

Transform potential

32 & 34 Potgieter, Alrode

Acquisition Opportunity

AS AT JANUARY 2025

Executive Summary



GLA of
26,645m²

Occupancy of
100%

Weighted average
lease expiry of **4.5
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

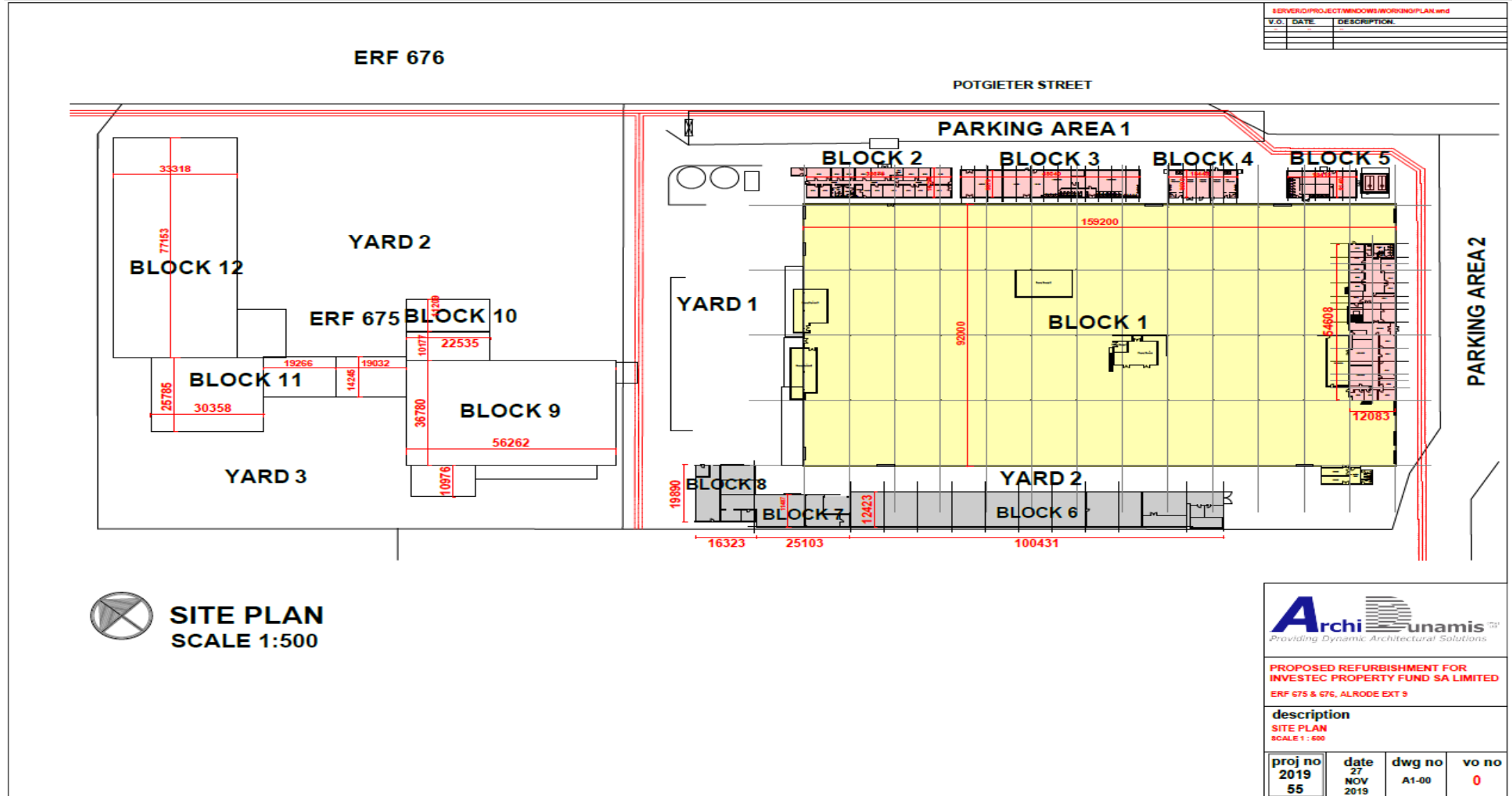


(1 Jan 2025 – 31 Dec 2025)	R	R/m ² (per month)
Net rental	9 229 518	28.87
Rates recovery - Increases	327 958	1.03
Insurance recovery - Increases	204 140	0.64
Total gross rental	9 761 616	30.5
Rates and taxes	(1 257 031)	(3.93)
Insurance expense	(350 273)	(1.10)
Levies paid	(4 861)	(0.02)
Total net expenses	(1 612 165)	(5.04)
Total NPI	8 149 450	25.49

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 Jan 2025	100.0%
	WALE at Jan 2025 (years)	4.5
	Weighted average escalation at Jan 2025	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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