



NAIROBI GATE

INDUSTRIAL PARK

actis



#NextLevelLogistics

SPEC BUILDING
2,500m², 5,000m² and 10,000m²



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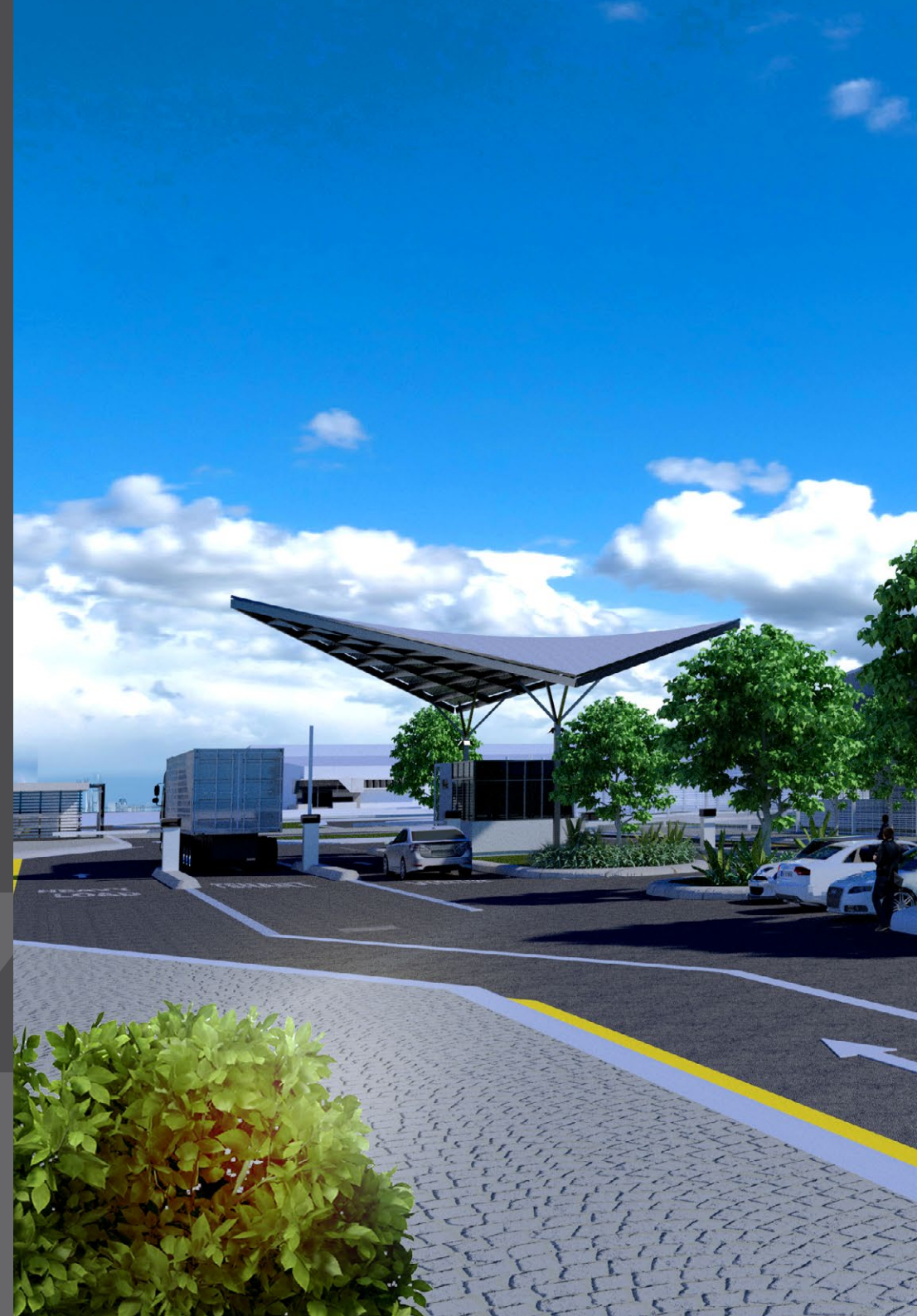
ABOUT IMPROVON

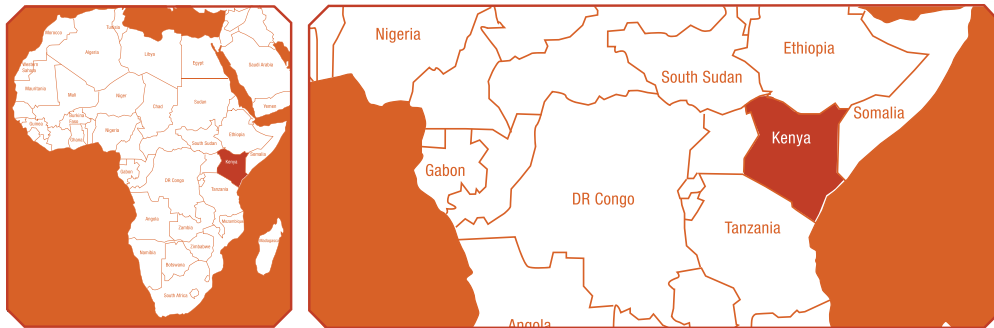
Improvon is a real estate investment company operating across sub-Saharan Africa with expertise in providing tenants with A-grade warehousing, distribution and logistics facilities built to clients specifications. Established in 1995, Improvon has a distinguished track record in logistics and warehousing, 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.

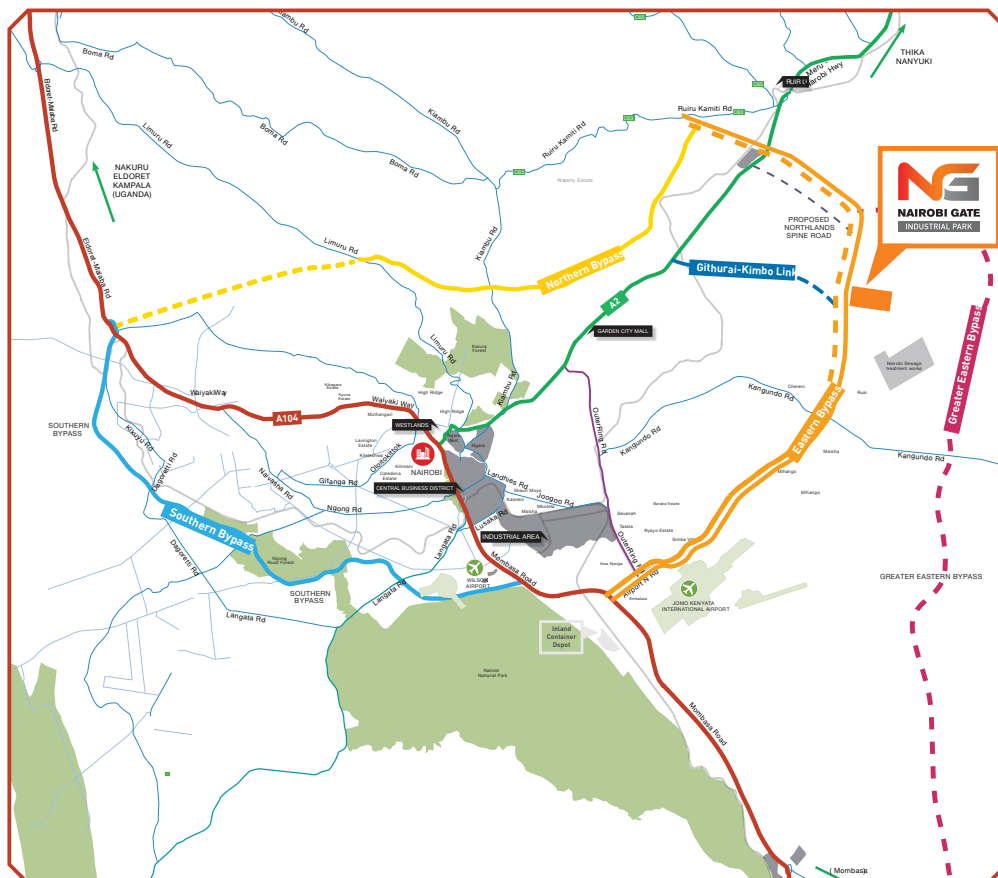




LOCATION

Strategic location in close proximity to key logistics hubs (JKIA and ICD-N), source and labor markets.

- Location within the Northlands Special Economic Zone (SEZ license application in progress)
- The integration of commercial offices in a park-like environment with superior security and sustainable design.
- Flexibility of warehousing units of any size ranging from 500m² - 30,000m² for lease or purchase.
- Phase 1 set on 103 acres for ultra-modern logistics, warehousing and distribution centers, bringing a unique 'built to suit' concept to Nairobi in response to the demand for grade A flexible spaces, good access, efficient circulation, generous loading facilities and the highest standard of security.
- Offering both speculative and bespoke property for rent or purchase.

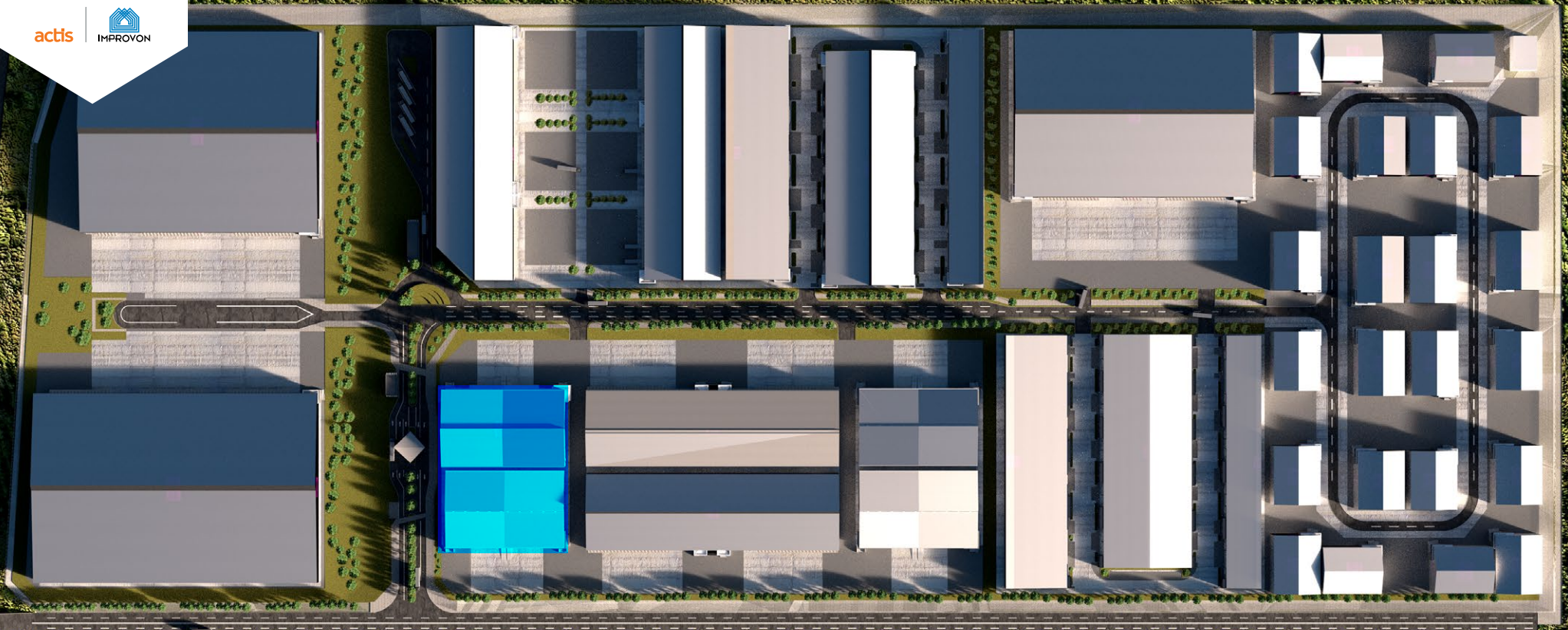


A2 Thika Road	A104 Mombasa Road	Northern Bypass	Southern Bypass	Eastern Bypass	Planned Roads
Airport					
			Nairobi Gate Location		



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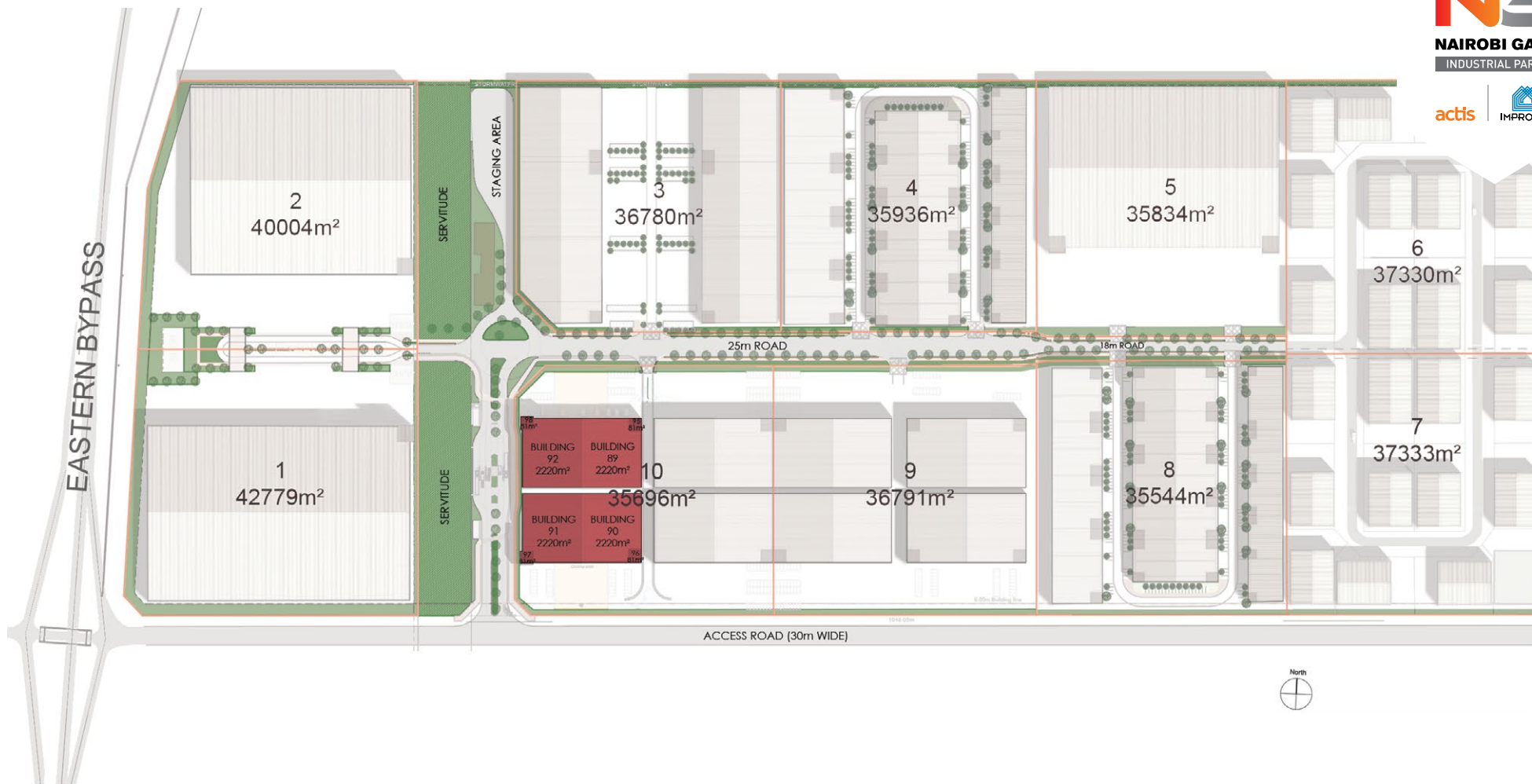


INFRASTRUCTURE

- Total rentable area: 200,000m²
- Warehousing units from 500m² – 30,000m²
- Heights to underside of eaves: between 7m and 15m
- Electrified perimeter security with 24-hour manned and monitored gatehouse
- Modern office components
- Individual loading/offloading on grade or at 1.35m dock heights
- Generous parking separated for office use and operations
- Large Yards facilitating inter-link circulation



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INFORMATION

2,500m², 5,000m² and 10,000m²

Warehouse with 10% office component

WAREHOUSE

- Approx. 2,500m², 5,000m² and 10,000m²
- 9m height at eaves; and at dock height 1.35m
- Surface bed: 160mm thick, class 35mpa concrete, Steel Fibre floor, sealed to prevent dusting
- Floor Loading: 60Kn leg loads from 300mm back to back racking with leg spacings 2700mm x 900mm with 125 x 125mm base plates on a compacted G5 layer. Uniformly distributed load is 70KN/m²
- External walls: 2.4m blockwork
- Side cladding: Colomet or similar
- Roof sheeting: brown Bilt Kliplok or similar
- Sewer and water supply
- 5m cantilever canopy over roller shutters
- Yard interlink circulation ± 35m

OFFICE

- Approx. 450m² on Ground + First Floors
- Tenant allowance for partitioning, doors, ceilings, electrical lights and painting
- Viewing panel overlooking warehouse floor

EXTERNAL WORKS

- ± 3,800m² yard space with screened off refuse area
- Concrete hardstand: 180 mm 30 MPA.
- Palisade fencing: 2.1 m with full height electrification
- 20 Standard parking bays
- Yard interlink circulation ± 35m





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