



MEDIA RELEASE FROM GROWTHPOINT PROPERTIES

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***R240m Sterling development by Growthpoint
in Centralpoint innovation district, Samrand, nears completion***

Growthpoint Properties' R240m Sterling Industrial Park development in its Centralpoint innovation district is bringing to life the next phase of this major high-tech precinct.

Sterling Industrial Park spans 27,000sqm of gross lettable area, and will comprise eight freestanding units of various sizes, ranging from 2,500sqm to 4,500sqm.

The first two units are already occupied by Screamer Telecoms and Daming Aluminium. The next four units were completed recently and are available for occupation, while Sterling Industrial Park's final two units will be completed before the end of 2019.

"Security, power and efficiency are the major considerations for businesses in this market, and Sterling Industrial Park provides it all, and at an extremely high level," says Leon Labuschagne, who heads up Growthpoint's industrial development team.

Offering exceptional security, this secure park within a secure precinct affords multiple levels of access security. Besides the 24-hour Centralpoint precinct security, Sterling Industrial Park has its own perimeter fencing and security gatehouse serving all units, and each unit has its own gatehouse and boundary fence.

Sterling Industrial Park also offers its occupants the ability to upgrade their electrical power to meet their operating needs. Each unit is able to house client generators and back-up power and has the structural strength to accommodate rooftop solar panels. The buildings include energy-efficient air conditioning and lighting, and are designed according to sustainable green building principles.

Every unit in the park has a dedicated yard with easy delivery access, large turning circles, and both dock and on-grade facilities incorporated in the building. All have 9m eaves height, which is generous for units of this size, and are sprinkler protected. Flexible offices catering to each business's unique needs, are also standard features. Because of its location in Centralpoint, the park also offers fibre and is set among beautiful, landscaped gardens.

The significant Growthpoint-owned Centralpoint development spans around 42 hectares of land with 220,000sqm of development potential. It is distinguished by the appeal and functionality it offers to innovative modern businesses and high-tech concerns.

"Centralpoint is a vibrant, growing business community in a high-demand area with excellent access, and many benefits and amenities, including all-important public transport. It is strategic for Growthpoint as we further strengthen the logistics and warehousing component of Growthpoint's diverse industrial portfolio," says Errol Taylor, Head of Asset Management: Industrial at Growthpoint.



Centralpoint is conveniently located in Samrand, just off the N1 between Johannesburg and Pretoria in the greater Midrand area with easy access to the east and west of Johannesburg and Pretoria. Situated along Samrand Avenue, it is at the epicentre of Waterfall City, Midstream and Centurion, surrounded by growing residential neighbourhoods, schools, healthcare facilities and shopping centres. It enjoys superb highway access to the N1 North and South, and N14.

Sterling Industrial Park is Growthpoint's second major development in Centralpoint, which is being rolled out by Growthpoint's Trading and Development team.

Rudolf Pienaar, Growthpoint's Chief Development and Investment Officer, says, "Developing Sterling Industrial Park, and the Centralpoint district, is market-driven and responds to the demand for quality, efficient, high-tech, logistics and warehousing facilities in great locations. Its prime position is one of its biggest attractions. We have completed tailored developments for Growthpoint itself and third parties, and we believe that being at Centralpoint is astute."

Growthpoint provides space to thrive with innovative and sustainable property solutions. It has established itself as one of South Africa's leaders in developing signature buildings tailored to the exacting requirements of leading local and multi-national brands and businesses. It is the largest South African primary listed REIT on the JSE and owns the most significant number of green-certified buildings in South Africa, providing quality spaces that work best for its clients.

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RELEASED BY:

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