

WATERFALL CITY JUNCTION



 **Sanlam**

 **WATERFALL
CITY**

 **ATTACQ**

An aerial photograph of Waterfall City at dusk. The image shows a large, modern commercial complex with multiple buildings, parking lots, and landscaped areas. In the background, there are rolling hills and a highway interchange. The sky is a mix of orange and blue. The text 'ALL ROADS LEAD TO WATERFALL CITY' is overlaid in large, white, sans-serif capital letters on the right side of the image.

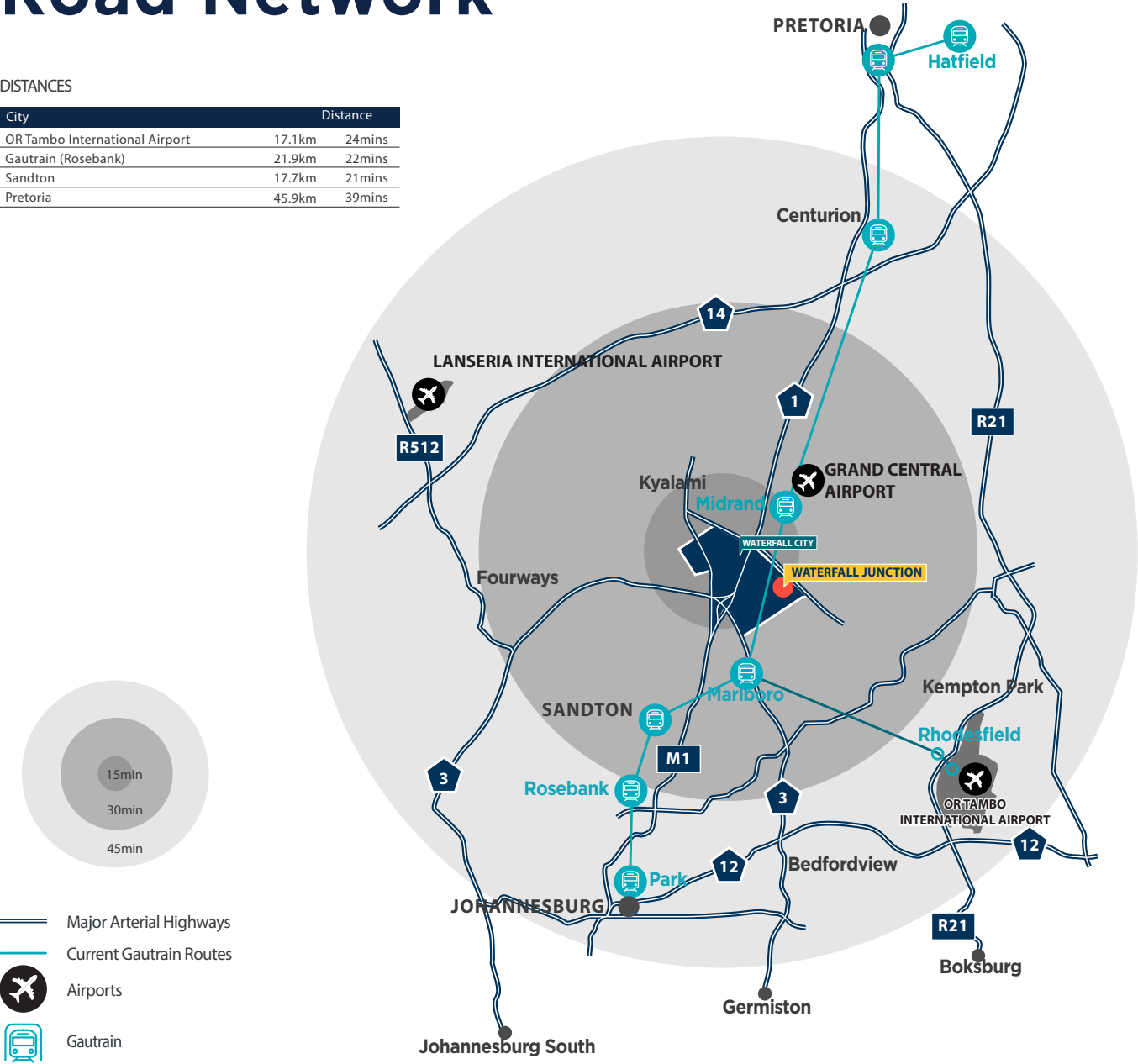
ALL ROADS LEAD TO WATERFALL CITY

With access from two of the busiest highways in the country, various modes of public transport, including dedicated Gautrain busses, South Africa's only heliport and three airports nearby, it's easy to see why Waterfall City is fast becoming the place to be.

Road Network

DISTANCES

City	Distance
OR Tambo International Airport	17.1km 24mins
Gautrain (Rosebank)	21.9km 22mins
Sandton	17.7km 21mins
Pretoria	45.9km 39mins



A City of Connection

Road

Waterfall City is strategically situated at a significant location on the road network with direct access to the N1, giving access to the whole of Gauteng. The site sits adjacent to Allandale Rd.

A significant and comprehensive package of highway works and improvements have been completed, now being a smart motorway ensuring managed traffic flows.

Rail

The Gautrain, which connects Johannesburg and Pretoria, with a bypass to O.R. Tambo International Airport, drops commuters at the Midrand Station, just 5km from Mall of Africa.

Air

Located approximately 17 kilometres from Sandton between Greenstone and Kyalami, the sought-after property is in close proximity to both local and international airports. O.R. Tambo, Lanseria and Grand Central airports are all within a 31km radius.

Waterfall City Junction

**Designed with purpose,
Place, and People in Mind.**

Waterfall City Junction has been meticulously planned to deliver efficiency, accessibility, and convenience. This state-of-the-art logistics precinct integrates thoughtful urban design with world-class infrastructure, ensuring seamless movement for both goods and people.

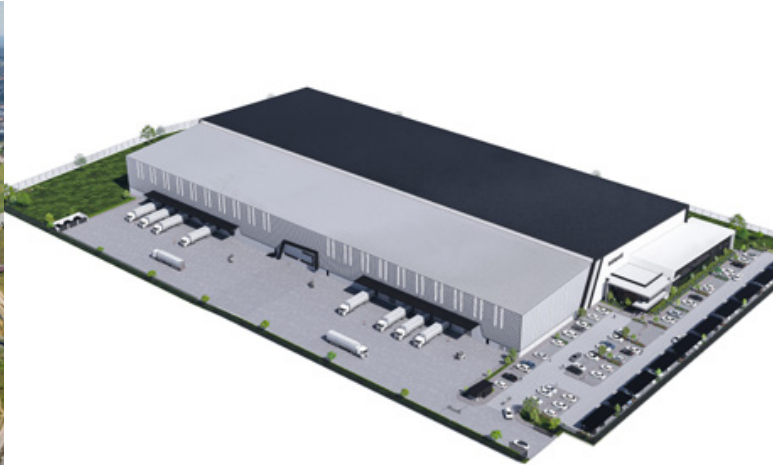
Strategically located approximately 10 kilometres from Sandton, between Woodmead, Sunninghill, and Kyalami, Junction offers unparalleled connectivity. It is in close proximity to major arterial highways, both local and international airports, and two Gautrain stations—making it an ideal hub for national and regional distribution.

Junction is also designed to enhance the experience of those who work and move within it. Pedestrian-friendly walkways promote safe and efficient access to key amenities and services, supporting a modern logistics environment that prioritises people as much as performance.



NOW UP AND RUNNING

An opportunity to be part
of Waterfall City's Smart
Logistics Park.

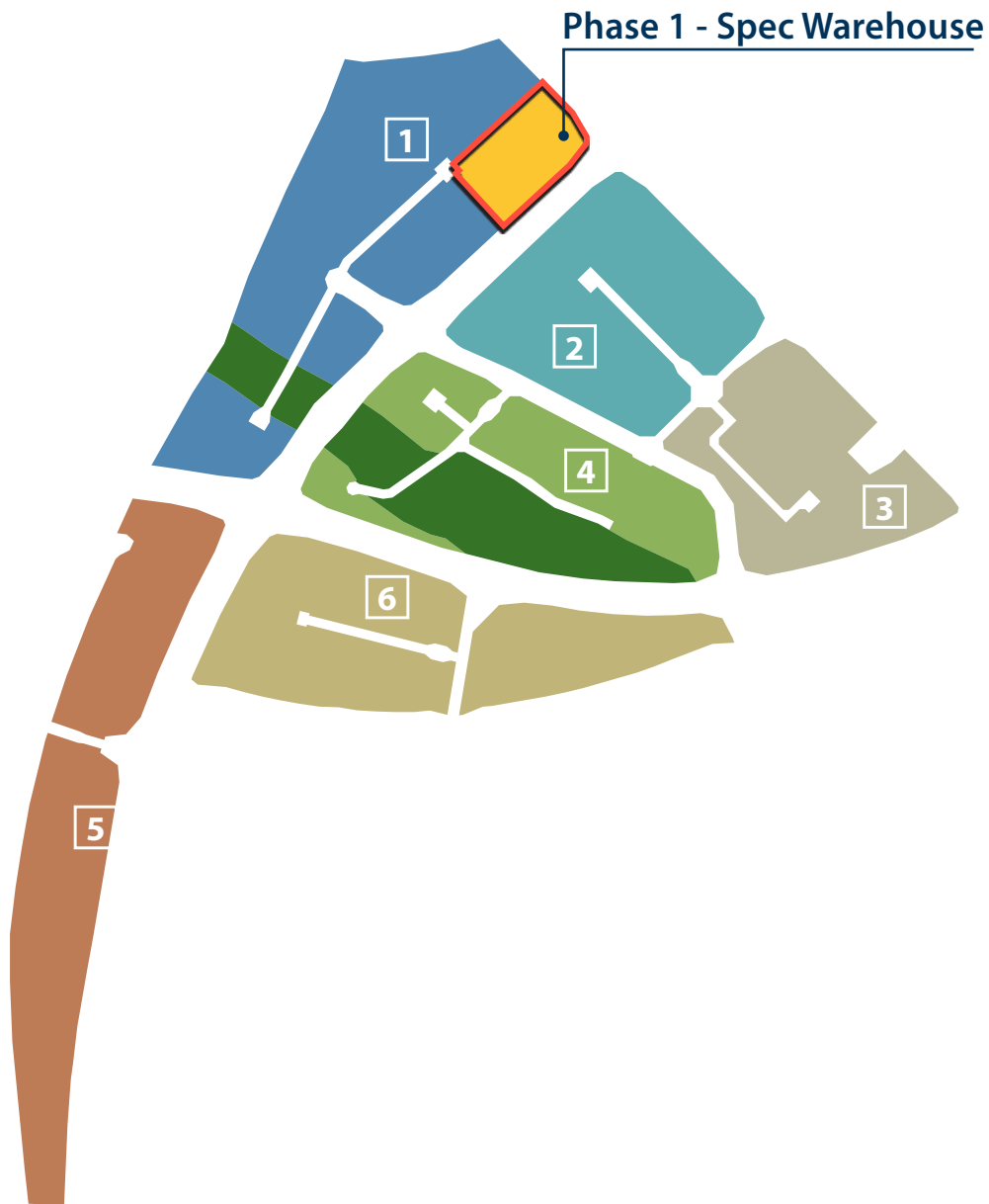


The Ideal location for your Distribution Hub



GAUTENG'S PREMIER LOGISTICS LOCATION





Connecting to Greater Heights

Immaculate industrial spaces

Waterfall City Junction meets the needs of tenants in terms of size, grade and lease terms, allowing cost effective solutions.



Phase 1 Bulk:
up to **146 951m²** available.

6

PHASES

THE BENCHMARK FOR LOGISTICS



Enhanced park infrastructure + amenities.



public transport

Extensive existing network



technology

All units and stands will be fibre-ready when tenants move in.



sustainability

A sustainable development which balance environmental impacts with social and economic benefits and customer savings.



lifestyle centre

A convenience centre is planned for the precinct.



roads

Roads in the precinct have been designed to cater for even the longest interlink, with large turning circles.



security

24-hour off-site monitoring and cameras protect the precinct.



landscaping

Precinct roads and landscaping will be managed and maintained



prime location

Situated in the north of Johannesburg, with easy access to the M39 and N1



water attenuation

The serviced land has off-site attenuation providing more usable space for tenants



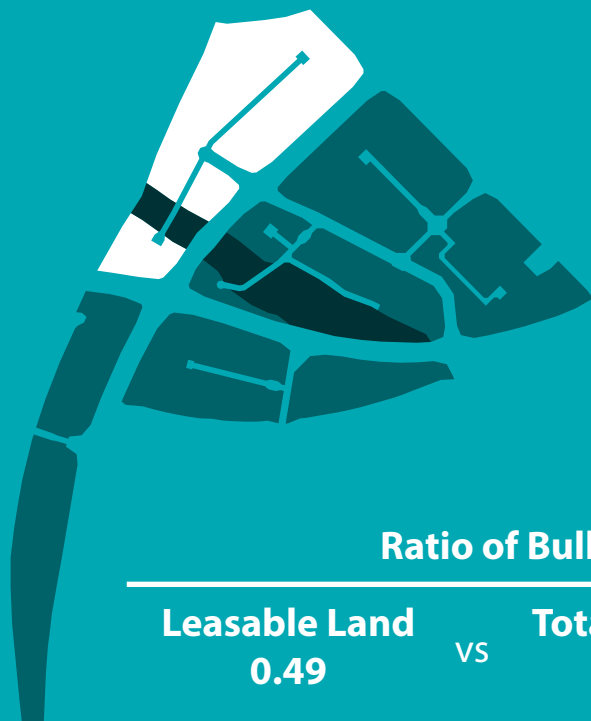
Phase 1

375 226

Total Area (m²)

11

Leasable Erfs

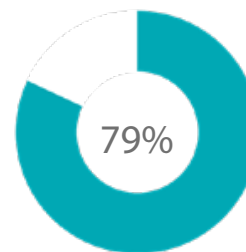


Ratio of Bulk

Leasable Land
0.49

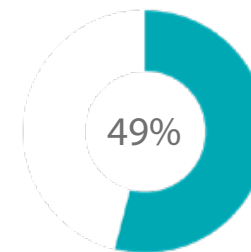
VS

Total Phase Area
0.38



294 965

Leasable Land (m²)



144 451

Potential Bulk (m²)

of which

INFRASTRUCTURE BREAKDOWN

	Leasable Land	294 965m ²	79%
	Roads & Infrastructure	16 845 m ²	4%
	Servitudes	17 992 m ²	5%
	Public Open Space	41 023 m ²	11%
	Attenuation	4 401 m ²	1%
		375 226 m²	100%

*Indicated areas are subject to change to account for design development. Areas does not constitute a mandate.

Phase Layout



Phase 1

LAND PARCEL 1.1	Erf Size	Bulk: 0,46
Total	23 801	11 020
LAND PARCEL 1.2	Erf Size	Bulk: 0,53
Total	41 297	22 021
LAND PARCEL 1.3	Erf Size	Bulk: 0,48
Total	9 507	4 570
LAND PARCEL 1.4	Erf Size	Bulk: 0,41
Total	36 713	15 020

LAND PARCEL 1.5	Erf Size	Bulk: 0,63
Total	43 226	27 020
LAND PARCEL 1.6	Erf Size	Bulk: 0,59
Total	37 542	22 020
LAND PARCEL 1.7	Erf Size	Bulk: 0,50
Total	13 827	6 920
LAND PARCEL 1.8	Erf Size	Bulk: 0,53
Total	21 171	11 220

LAND PARCEL 1.9	Erf Size	Bulk: 0,48
Total	36 748	17 520
LAND PARCEL 1.10	Erf Size	Bulk: 0,49
Total	12 670	6 220
LAND PARCEL 1.11 - lifestyle centre	Erf Size	Bulk: 0,07
Total	11 277	800
GUARD HOUSE	Erf Size	Bulk: 0,01
Total	7 186	100

GRAND TOTAL	294 965	144 451
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Site Layout & Key Figures



45 758

SITE AREA (m²)

*including all servitudes



22 000

BUILT AREA (m²)

*all built structures on site



0.48

BULK RATIO (m²)

*total built area / Site Area

AREA BREAKDOWN (Incl Phase 2)

*Indicated areas are subject to change to account for design development. Areas does not constitute a mandate.



Warehouse

20 000m²

91%



Offices

2 000 m²

9%

22 000 m²

100%



Overall Parkings

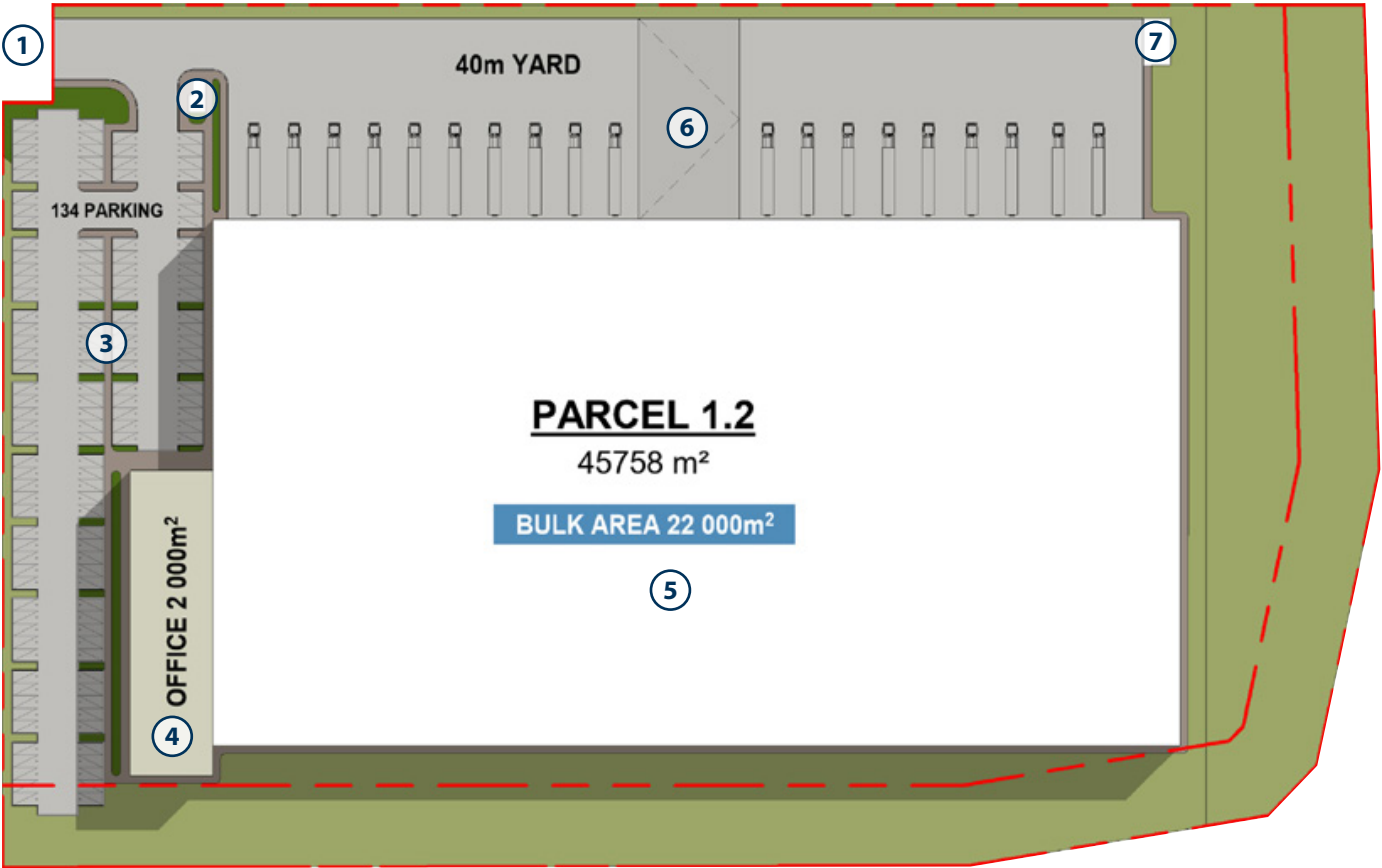
134

- ① Main Entrance

⑤ Warehouse: 20 000m²
- ② Guard House

⑥ Hardstand Yard: 40m
- ③ Parking Lot: 134 Bays

⑦ Refuse
- ④ Offices: 2 000m²



Baseline Specifications



Low Maintenance Finishes

The use of efficient and modern building materials assists with reducing maintenance costs.



Internal Floors

190mm Thick FM2, Large Panel Floor.



6 Docked Levelling Doors

Dock Levellers are incorporated where appropriate



40m Yard Depth

Generous yard area allowing for efficient truck circulation and offloading.



6 On-Grade Doors

On-Grade doors allow for additional onloading and offloading of goods.



13.5m Spring Height

Warehouse designed with extra eave height for racking and storage



Fire Protection

Centralised sprinkler facilities to reduce costs. 12.5mm/min baseline density. ASIB certifiable



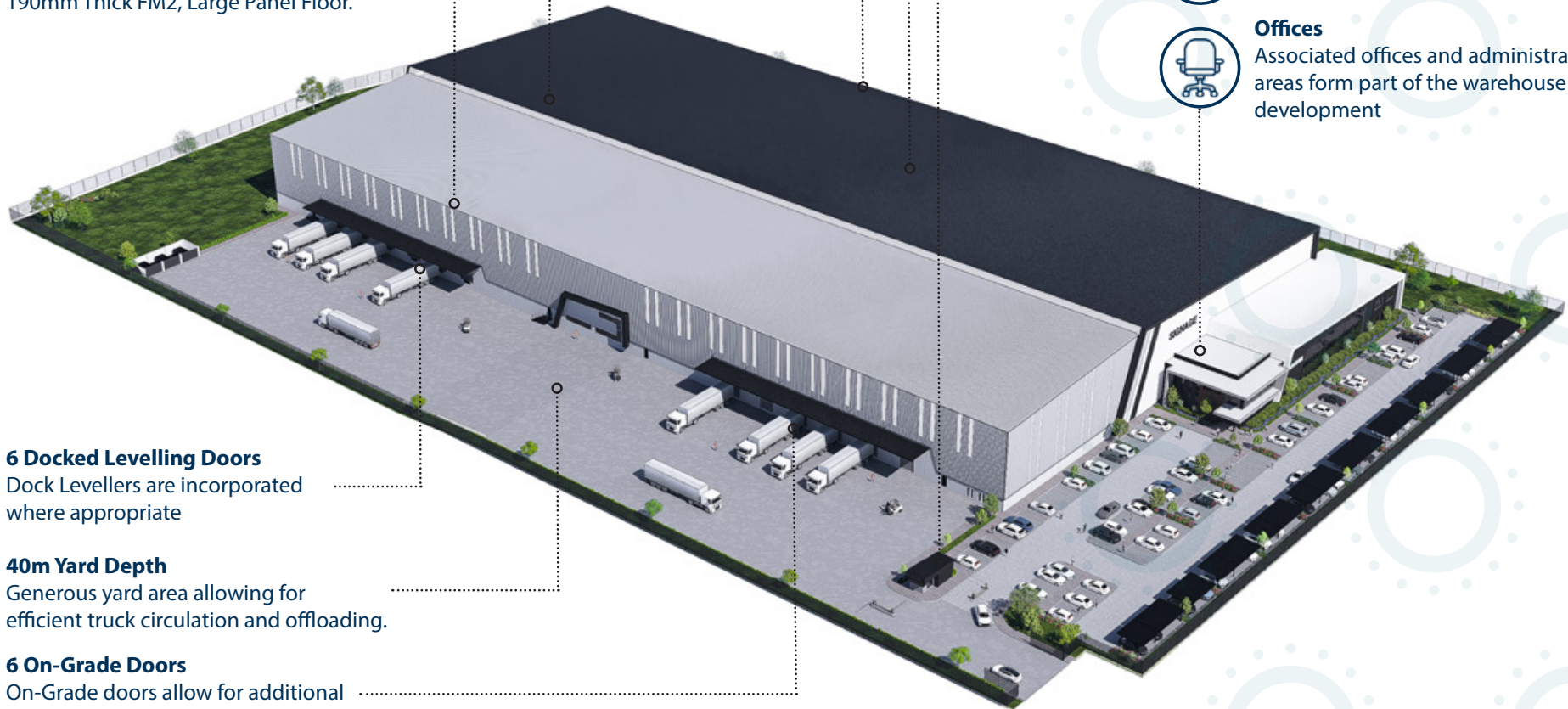
Security

Security points with controlled access



Offices

Associated offices and administration areas form part of the warehouse development



ARTIST IMPRESSIONS





SIGNAGE

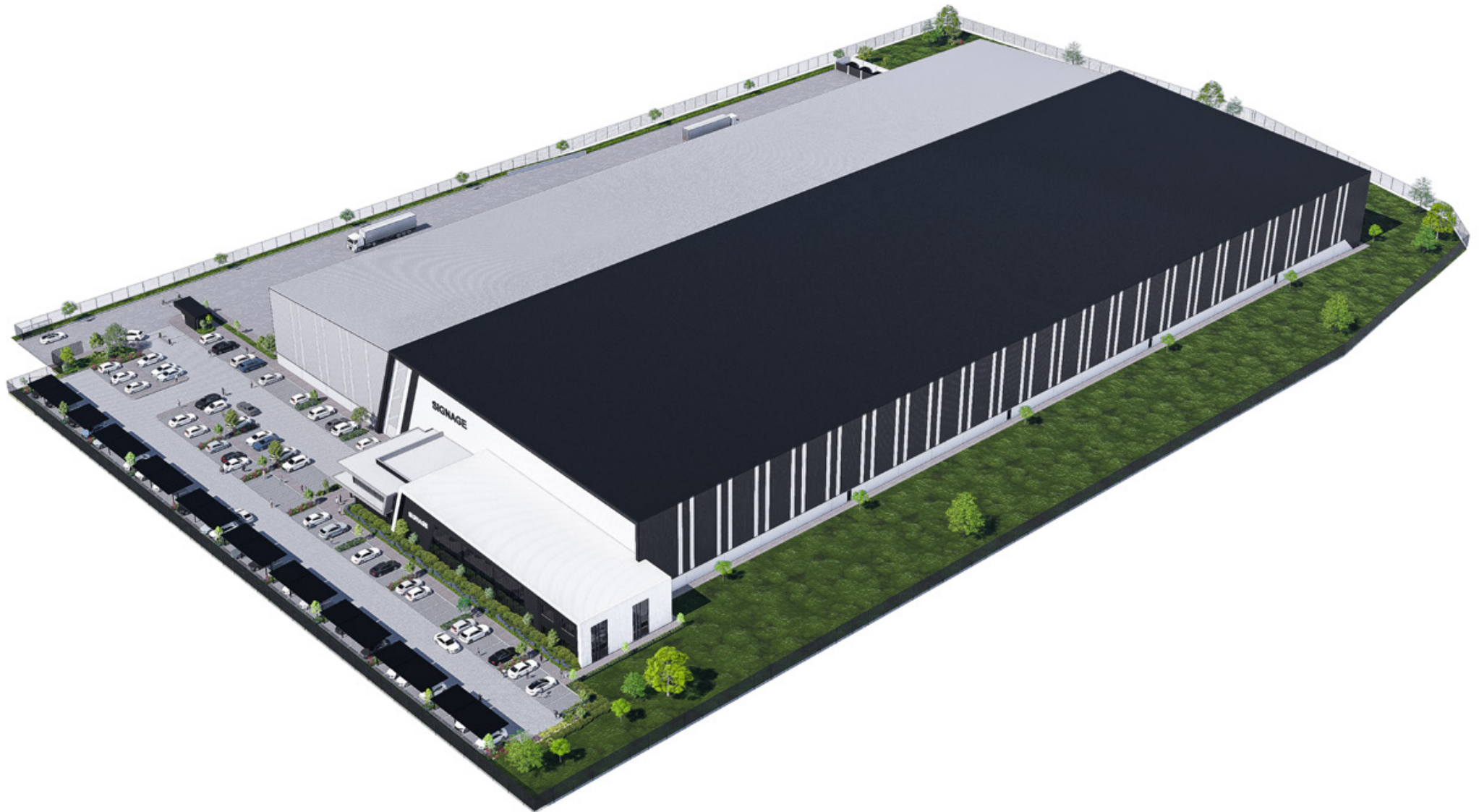
SIGNAGE







Aerial View





**Nexus 1, Ground Floor
44 Magwa Crescent
Waterfall City
Waterfall, 2090**

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