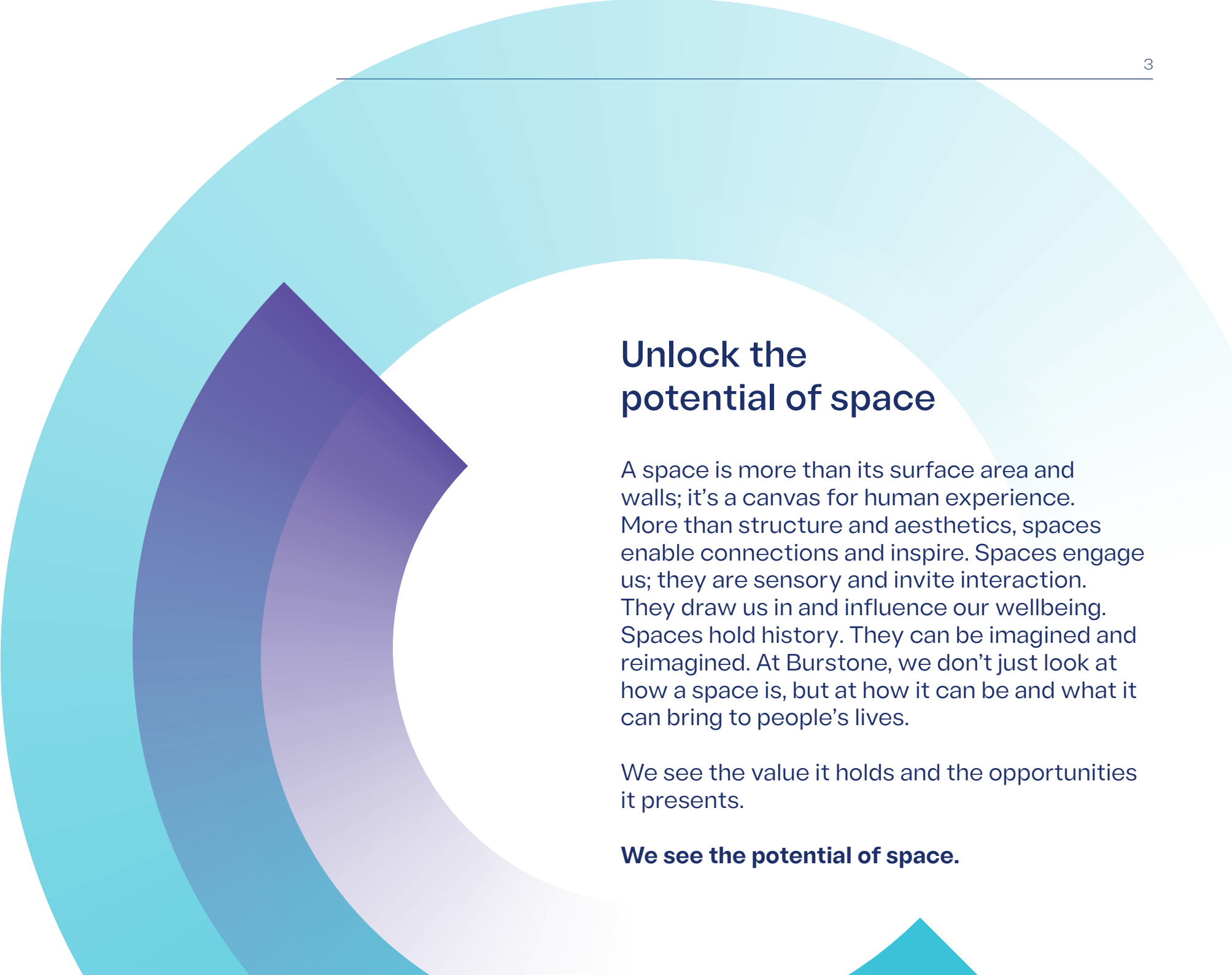


An aerial photograph of the Benoni Multipark industrial estate. The image shows several large, modern industrial buildings with grey metal roofs and walls. The buildings are arranged in a row, with a paved area in front of them. There are some trees and a fence in the foreground. The sky is clear and blue.

Benoni Multipark, Van Dyk Road, Benoni

Transform potential

 **Burstone**
REAL ESTATE PARTNERS

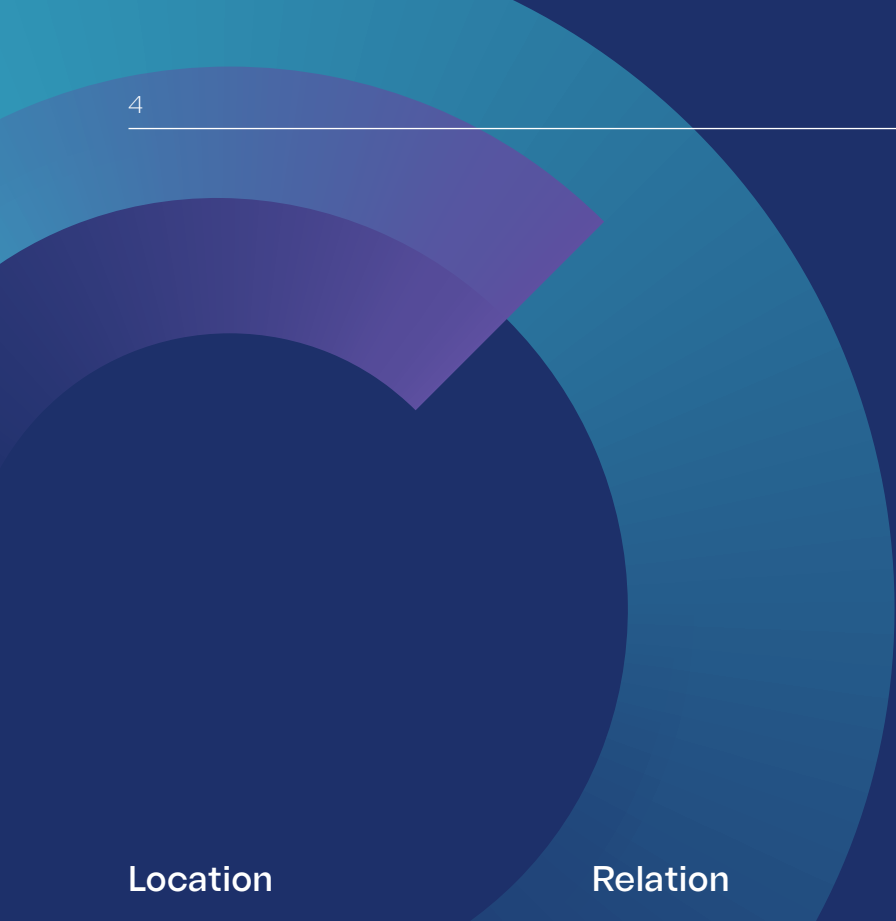


Unlock the potential of space

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.

Benoni Multipark, Van Dyk Road

BENONI

Vacancy	Warehouse space
5750m ²	B3
4280m ²	B4
1025m ²	B19
Gross rental	R60.00/m ²

- Access controlled 24 hour security
- Direct links to N12 and N17 Highways
- Superlink access and turning circles



Overview

Benoni Multipark is located at 1 Van Dyk Road, Benoni Ext 12, Johannesburg. The property benefits from its strategic position in the Benoni industrial node on the East Rand of Johannesburg within the Ekurhuleni Metropolitan Municipality. It is approximately 28 kilometers east of the Johannesburg CBD and 15km South of O.R. Tambo International Airport.

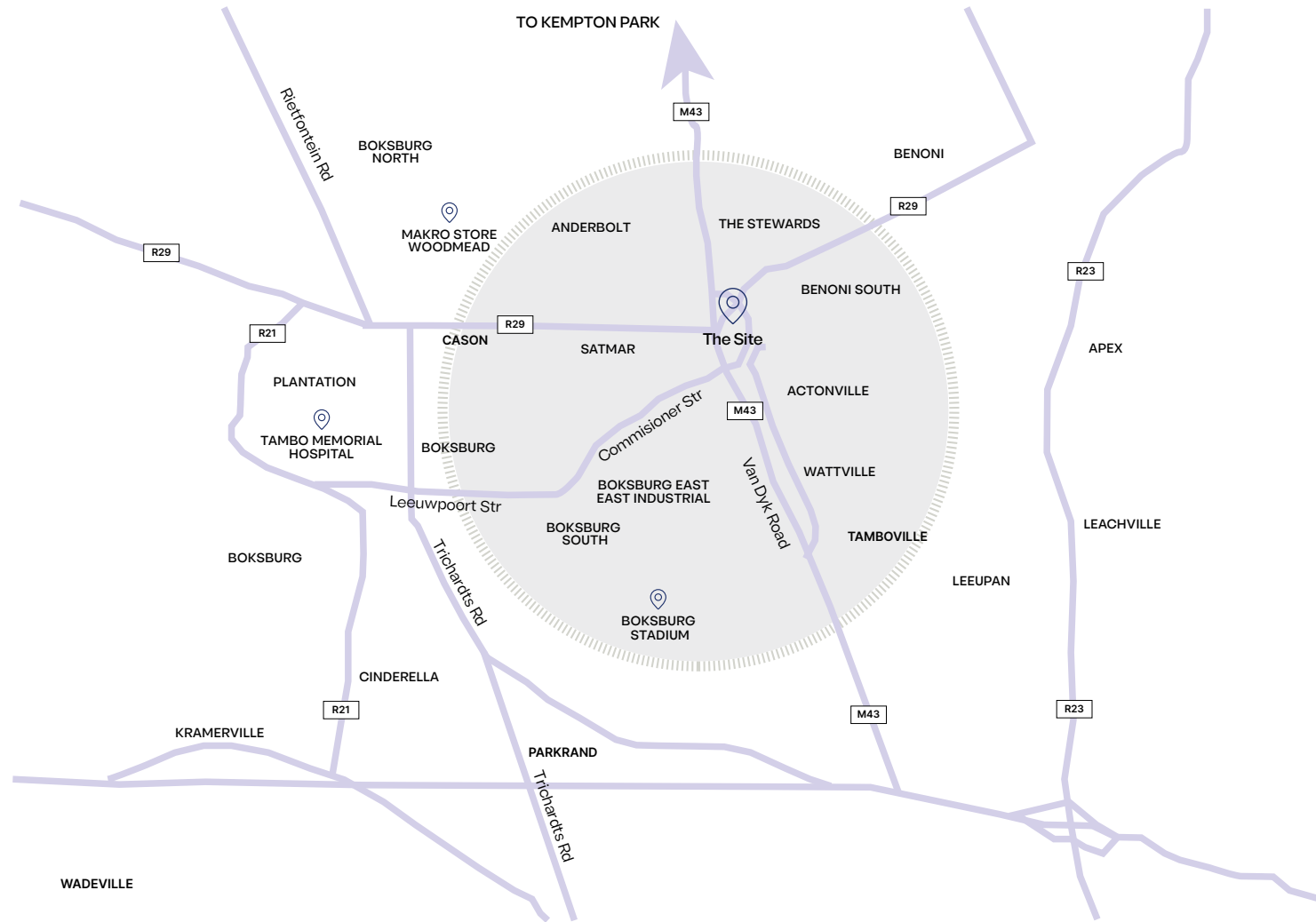
Benoni has access to the following routes: the N12, R23, R29 and the R51 and is situated on the main arterial linking the N12 and N17 highways, the property is well positioned to take advantage of the convenient access to major road transport networks. Entrance to the property is located on the western boundary of the stand, directly off Atlas Road South.

The property is comprised of 41,000m² of quality industrial warehousing with good eave heights. It offers easy access for large and superlink trucks and is equipped with concrete roads and sufficient turning circles. There is circular truck traffic flow through the park. The industrial warehousing comes with yard. Total power supply of 1,025amps. There is gas available if required, with a lead time for installation of 12 months.

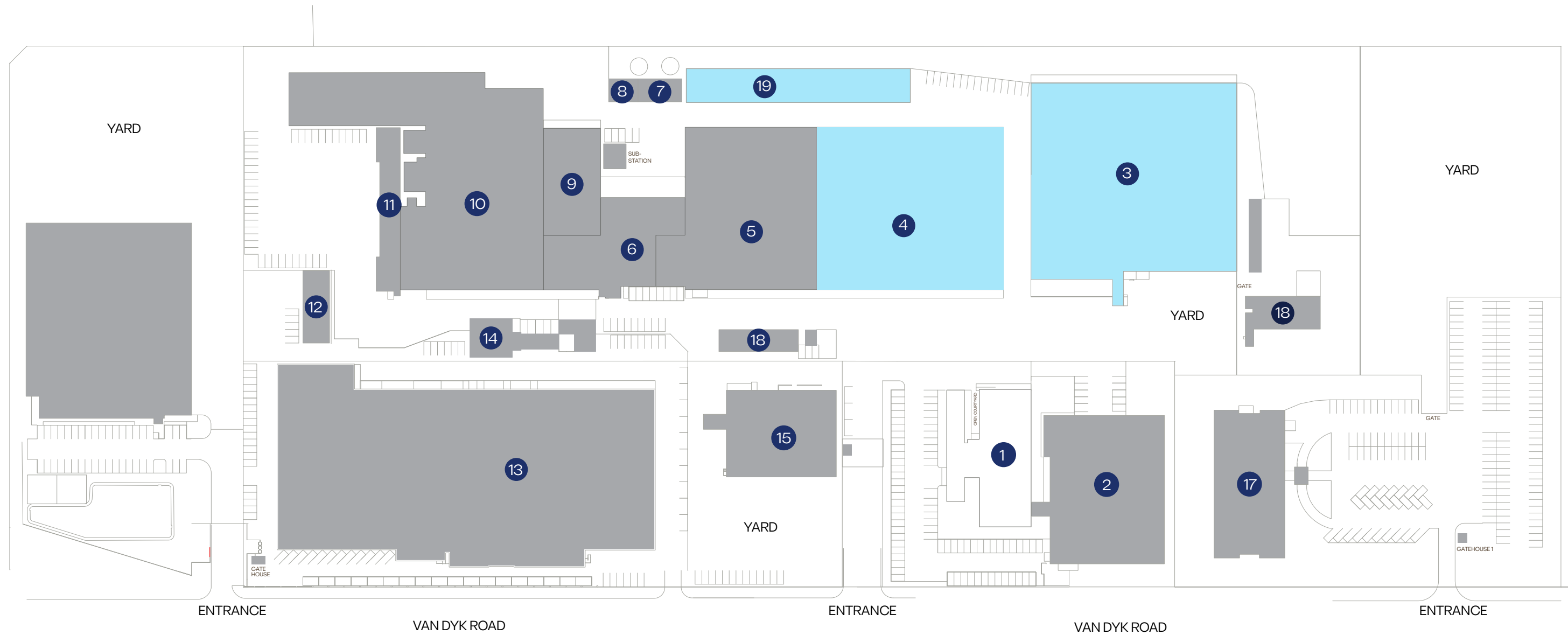
Key building information

Current total electricity supply: Two transformers at 800amps each

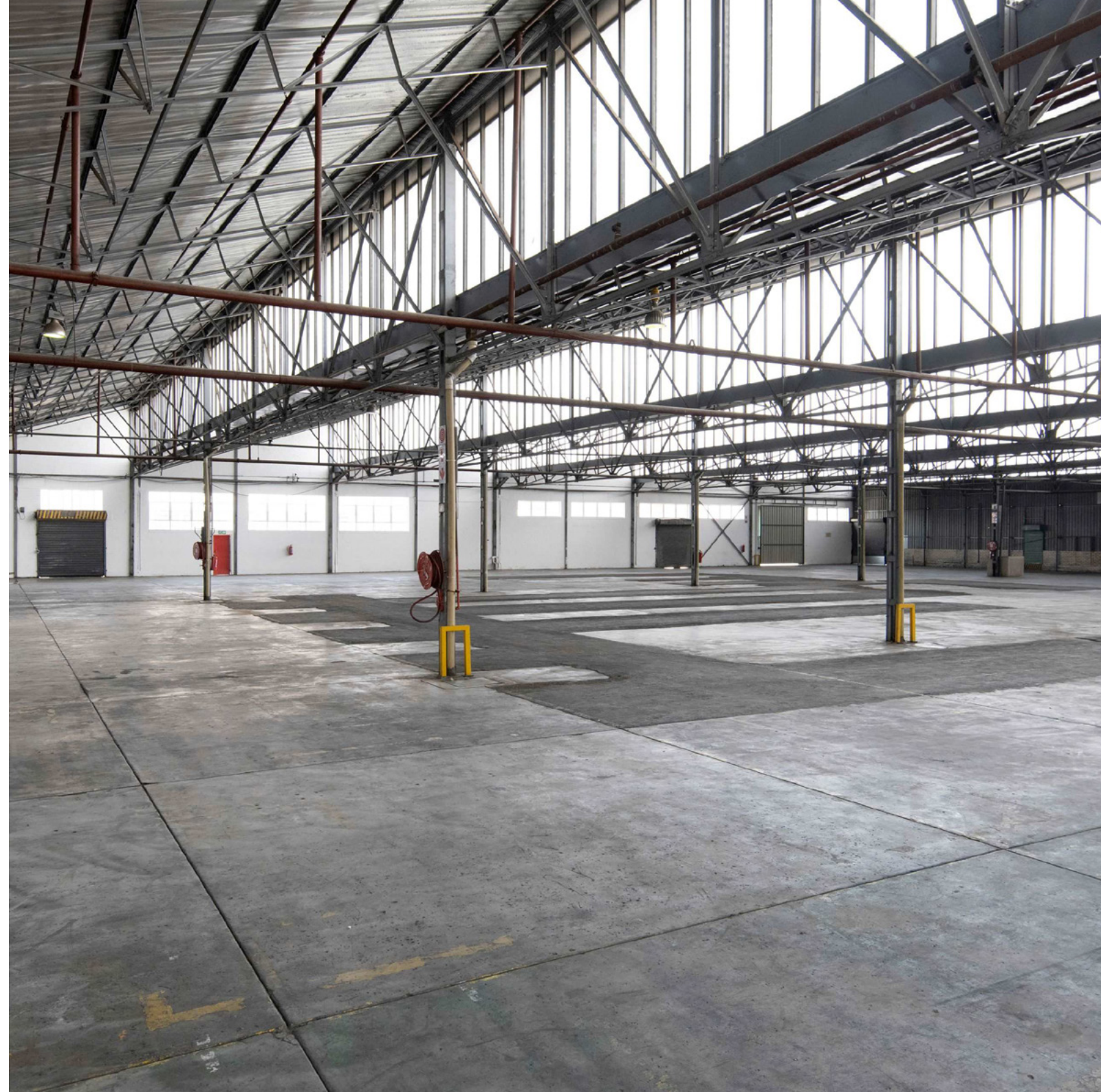
Locality map



Overall site plan



Unit B3 | 5750m²

Unit B4 | 4280m²

Yard and truck circulation





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