



**ARNOLD PRETORIUS**  
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## General description:

- Samrand is a well developed industrial pocket located between Pretoria and Midrand. This new development is situated on Lanner Falcon Road with excellent exposure on Samrand Avenue and Rietspruit Road. These AAA-Grade warehousing units offer a good investment opportunity within this highly sought after area.
- Each unit in this newly developing park will comprises out of a warehouse floor with a ground floor office area with an ablution component and mezzanine storage area. The units will be equipped with three phase power, a roller shutter door, a dock leveller (depending on the unit) and each unit will have a height of about 6.5 meters.
- Falcon View has twenty four hour patrolling security as well as off-site monitoring and access controlled entrance and exit points. The park offers easy access to super-link trucks as well as signage options and good visibility.
- Falcon View is located closely to various businesses and amenities within the area. The park will have excellent access to the N1 highway as well as the R101 freeway. Public transport will also be made available for staff.

**Building Features:**

- Each unit offers both office and warehouse components.
- SANS degree of accuracy II warehouse floor.
- Ample natural light.
- Energy efficient LED lighting.
- Energy efficient air-conditioning in office areas.
- On-Grade, concrete dock face options.
- Dedicated parking bays per unit and spill-over parking available.
- High spec security with electric fencing.
- Flexibility in size and space planning.
- Sprinkler protection available.
- 6.5 Spring height

**Location:**

- Located within CentralPoint Innovation District, Falcon View is a new sectional title, maxi unit park that offers multiple warehousing units of varying sizes.
- Falcon view offers the perfect opportunity for a great investment or an ideal owner occupier set-up.
- Conveniently located off the N1 between Johannesburg and Pretoria in the Samrand area.
- Centralpoint offers fantastic accessibility to major transport routes.
- Surrounded by Waterfall City, Midstream and Centurion, it also has a very high residential component within a 5-kilometre radius.

**Park Features:**

- Fibre to each unit.
- Maintained landscaping and gardens throughout the precinct and within the park.
- Close to medical facilities, schools and large shopping centres.
- Easy access to the N1 or N14 highways.
- Twenty-four-hour security patrol and off-site monitoring of the entire CentralPoint.
- Access controlled entrance and exit points.



## Stand size:

40,016m<sup>2</sup>

## Unit sizes:

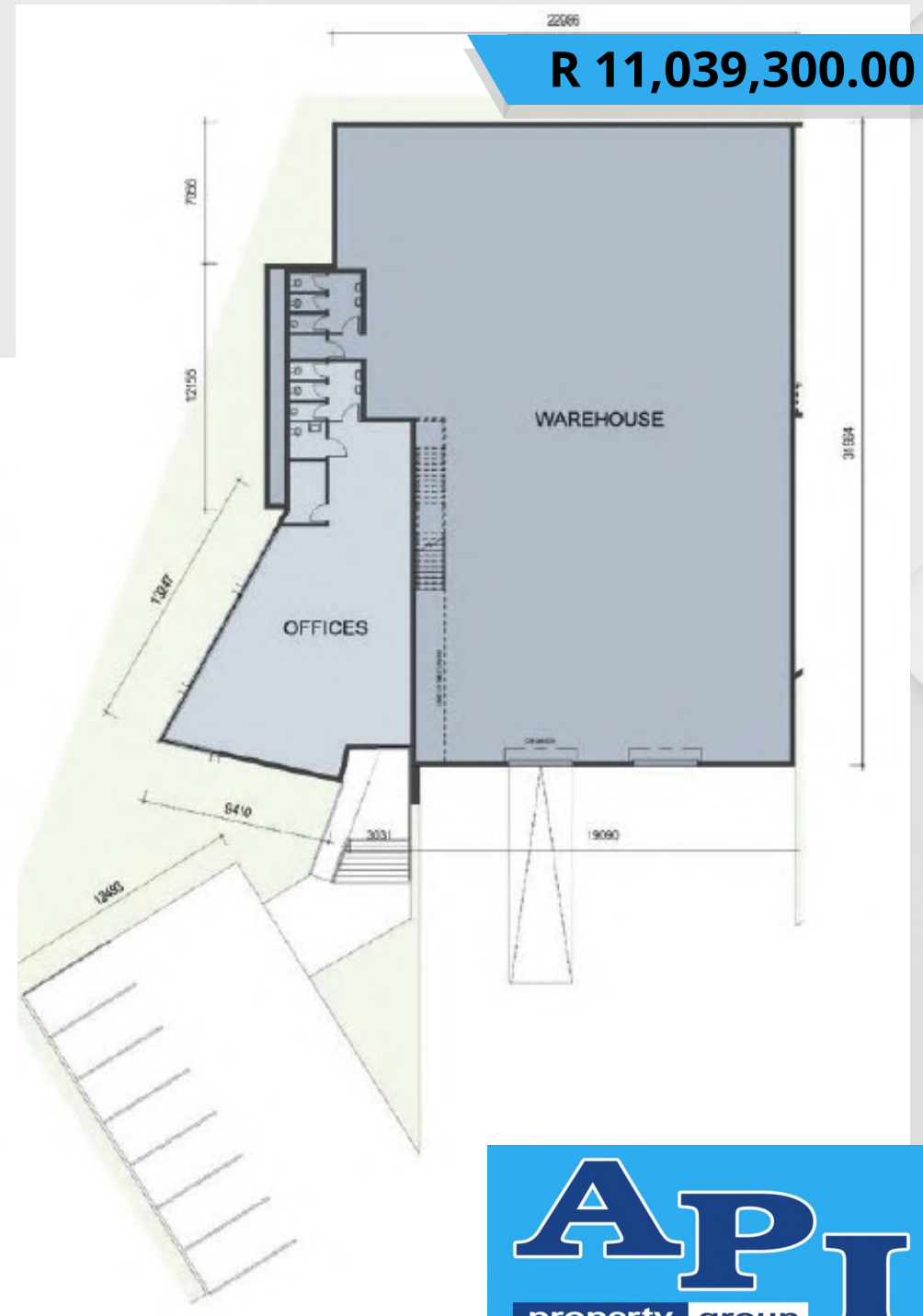
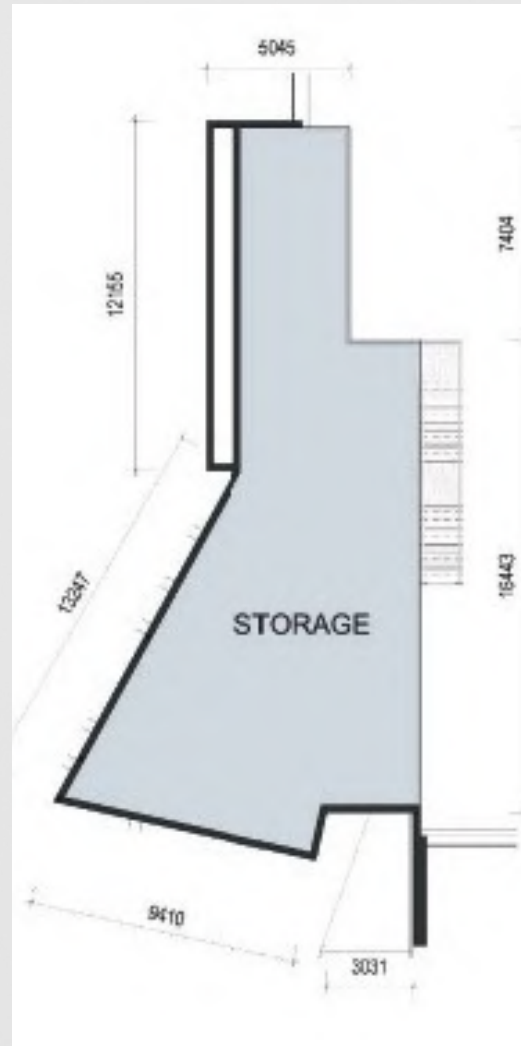
- Unit 1 - 1,054m<sup>2</sup>
- Unit 2 - 993m<sup>2</sup>
- Unit 3 - 2,426m<sup>2</sup>
- Unit 4 - 1,333m<sup>2</sup>
- Unit 5 - 1,324m<sup>2</sup>
- Unit 6 - 1,333m<sup>2</sup>
- Unit 7 - 1,324m<sup>2</sup>
- Unit 8 - 1,333m<sup>2</sup>
- Unit 9 - 1,324m<sup>2</sup>
- Unit 10 - 1,333m<sup>2</sup>
- Unit 11 - 1,324m<sup>2</sup>
- Unit 12 - 2,262m<sup>2</sup>



## Unit information:

- Warehouse - 672m<sup>2</sup>
- Ground floor offices - 146m<sup>2</sup>
- First floor storage - 210m<sup>2</sup>
- Ablutions - 26m<sup>2</sup>
- Total area - 1,054m<sup>2</sup>

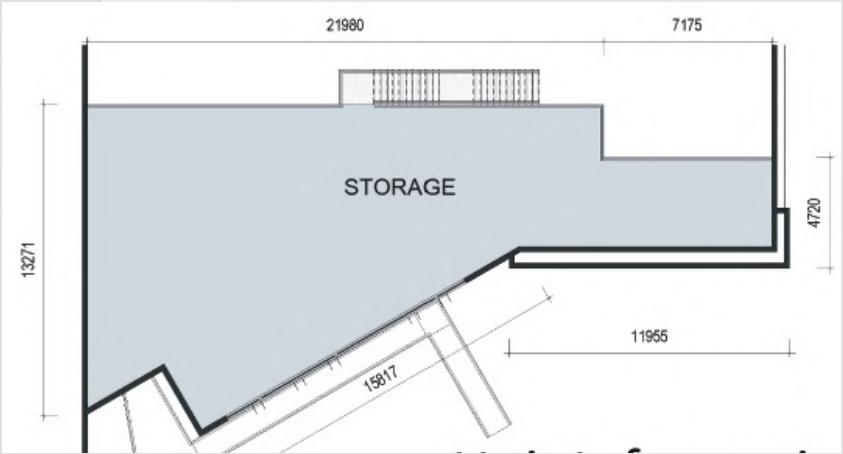
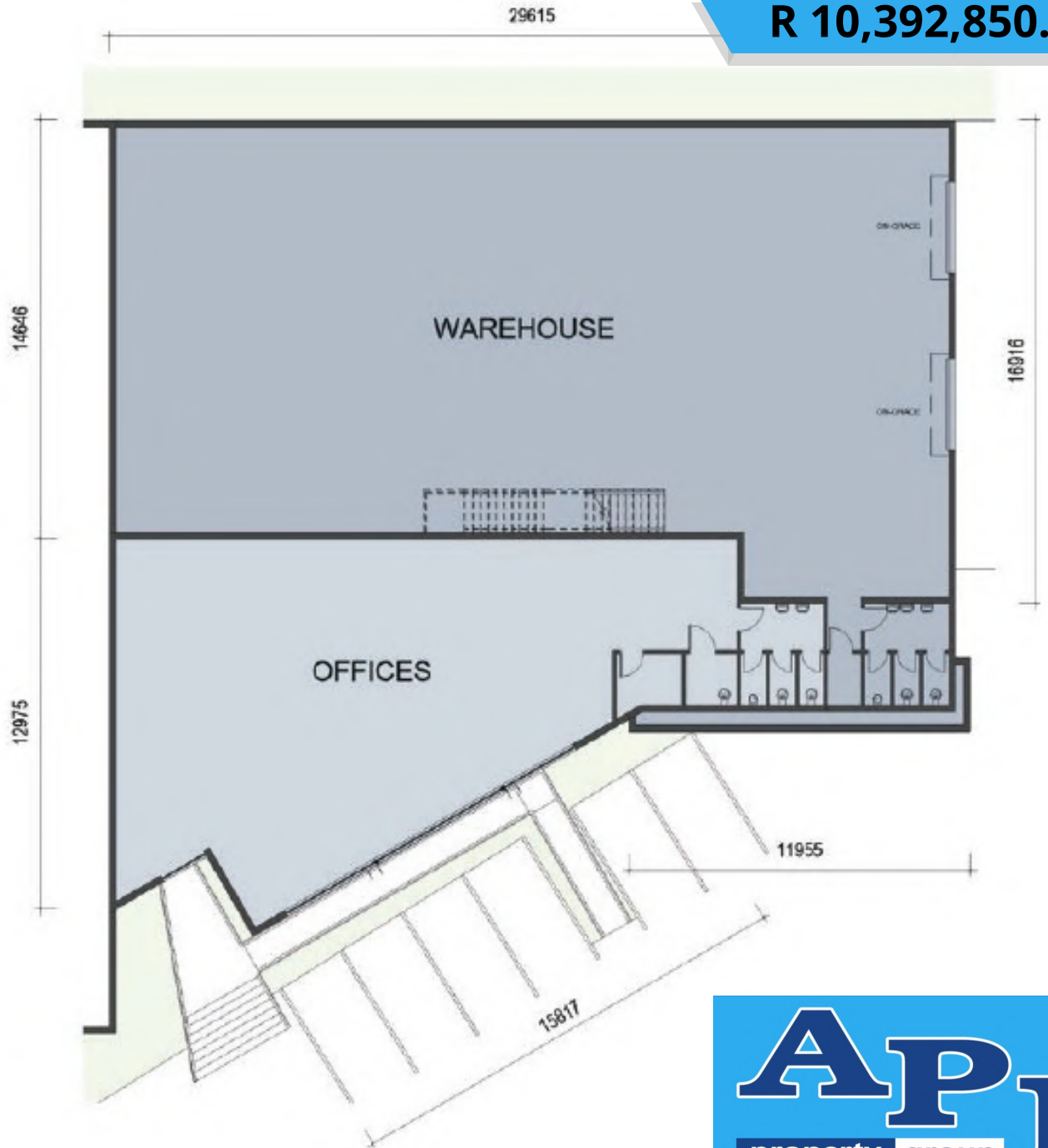
- Roller shutters - 2
- Dock levellers - 1
- Spring height - 6.5m
- HVAC to GF Office - Yes
- Exclusive parking - 4
- Electricity available - 60KVA



**R 10,392,850.00**

## Unit information:

- Warehouse - 467m<sup>2</sup>
  - Ground floor offices - 213m<sup>2</sup>
  - First floor storage - 287m<sup>2</sup>
  - Ablutions - 26m<sup>2</sup>
  - Total area - 993m<sup>2</sup>
- 
- Roller shutters - 2
  - Dock levellers - 0
  - Spring height - 6.5m
  - HVAC to GF Office - Yes
  - Exclusive parking - 6
  - Electricity available - 60KVA

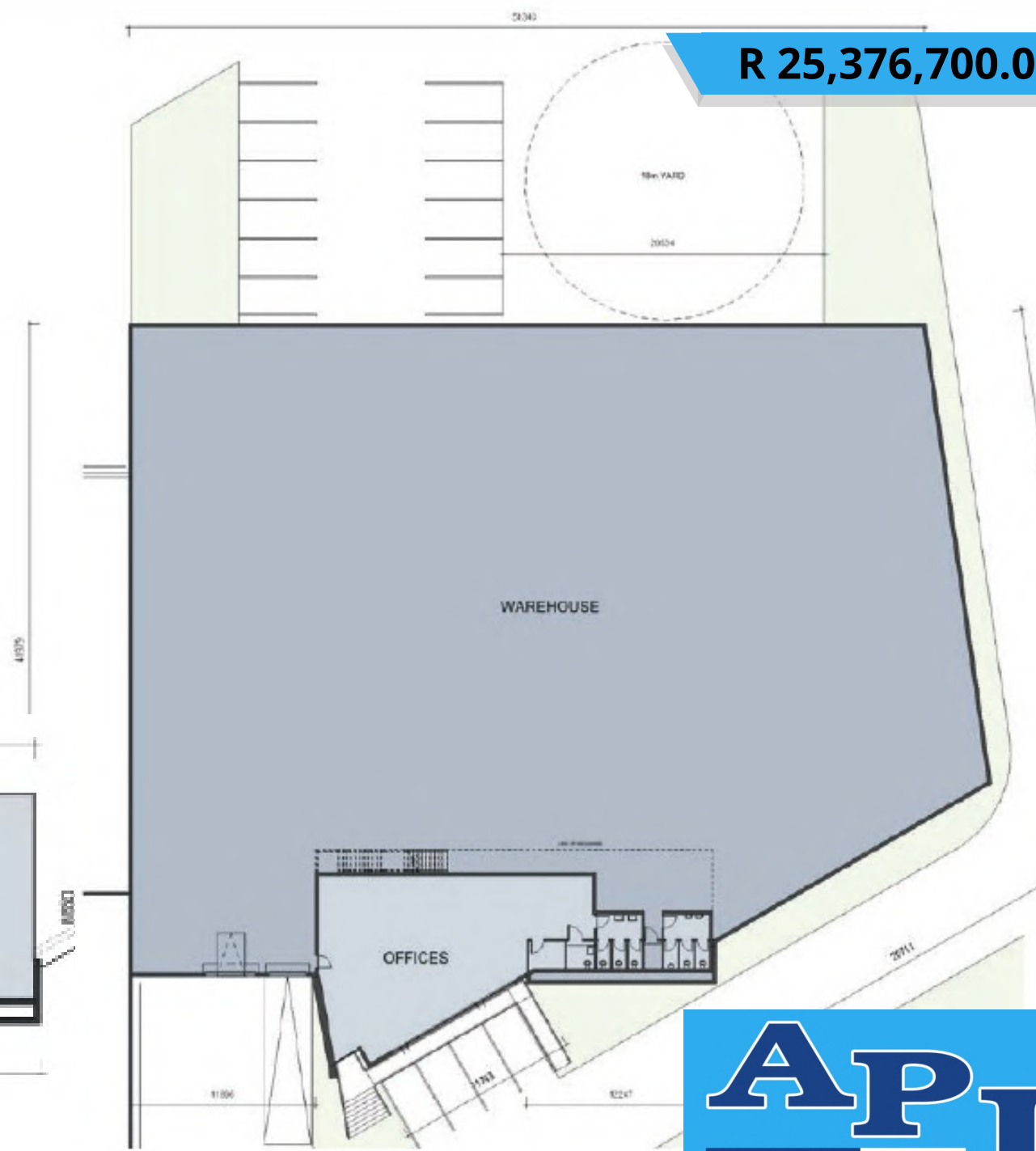
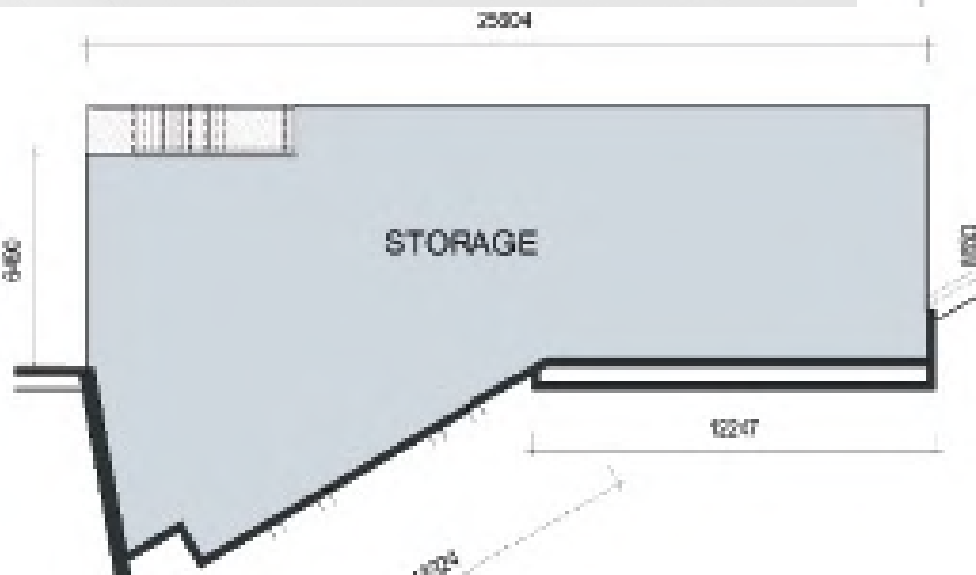




## Unit information:

- Warehouse - 2,010m<sup>2</sup>
  - Ground floor offices - 154m<sup>2</sup>
  - First floor storage - 236m<sup>2</sup>
  - Ablutions - 26m<sup>2</sup>
  - Total area - 2,426m<sup>2</sup>
- 
- Roller shutters - 2
  - Dock levellers - 1
  - Spring height - 6.5m
  - HVAC to GF Office - Yes
  - Exclusive parking - 16
  - Electricity available - 100KVA

**R 25,376,700.00**

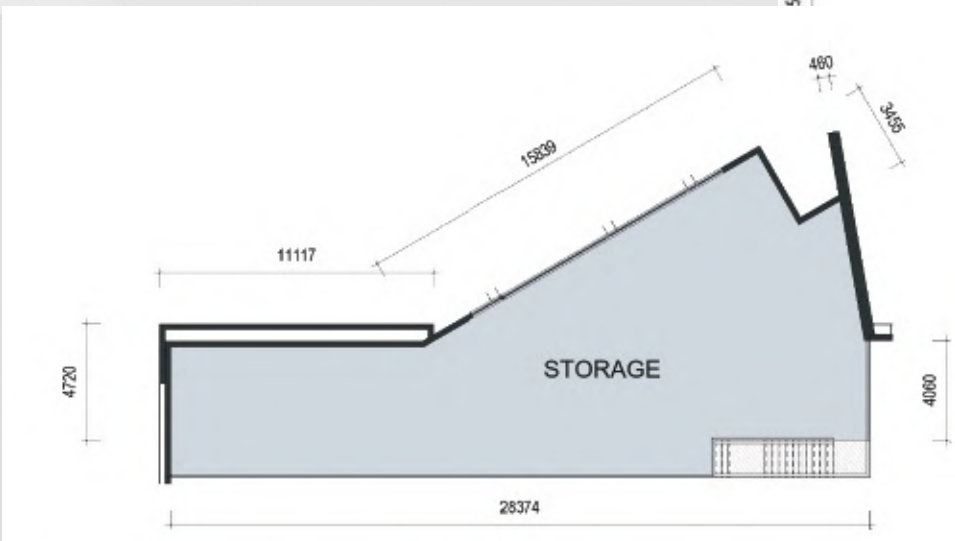
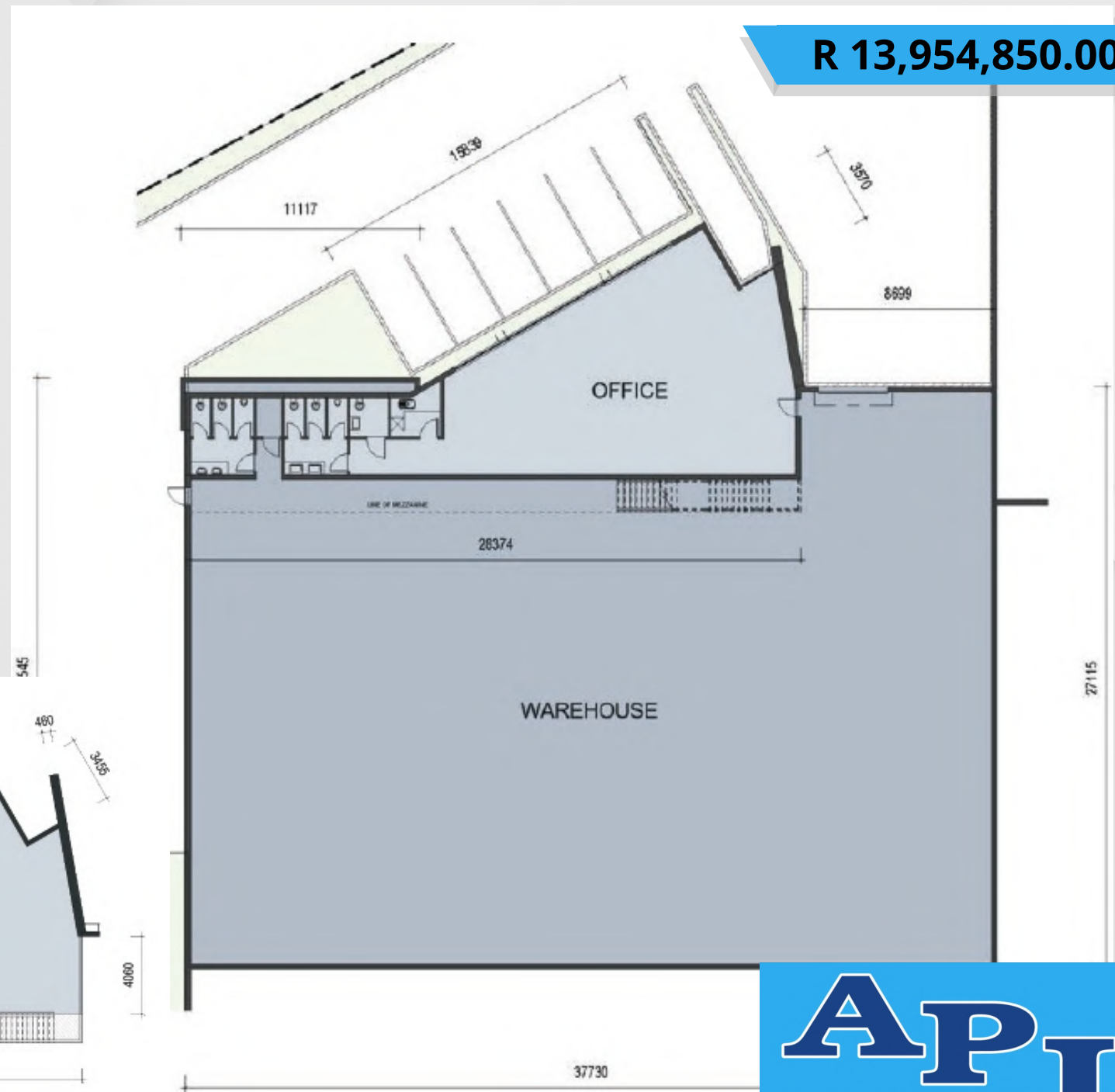




**R 13,954,850.00**

## Unit information:

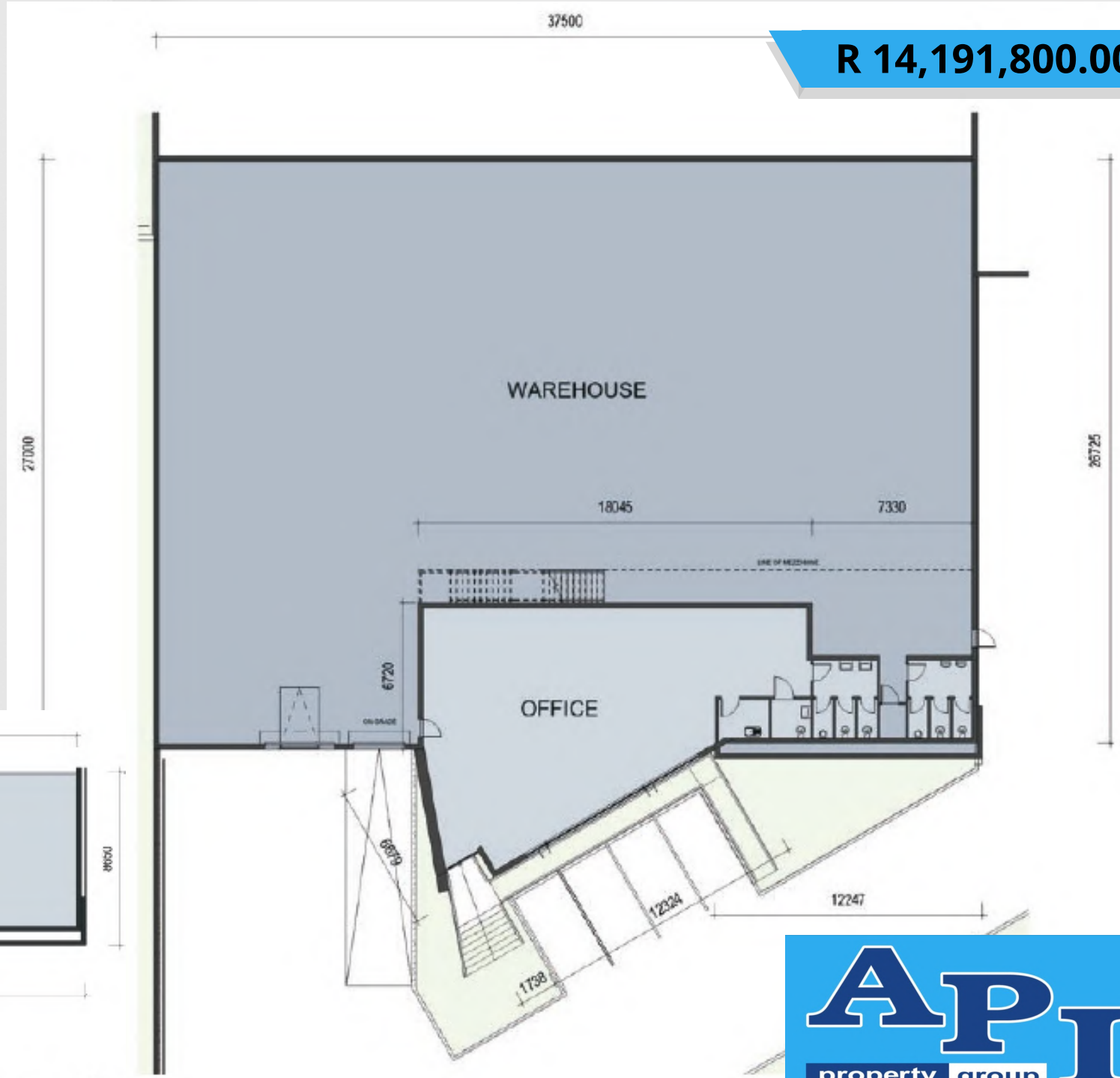
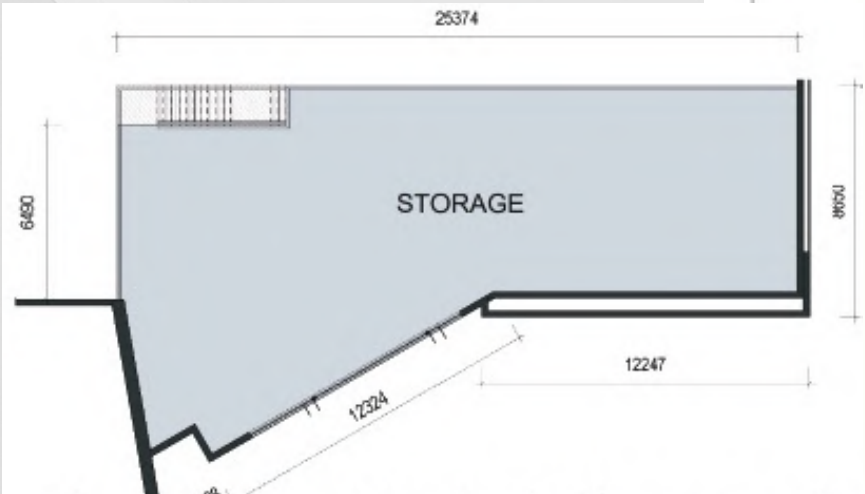
- Warehouse - 917m<sup>2</sup>
  - Ground floor offices - 154m<sup>2</sup>
  - First floor storage - 236m<sup>2</sup>
  - Ablutions - 26m<sup>2</sup>
  - Total area - 1,333m<sup>2</sup>
- 
- Roller shutters - 1
  - Dock levellers - 0
  - Spring height - 6.5m
  - HVAC to GF Office - Yes
  - Exclusive parking - 9
  - Electricity available - 80KVA



**R 14,191,800.00**

## Unit information:

- Warehouse - 887m<sup>2</sup>
  - Ground floor offices - 158m<sup>2</sup>
  - First floor storage - 253m<sup>2</sup>
  - Ablutions - 26m<sup>2</sup>
  - Total area - 1,324m<sup>2</sup>
- 
- Roller shutters - 2
  - Dock levellers - 1
  - Spring height - 6.5m
  - HVAC to GF Office - Yes
  - Exclusive parking - 4
  - Spill over parking - 5
  - Electricity available - 60KVA

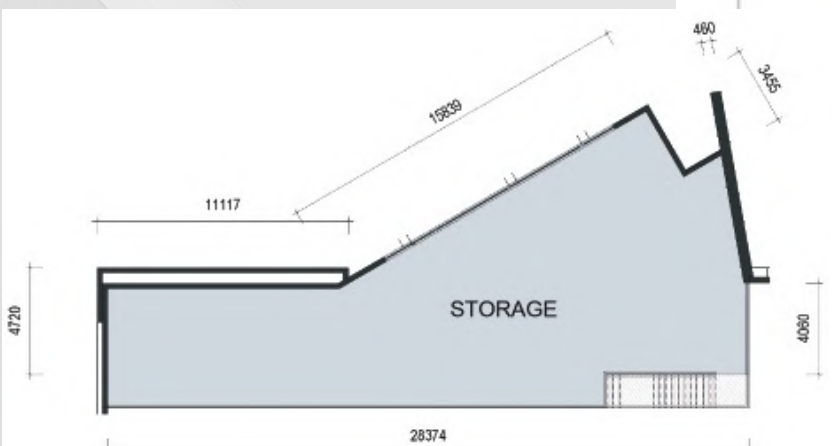
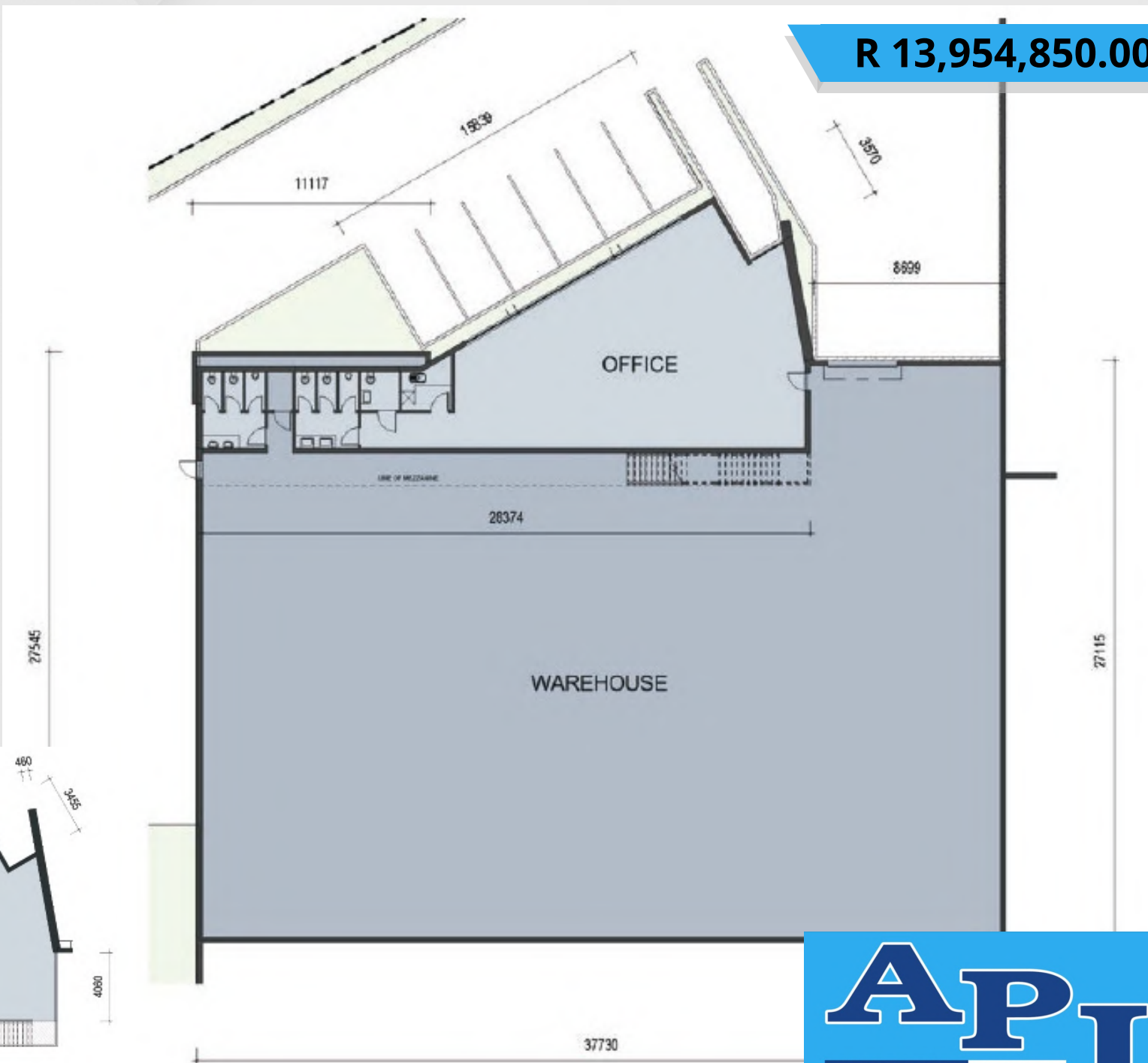




**R 13,954,850.00**

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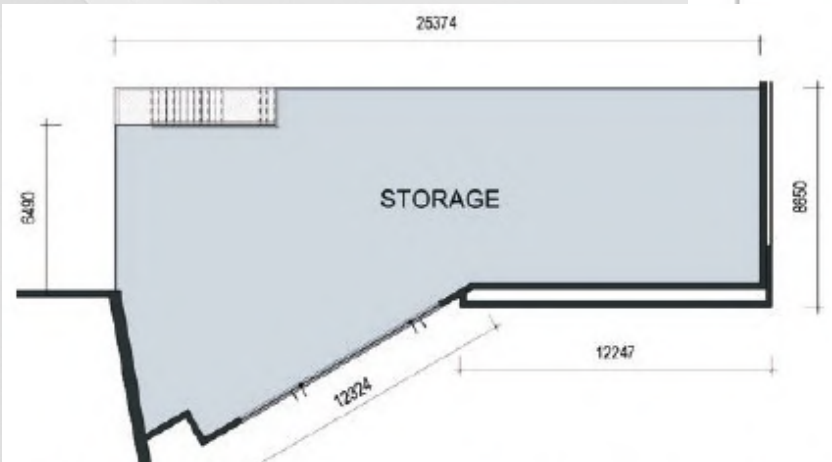
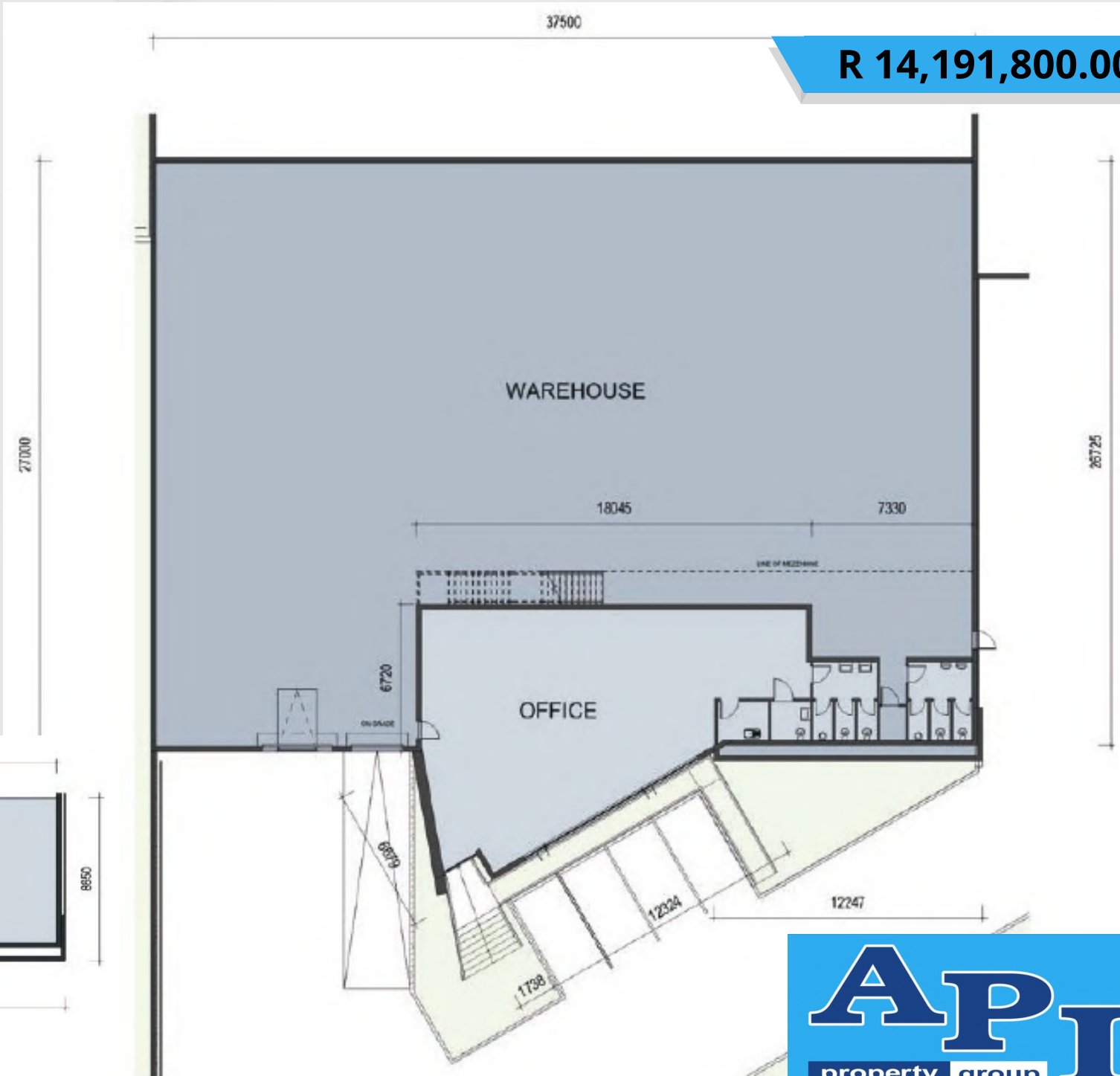
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- Roller shutters - 1
  - Dock levellers - 0
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  - HVAC to GF Office - Yes
  - Exclusive parking - 9
  - Electricity available - 80KVA



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- Roller shutters - 2
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  - Spring height - 6.5m
  - HVAC to GF Office - Yes
  - Exclusive parking - 4
  - Spill over parking - 5
  - Electricity available - 80KVA

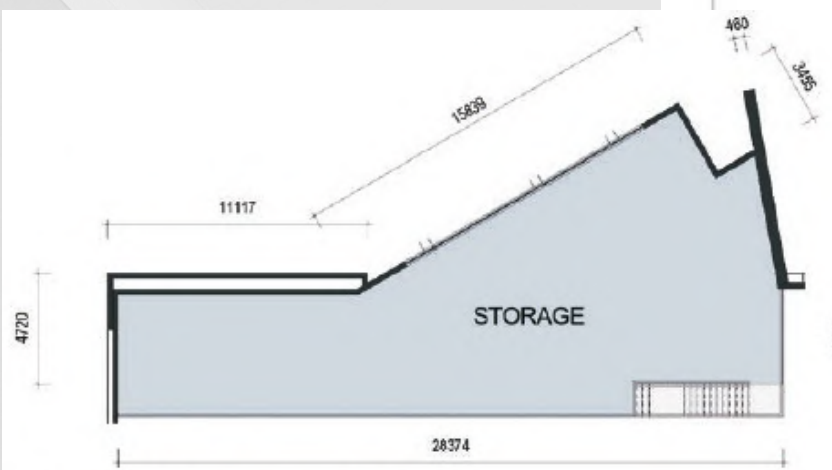
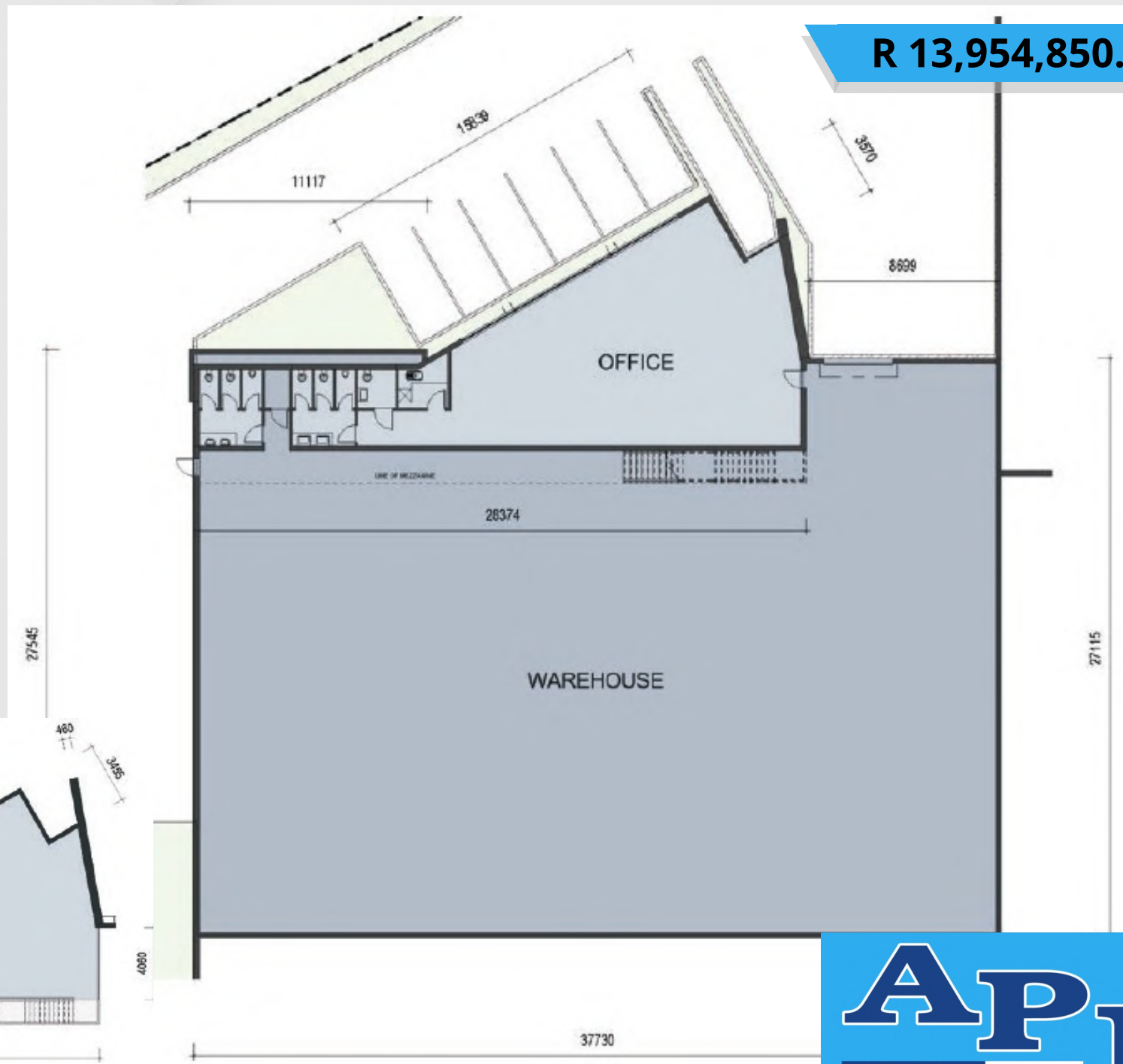




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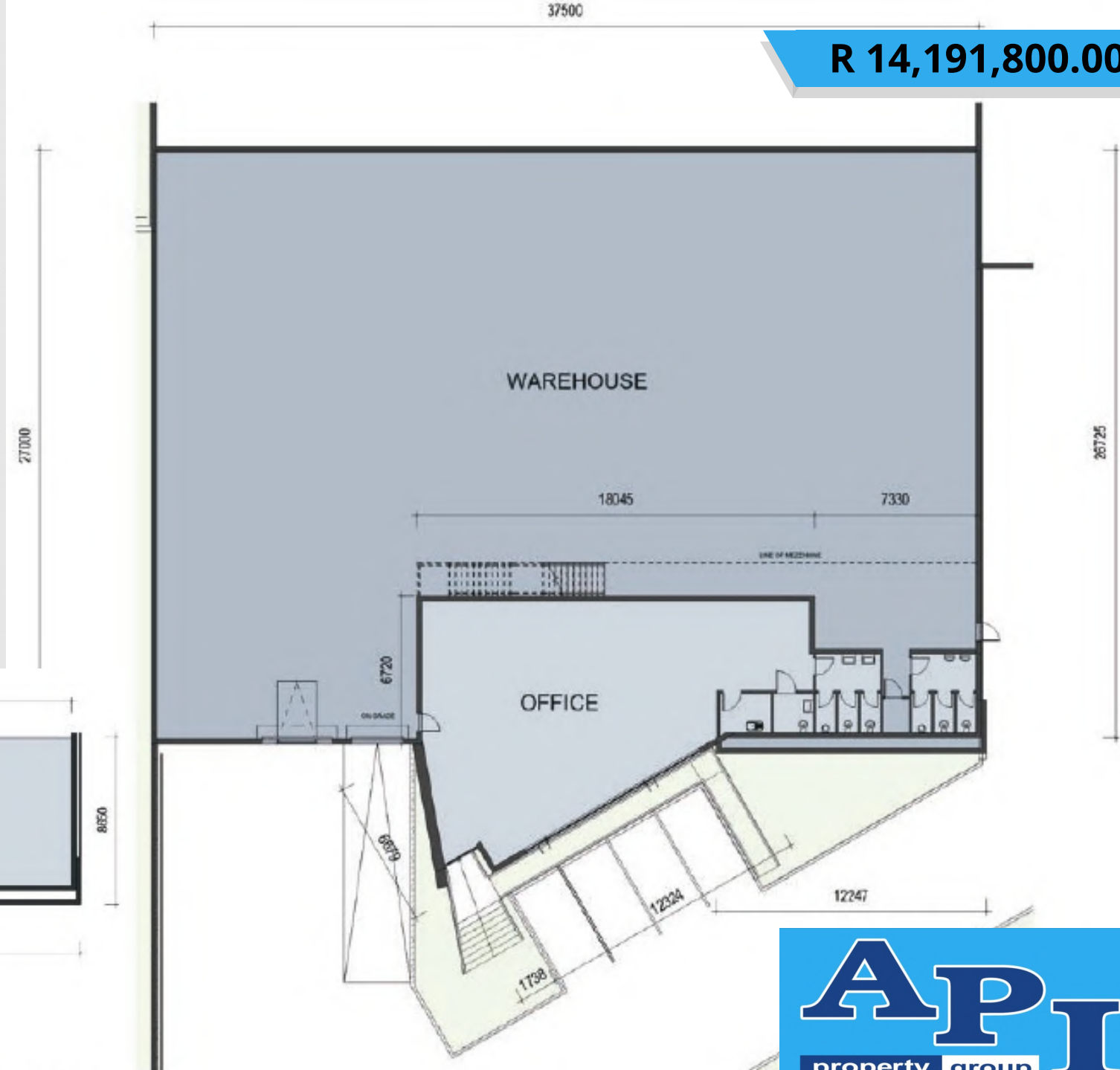
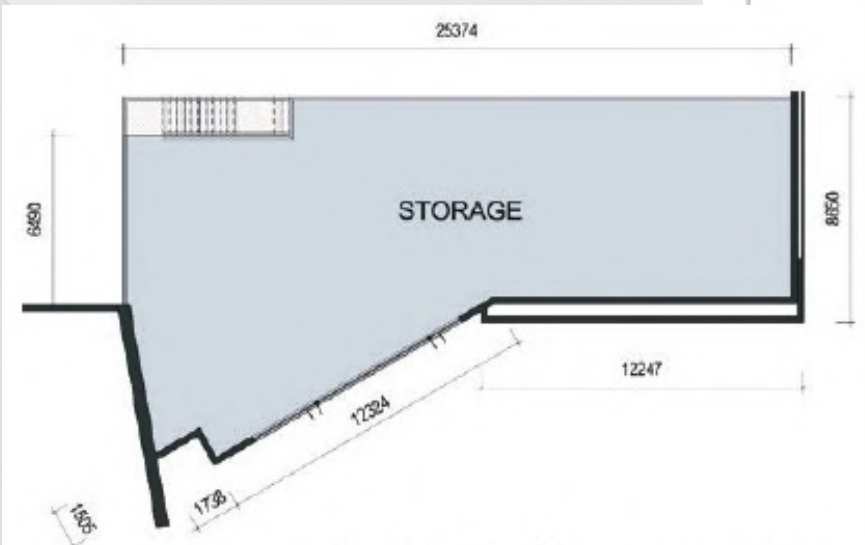
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- Roller shutters - 1
  - Dock levellers - 0
  - Spring height - 6.5m
  - HVAC to GF Office - Yes
  - Exclusive parking - 9
  - Electricity available - 80KVA



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  - Spill over parking - 5
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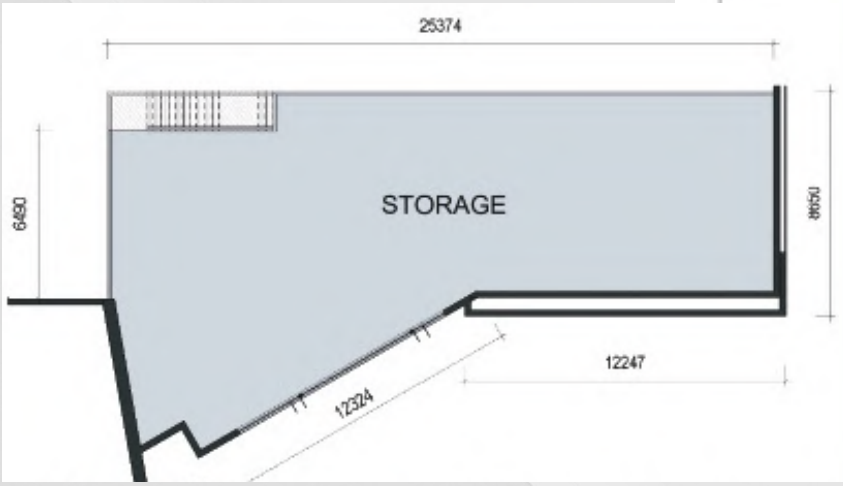
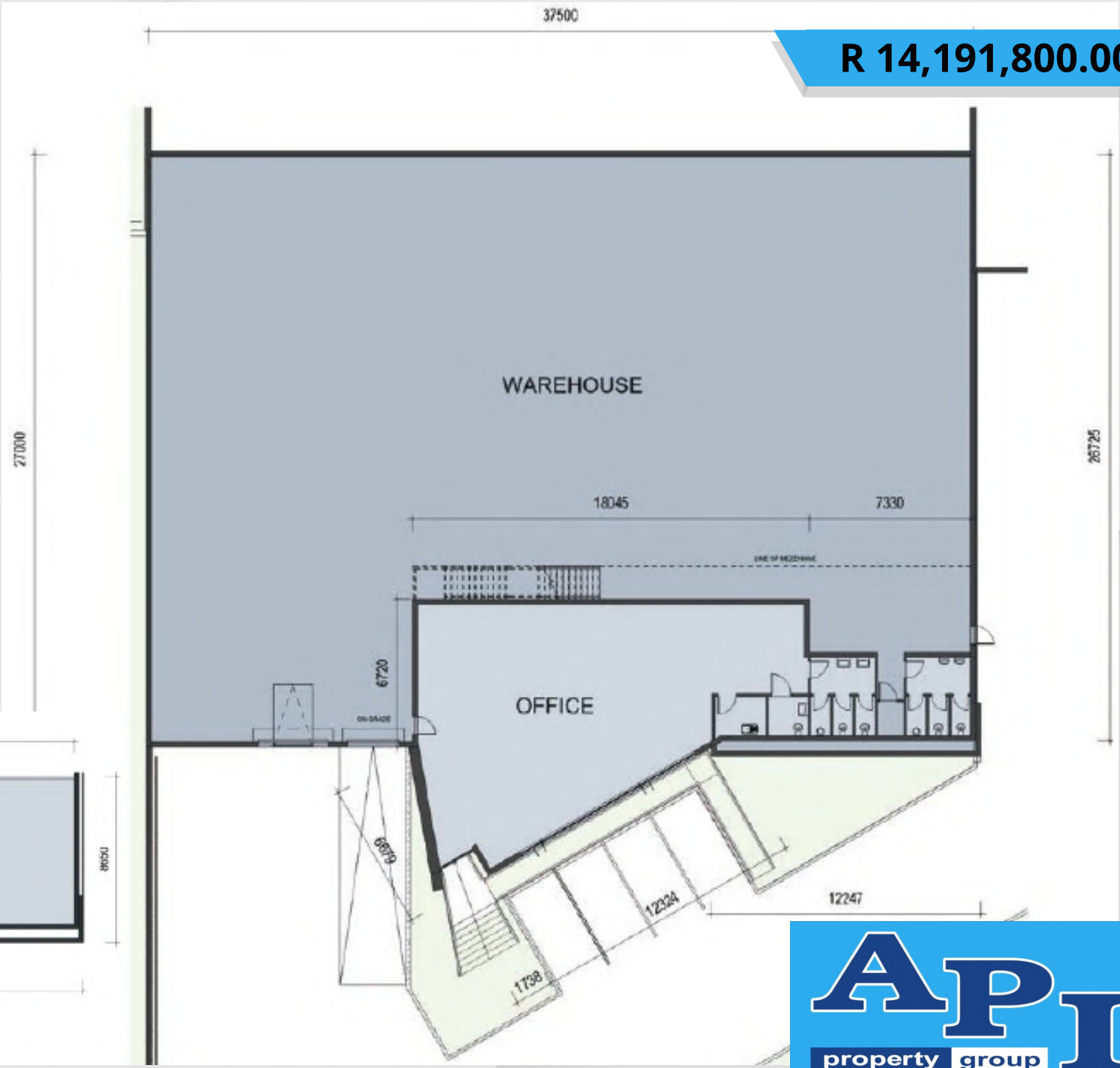






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- Roller shutters - 2
  - Dock levellers - 1
  - Spring height - 6.5m
  - HVAC to GF Office - Yes
  - Exclusive parking - 4
  - Spill over parking - 5
  - Electricity available - 80KVA





## Unit information:

- Warehouse - 1,825m<sup>2</sup>
  - Ground floor offices - 158m<sup>2</sup>
  - First floor storage - 253m<sup>2</sup>
  - Ablutions - 26m<sup>2</sup>
  - Total area - 2,262m<sup>2</sup>
- 
- Roller shutters - 2
  - Dock levellers - 1
  - Spring height - 6.5m
  - HVAC to GF Office - Yes
  - Exclusive parking - 13
  - Electricity available - 100KVA

