



actis



INTAPROP
PROPERTY DEVELOPMENT
AND INVESTMENT



MEADOWVIEW
LOGISTICS HUB

ABOUT INTAPROP

Intaprop is a private property development and investment enterprise which was founded in 1990. Since inception, Intaprop has grown into one of South Africa's premier property development and investment companies in the commercial, industrial and retail sectors with completed developments in excess of R10bn in value. Intaprop has a successful track record in developing large scale corporate real estate and has a significant skills base in real estate development and investment

Their formula for success is based on:

- High integrity and professionalism
- More than 30 years of experience in development and property investment
- Design, build and operate to create long term investment value
- An open book approach

ABOUT IMPROVON

Improvon is a real estate investment company operating across sub-Saharan Africa with expertise in providing tenants with A-grade warehousing, distribution and logistics facilities built to clients specifications. Established in 1995, Improvon has a distinguished track record in logistics and warehousing, with a collective 100 years' experience. The founders are still active in the business.

Improvon is one of the few dedicated development businesses in the sector, offering tenants a turn-key solution in construction, leasing and asset & property management, resulting in quicker turn-arounds, balance sheet optimisation and better cost control.

ABOUT ACTIS

Actis is a leading investor in growth markets in Africa, Asia and Latin America with > 70 years heritage, across diverse asset classes of consumer, energy, financial services, infrastructure and real estate. With \$13Bn raised since inception, Actis has made more than 220 investments across 40 countries globally. The Actis Real Estate Fund recently closed on its third opportunistic private fund, with commitments totaling \$500M – the largest private real estate fund targeting sub-Saharan Africa to date.

Actis' Real Estate investment strategy focuses on the development of retail, office and industrial assets in some of the most dynamic cities in Africa. Over the past decade, the fund has invested in assets valued at \$1.4Bn on a gross asset value base.

- Marketing the property
- Negotiate new leases & lease renewals
- Inspect, manage & ensure compliance & maintenance of properties
- Administer rental invoices & collections, municipal accounts & group reporting



- Identify warehousing, distribution & logistics property opportunities
- Conduct feasibility assessments
- Acquire properties
- Design assets
- Funding
- Commission of development

- Co-ordinate the professional team
- Attain regulatory approvals
- Construct asset

ABOUT THE PARK

Meadowview Logistics Hub is located along Clutee Rd in Linbro Park.

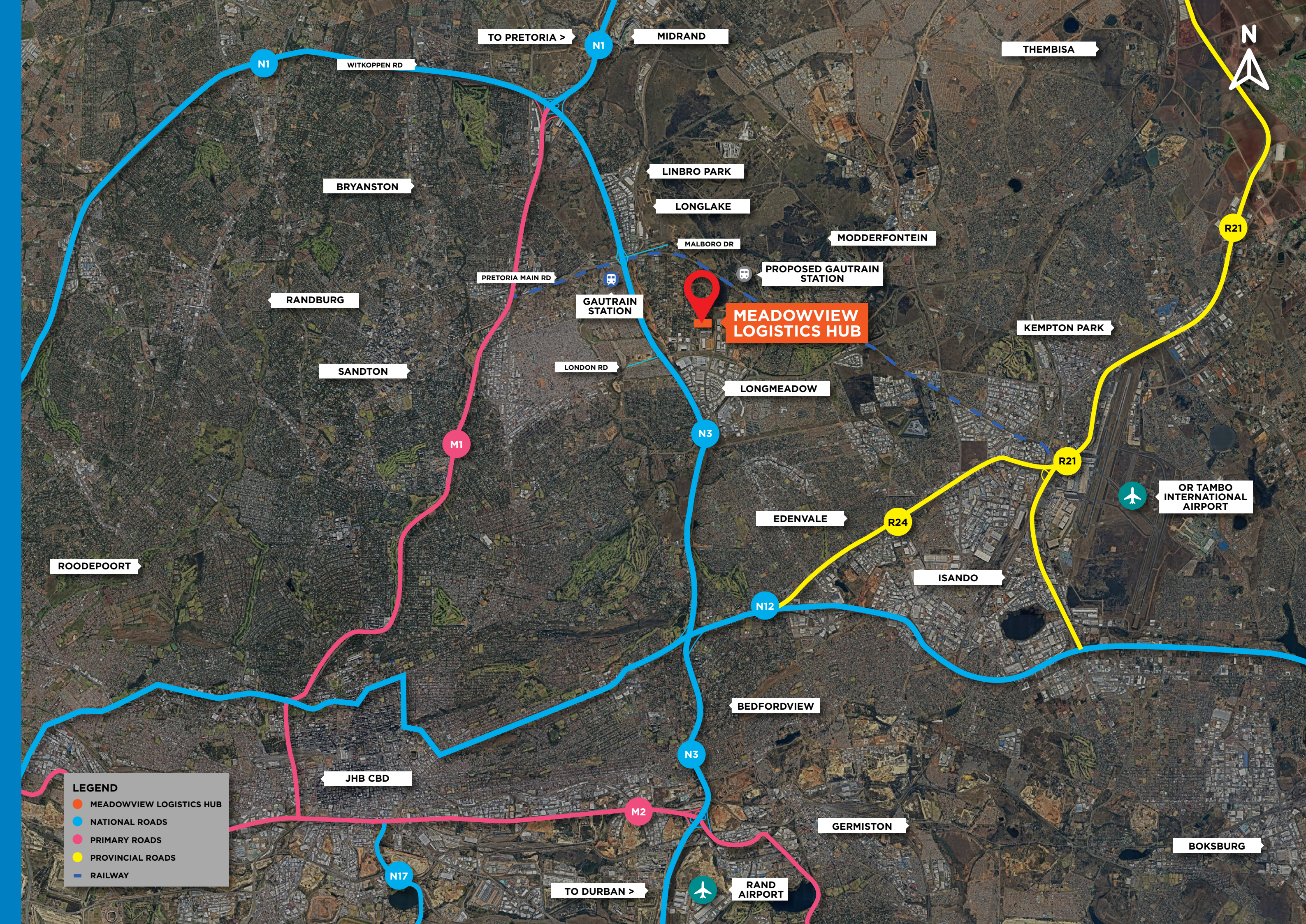
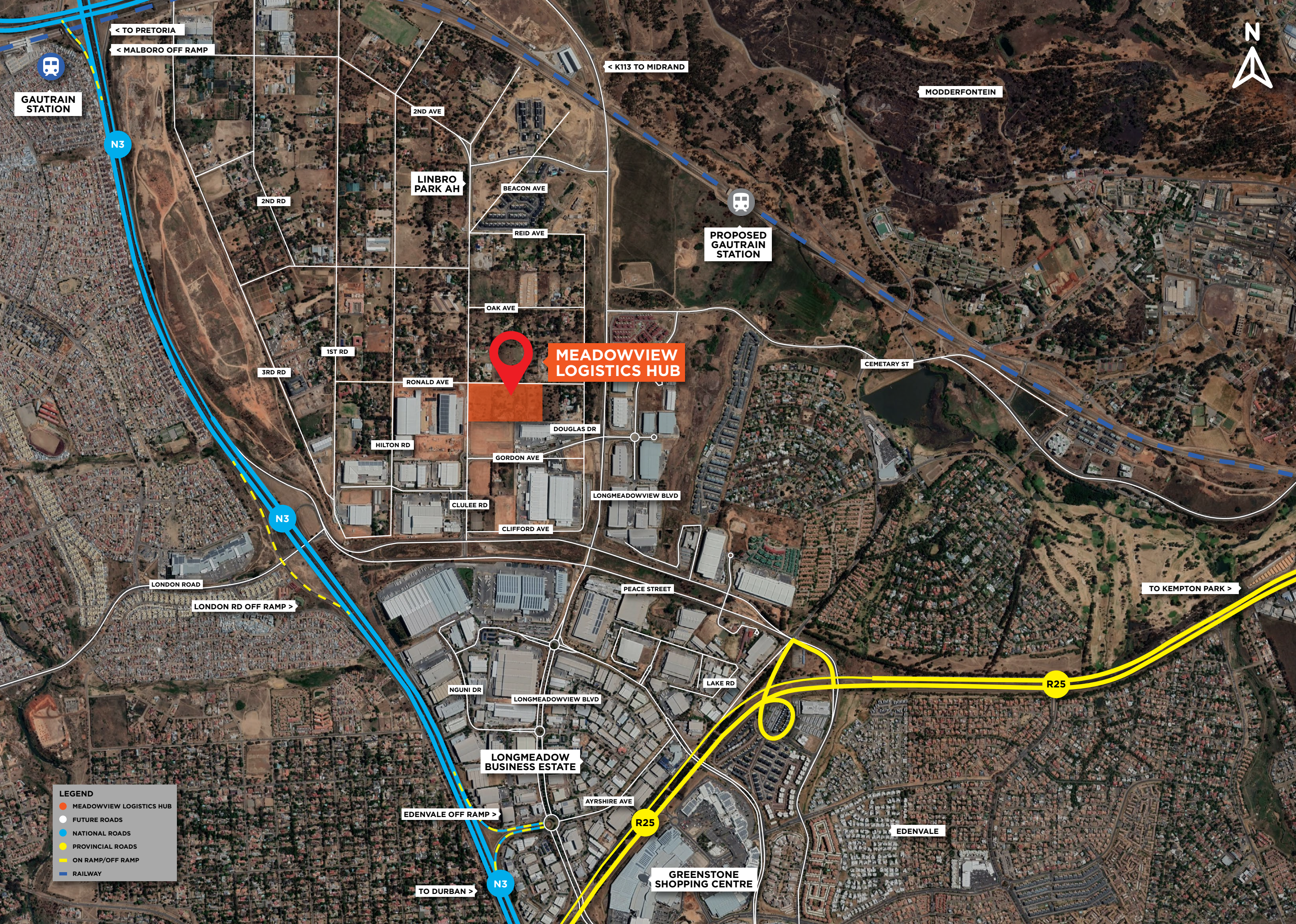
The Logistics Park is ideally located between the well established Linbro Business Park, and Longmeadow Business Park. These developments have been very popular due to being easily accessible from major arterial routes such as the N3 and N1 highways. O.R Tambo International Airport is also a mere 20 minute drive from site.

Meadowview Logistics Hub will soon be linked via the new K113 arterial road to Allandale Road in Midrand. This new K113 will run parallel to the N1 highway providing an alternative route to Midrand and Centurion.



We own and manage the value chain, ensuring confidence in execution:

- Our projects are on time, within budget and to specification
- We draw on a team of more than 80 expert, full-time employees across Improvon's businesses



PROPERTY AVAILABLE

WAREHOUSE AND LOGISTICS DEVELOPMENT

SIZE:	3 000m ² - 10 000m ²
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AREA SCHEDULE

BUILDING 1

WAREHOUSE	7 500 m ²
OFFICES	1 400 m ²
MEZZANINE	440 m ²
TOTAL BUILDING 1	9 340 m ²

BUILDING 2

WAREHOUSE	3 500 m ²
OFFICES	500 m ²
MEZZANINE	220 m ²
TOTAL BUILDING 2	4 220 m ²

BUILDING 3

WAREHOUSE	3 280 m ²
OFFICES	430 m ²
MEZZANINE	220 m ²
TOTAL BUILDING 3	3 930 m ²

BUILDING 4

WAREHOUSE	3 900 m ²
OFFICES	600 m ²
MEZZANINE	340 m ²
TOTAL BUILDING 4	4 840 m ²

BUILDING 5

WAREHOUSE	3 100 m ²
OFFICES	500 m ²
MEZZANINE	260 m ²
TOTAL BUILDING 5	3 860 m ²

BUILDING 6

WAREHOUSE	8 100 m ²
OFFICES	1 400 m ²
MEZZANINE	1 040 m ²
TOTAL BUILDING 6	10 540 m ²



BUILDING 6: 10,540 m²

BUILDING 5: 3 860 m²

BUILDING 4: 4 840 m²

BUILDING 3: 3 930 m²

BUILDING 2: 4 220 m²

BUILDING 1: 9 340 m²





SITE PLAN

The site accommodates 6 industrial units ranging from 3 500 m² - 10,500 m². The units share pumps and tanks, as well as a common entrance and guardhouse.

Each unit has its own dedicated yard and own parking bays. The units are essentially stand-alone units within a secure park environment. The yards are designed to receive super-links and allow for sufficient turning space.

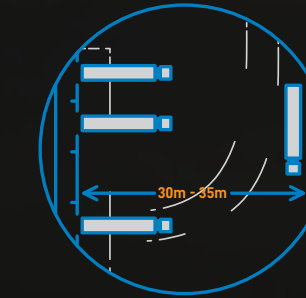


WAREHOUSE FEATURES



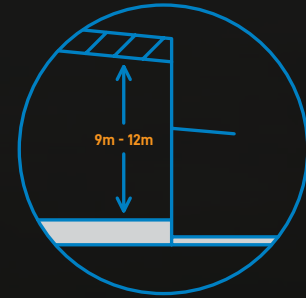
SECURITY:

- Full height electrified perimeter ClearVu fence.
 - 24 Hour main guard house.
- Various buildings have internal guard houses for additional security.
- Each building is individually fenced off.



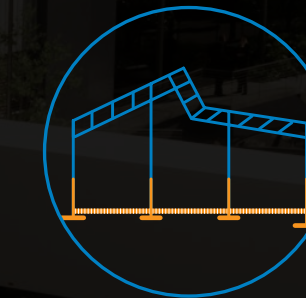
YARDS & CIRCULATION:

- Each building has a dedicated yard with 30m turning circle for interlinks.
- Park is designed with wide roads to facilitate interlink trucks.



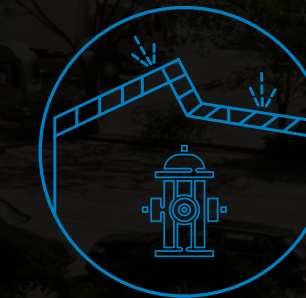
EAVES:

Eaves height varies from 9m to 12m depending on size of building.



FLOORS:

FM2 Large panel fibre reinforced floors 160mm thick 35Mpa, UDL of 80KN per m².



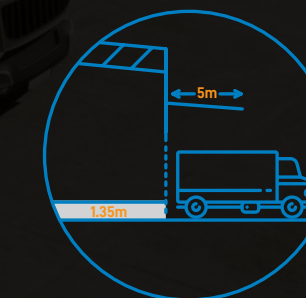
FIRE PROTECTION:

There are central pumps and tanks as well as roof top sprinklers.



ROLLER SHUTTER DOORS:

Each warehouse has a ramp, as well as multiple sectional roller shutter doors.



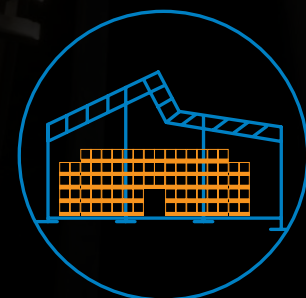
DOCK HEIGHT:

- Doors are at 1.35m to facilitate loading.
- A 5m canopy enables offloading during inclement weather.



AESTHETICS:

Much attention is paid to architectural design and landscaping to ensure a pleasant work environment.



RACKING:

Warehouse is designed for maximum pallet positions.

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