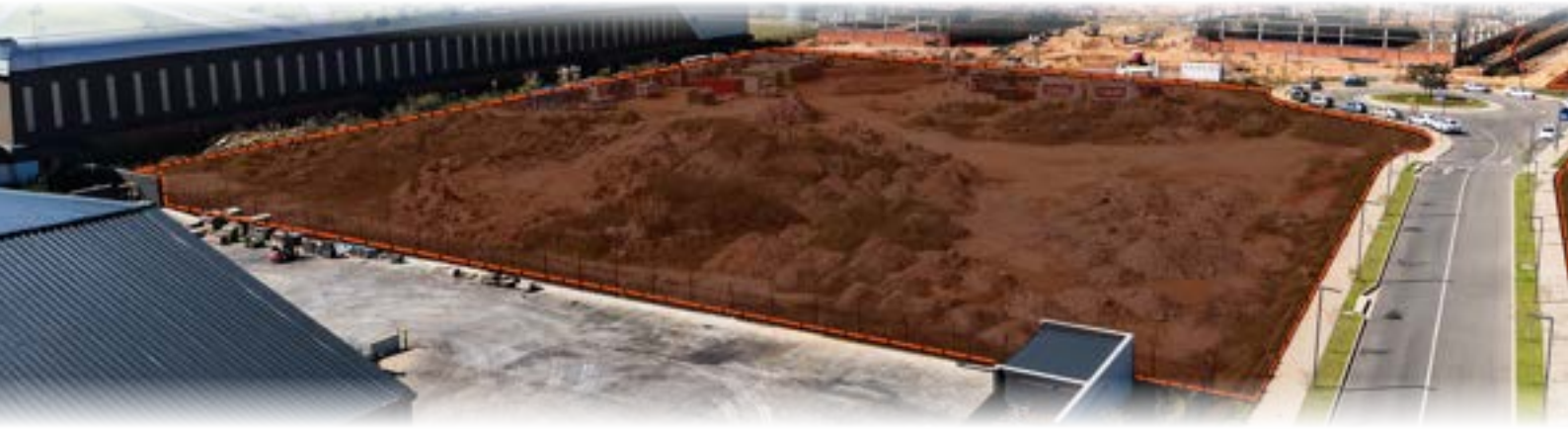
We Need Space

FACT SHEET

S&J Distribution Facility

INDUSTRIAL DEVELOPMENT OPPORTUNITY

→ Google Earth Link Here



4.82 Ha
Gross Site Area

4
Industrial Stands

Truck Access
Direct Access

2.89 Ha
Net Developable Area

Industrial
Zoning

±11,101 – 13,585
Approximate Stand Size Range (m^2)

Property Overview

The S&J Distribution Facility is positioned within the established S&J Industrial Estate in Germiston, Gauteng. The opportunity offers approximately 2.89 hectares of buildable industrial land across four erven, providing a flexible build-to-suit solution tailored to tenant operational requirements.

Development Snapshot

Location
S&J Industrial Estate, Germiston, Gauteng

Excellent Connectivity
Immediate access to key arterial routes including the N3 Eastern Bypass, N17 Highway, M2 Motorway and R24 Airport Corridor, providing efficient regional and national distribution connectivity.

Strategic Position
Located within the established S&J Industrial Estate and greater Germiston logistics corridor, close to Germiston, Wadeville, Jet Park, Meadowdale, Isando, Denver and City Deep, with convenient connectivity to OR Tambo International Airport and major freight routes.

Industrial Uses
Suitable for distribution centres, logistics operations, FMCG warehousing, e-commerce fulfilment, manufacturing support, supply chain operations and storage facilities.

Let's unlock the *potential* together.

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