

Transform potential

32 & 34 Potgieter, Alrode

Acquisition Opportunity

AS AT JANUARY 2026

Executive Summary



GLA of
26,645m²

Occupancy of
100%

Weighted average
lease expiry of **2.5
years**

32 & 34 Potgieter

The property is situated in the well-established Alrode Industrial Township, to the south of Johannesburg in Alberton. The R59 (located to the west of the property) and the N3 (located to the east) provide quick access to key markets throughout Gauteng. The property provides great exposure to Potgieter Street, one of the busiest roads in Alrode

The property consists of three warehouses that form two separate spaces (c.19,500m² and c.7,200m²). It is ideal for manufacturing with high amperage three phase power, ample yard, good height to eaves (10-12 meters) and multiple roller shutter doors. Complementing the warehouse space is an office block with boardroom facilities

Craft Trading & Projects occupies 7,157m² current lease expires 31 March 2027.

CCH Building and Hardware Trading occupies 19,488m² lease expiring 31 May 2029

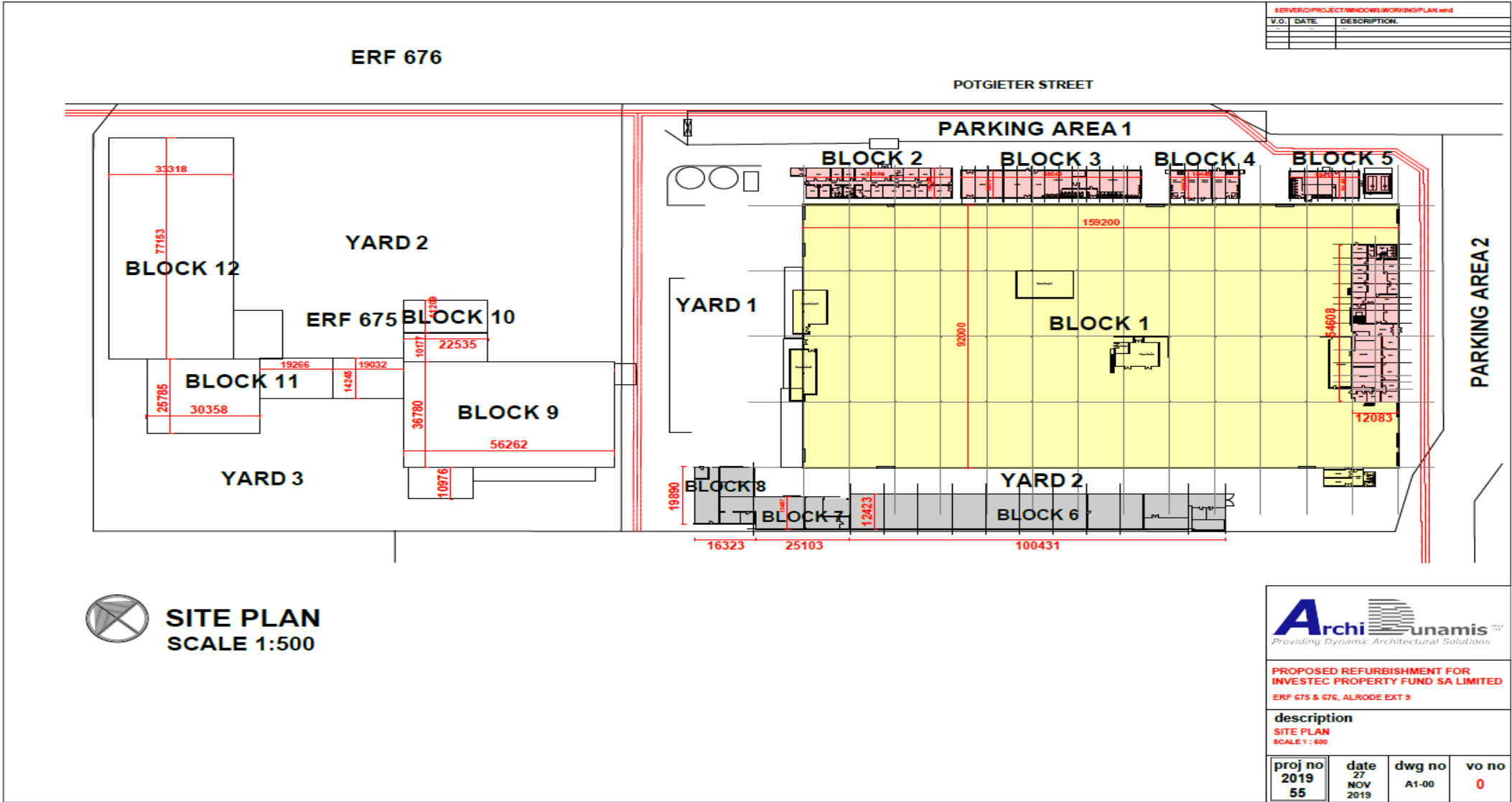
Property and Financial Information



(1 Jan 2026 – 31 Dec 2026)	R	R/m ² (per month)
Net rental	9 967 879	31.18
Rates recovery - Increases	478 659	1.50
Insurance recovery - Increases	178 548	0.56
Total gross rental	10 625 087	33.2
Rates and taxes	(1 406 520)	(4.40)
Insurance expense	(318 457)	(1.00)
Levies paid	(5 255)	(0.02)
Total net expenses	(1 730 232)	(5.41)
Total NPI	8 894 855	27.82

32 & 34 Potgieter		
	GLA (m ²)	26,645
	Property type	Warehousing / Manufacturing
	Location	32 & 34 Potgieter Street, Alrode, Gauteng
	Tenant(s)	CCH Building and Hardware Trading, Craft Trading & Projects
	Occupancy at 1 Jan 2026	100.0%
	WALE at 1 Jan 2026 (years)	2.5
	Weighted average escalation at 1 Jan 2026	8.0%
	Fire sprinklers	Yes
	Eave heights	10-12 m
	Total roller doors	11
	No. of on grade doors	11
	No. of off grade doors	0
	Superlink reticulation	Yes

Site Plan



Pictures



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