

We Need
Space

Aeroton extension 54



Cheetah Road, Aeroton Extension 54,
Johannesburg South

Ownership Structure:

Tenants are responsible for property rates, insurance, and maintenance costs in addition to the base rental.

Disclaimer: Rates are subject to change and are dependent on the final scheme design and specifications.

Key features

Positioned within the established Aeroton industrial node
Excellent connectivity to:

- N1, N12, and M1 highways
- Johannesburg CBD, Soweto, Roodepoort, and Pretoria

Close to key nodes:

- Nasrec & FNB Stadium precinct
- Southgate and Mondeor
- Established logistics and industrial users

Turnkey Opportunities:

Total site area: **10.5204 hectares**

Net developable area: **9.0273 hectares**

Approximately 25 building footprints available, depending on design and size (*based on erven 1013–1037*)

Zoning and Town Planning

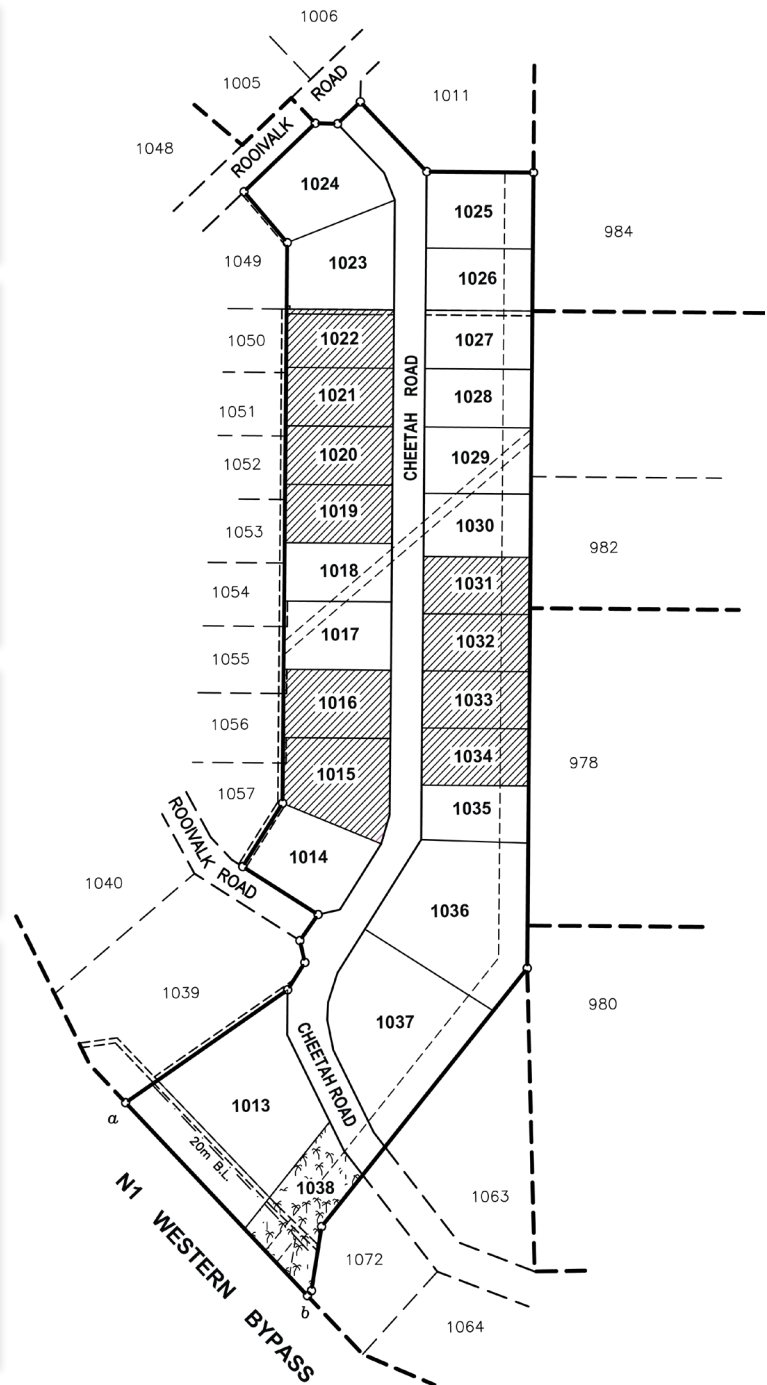
- Zoning: Industrial 1 (Erven 1013 – 1037)
- Coverage: 65% (as per scheme)
- FAR: 0.65

Height Allowances:

- Erven 1039 – 1048 up to 2 storeys (approximately 6–7 m)
- Erven 1049 – 1057 up to 3 storeys (approximately 9–10.5 m)

Building lines:

- 3m along all other boundaries



[Click here to view the land parcel on Google Maps](#)



Planning Controls

Erf Range: 1013 – 1037

Approximately 25 industrial stands available dependant on scheme

Erf rand approximately $\pm 2,400\text{m}^2$ to $\pm 9,500\text{m}^2$ (based on layout plan)

Access & Exposure

- **Primary Access:** Cheetah Road
- **Secondary Access:** Internal road network
- **Key Exposure:** Direct frontage onto N1 Western Bypass
- **Access Restrictions:** No access permitted along designated boundary line (as per scheme)



Final Disclaimer:

All information provided is subject to change and dependent on final approvals, scheme design, and specifications. Areas, dimensions, and development details are indicative and may vary.

