registration number 1947/025753/07