



**FORTRESS**

REAL ESTATE INVESTMENTS



# Property Overview

Erf 662 Jet Park Ext 42

560 Malcolm Moodie Cresc, Jet Park, Boksburg



# Property Overview

This property is situated in Jet Park, one of the largest, most popular industrial nodes in Gauteng. It is located between George Palmer Street and Malcolm Moodie Crescent with access from both roads.

It is also easily accessible from the R21 via the Griffiths Road off ramp or the N12 highway via the Jet Park or Kraft Road off ramps, within the OR Tambo precinct.

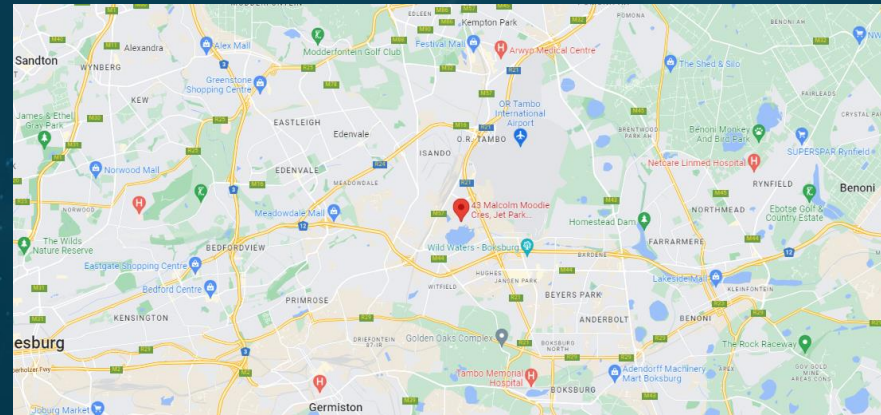
Although the East Rand has seen a number of new industrial developments, Jet Park remains popular due to its location and ease of access. Jet Park offers various sized light industrial premises for both commercial and industrial companies, with distribution, logistics and warehousing being the primary use.

Surrounding office parks include Palisades Business Park, Jan Smuts Park and Wingfield Park. Teflex, Fastway Couriers, PL Steel Services, Burpack International and RTT are some of the businesses located in the area.

The property is located within easy access to public transport including the Rhodesfield Gautrain station, taxis and busses.



## Google Maps View





# Property Description

The property comprises a rectangular site measuring 3 994 m<sup>2</sup> with an industrial warehouse with a total GLA of approximately 2 288 m<sup>2</sup>.

The building comprises a warehouse of steel portal construction, brick infill walls and IBR cladding under chromadek roof.

There are suspended ceilings, aluminum doors and windows.

The site has a guard house, a refuse area, paved driveway and yard area, shaded parking bays, and perimeter and electric fencing. Additional security is provided by an alarm system.

The property is occupied by Nylacast SA (Pty) Ltd.



FORUM

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## Property Description

<b>Owner</b>	Capital Propfund 2 (Pty) Ltd	<b>Address</b>	560 Malcolm Moodie Cresc, Jet Park, Boksburg
<b>Asset type</b>	Industrial / Warehouse	<b>Erf number</b>	Erf 662 Jet Park Ext 42
<b>Zoning</b>	Industrial 1	<b>Erf size</b>	3 944 m <sup>2</sup>
<b>Coverage Height F.A.R</b>	56% 2 storeys 0.58	<b>Gross Lettable Area</b>	2 288 m <sup>2</sup>



# Data Sheet

Projected budget January 2023 – December 2023

<b>Gross Rental Income</b>	<b>R 3 883 799</b>
<b>Net Rental Income</b>	<b>R 1 596 610</b>
<b>Recoveries</b>	<b>R 2 267 138</b>
<b>Expenses:</b>	<b>R 2 404 972</b>
Municipal expenses	R 2 312 378
Other expenses	R 92 594
<b>Net Annual Income</b>	<b>R 1 478 828</b>





# Aerial site view

560 Malcolm Moodie Cres, Jet Park, Boksburg



Erf 662 Jet Park Ext 46





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## For more information



### Contact Us



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