

DECEMBER
2023

**DURBAN'S
COMMERCIAL & INDUSTRIAL
PROPERTY VACANCIES**

Stock Offerings Page 4 to 8

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DEAL CORE'S DURBAN COMMERCIAL & INDUSTRIAL PROPERTY YEAR END UPDATE

Over the course of the last year, the warehousing sector in Durban has not only demonstrated resilience but has truly excelled in performance. The industrial property market, particularly catering to logistics-based users, remains the most favorable among non-residential property types across South Africa. A notable trend with industrial tenants and in particular the larger operators in Durban is that they are actively seeking more efficient properties with enhanced security, steering away from flood-prone areas. The demand for warehouses situated in close proximity to the port along with land that is suitable for container parks has surged significantly; however, the available stock remains limited. The consistent high performance in the warehousing sector highlights its strong standing within the broader real estate sector.



In the landscape of Durban's industrial sector, notable developments are currently underway, poised to significantly contribute to the enhancement of the region's economic infrastructure. These include The Brickworks alongside Glen Anil, offering a substantial 760,000m² of platformed industrial space available for lease and joint venture opportunities. Similarly, Giba Business Estate, located on the outskirts of Westmead, presents a noteworthy offering with 200,571m² of platformed industrial space for lease and joint venture opportunities. Additionally, Clairwood Industrial Park in Mobeni offers approximately 350,000m² of premium warehousing space available for lease. It is noteworthy that options within Clairwood Industrial Park are currently limited, underscoring the desirability and demand for industrial spaces in this particular node which is in close proximity to the Durban Port.

The office market is still in the worst position of the three major non-residential property types due to its significant oversupply, however, Durban seems to be the exception with the exclusion of the Durban CBD. The momentum toward returning to offices is notable, partly driven by a preference for working in offices with reliable power, given the challenges of load shedding at home as well as a huge demand for call centre space. Moreover, a significant number of tenants are choosing to leave the Durban CBD. The CBD faces various challenges, including security concerns, traffic congestion, and inefficiencies in its buildings. Consequently, tenants are opting for neighbouring suburbs as their preferred office space destination.



However, an area of concern arises within the domain of office developments, particularly in the Umhlanga area. The conspicuous absence of new office developments warrants careful consideration, particularly in response to the persistent demand for more extensive office spaces at competitive and economically viable rates.

Deal Core Property Group is delighted to announce the recent facilitation of two prominent leasing transactions within the warehousing sector, specifically situated in the Western suburbs of Durban. Stewarts and Lloyds, a key industry player, have secured a prominent location at 42 Mahogany Road, Westmead, leasing a warehouse measuring 3227m². Additionally, Allied Steelrode has strategically positioned itself at 5 Otto Volek Road, New Germany, in a warehouse spanning an impressive 4531m².

These transactions underscore the sustained demand within these strategic locations. The Western suburbs of Durban continue to prove highly sought-after, characterized by their advantageous geographical positioning, providing seamless accessibility from neighbouring areas. This strategic positioning enhances operational efficiency and underscores the attractiveness of these areas for businesses in the warehousing sector.

Deal Core Property Group remains committed to facilitating successful transactions that align with the unique needs and preferences of our clients. As we navigate the dynamic landscape of commercial real estate, we look forward to continued collaboration and the opportunity to assist businesses in securing optimal locations that meet their operational requirements.

Deal Core Property Group specializes in the realms of Durban's Commercial and Industrial Property sectors. Our commitment is to tailor our services to meet the distinctive needs of our clients within these dynamic markets. We are always on the lookout for new stock to add to our offerings. If you have commercial or industrial properties available, we invite you to connect with us to explore potential opportunities.



**Industrial Properties
Available To Lease**

**4251m Warehouse For Lease
Westmead**



Ryan Berry 083 607 8128
ryan@dealcore.co.za

Web Ref
CL30276

**5018m Warehouse For Lease
Mount Edgecombe**



Daniel Martins 071 971 8077
daniel@dealcore.co.za

Web Ref
CL30268

**75053m Warehouse For Lease
Prospecton**



Ryan Berry 083 607 8128
ryan@dealcore.co.za

Web Ref
CL30313

**431m Warehouse For Lease
Mount Edgecombe**



Daniel Martins 071 971 8077
daniel@dealcore.co.za

Web Ref
CL30382

**7444m Warehouse For Lease
Marianhill, Pinetown**



Branden Du Toit 071 685 6996
branden@dealcore.co.za

Web Ref
CL30288

**4176m Warehouse For Lease
Mobeni**



Ryan Berry 083 607 8128
ryan@dealcore.co.za

Web Ref
CL30342

**5517m Warehouse For Lease
New Germany**



Branden Du Toit 071 685 6996
branden@dealcore.co.za

Web Ref
CL30176

**6487m Warehouse For Lease
Westmead**



Branden Du Toit 071 685 6996
branden@dealcore.co.za

Web Ref
CL30240

**1522m Warehouse For Lease
Westmead**



Branden Du Toit 071 685 6996
branden@dealcore.co.za

Web Ref
CL30336

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**Industrial Properties
Available To Lease**

**32 355m Warehouse For Lease
Cato Ridge**



Ryan Berry 083 607 8128
ryan@dealcore.co.za

Web Ref
CL4743

**4000m Warehouse For Lease
Riverhorse Valley**



Daniel Martins 071 971 8077
daniel@dealcore.co.za

Web Ref
CL30348

**913m Warehouse For Lease
Cornubia**



Daniel Martins 071 971 8077
daniel@dealcore.co.za

Web Ref
CL30352

**1624m Warehouse For Lease
Riverhorse Valley**



Daniel Martins 071 971 8077
daniel@dealcore.co.za

Web Ref
CL30363

**805m Warehouse For Lease
Westmead**



Branden Du Toit 071 685 6996
branden@dealcore.co.za

Web Ref
CL5208

**3366 Warehouse For Lease
Mobeni**



Ryan Berry 083 607 8128
ryan@dealcore.co.za

Web Ref
CL30350

**2329m Warehouse For Lease
Cornubia**



Branden Du Toit 071 685 6996
branden@dealcore.co.za

Web Ref
CL5026

**2265m Warehouse For Lease
Riverhorse Valley**



Daniel Martins 071 971 8077
daniel@dealcore.co.za

Web Ref
CL30387

**1108m Warehouse For Lease
Westmead**



Branden Du Toit 071 685 6996
branden@dealcore.co.za

Web Ref
CL4874

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Commercial Properties Available To Lease

**690m Office Unit For Lease
Westville**



Matthew O' Donoghue 083 601 9074
matthew@dealcore.co.za

Web Ref
CL30284

**615m Office Unit For Lease
Umhlanga Ridge**



Matthew O' Donoghue 083 601 9074
matthew@dealcore.co.za

Web Ref
CL30368

**321m Office Unit For Lease
Morningside**



Matthew O' Donoghue 083 601 9074
matthew@dealcore.co.za

Web Ref
CL5171

**2327m Office Block For Lease
Morningside**



Ryan Berry 083 607 8128
ryan@dealcore.co.za

Web Ref
CL4840

**133m Office Unit For Lease
Westville**



Matthew O' Donoghue 083 601 9074
matthew@dealcore.co.za

Web Ref
CL30380

**197m Office Unit For Lease
Umhlanga**



Matthew O' Donoghue 083 601 9074
matthew@dealcore.co.za

Web Ref
CL30337

**274m Office Unit For Lease
La Lucia Ridge**



Matthew O' Donoghue 083 601 9074
matthew@dealcore.co.za

Web Ref
CL30341

**1200m Office Unit For Lease
Westville**



Matthew O' Donoghue 083 601 9074
matthew@dealcore.co.za

Web Ref
CL30393

**86m Office Unit For Lease
Westville**



Matthew O' Donoghue 083 601 9074
matthew@dealcore.co.za

Web Ref
CL30372

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GIBA BUSINESS ESTATE, WESTMEAD

PLATFORMED INDUSTRIAL SITES FOR SALE

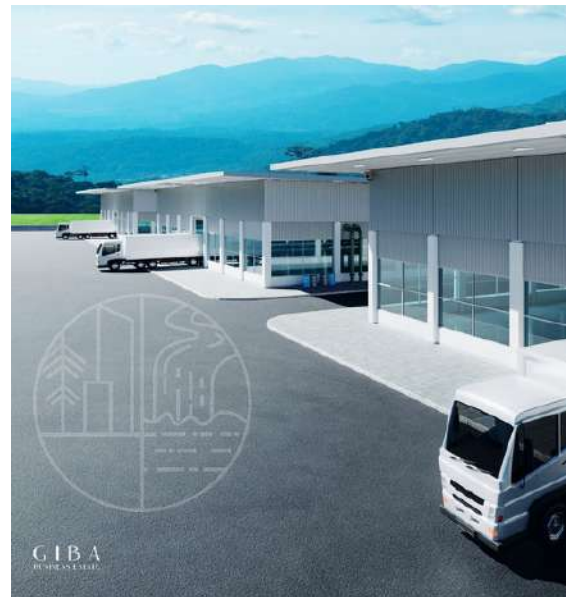
UNLOCKING LUCRATIVE OPPORTUNITIES
LIGHT INDUSTRY - WAREHOUSING - LOGISTICS

Web Ref ND100



Situated within the eThekweni Municipality boundary, along the arterial N3 route adjacent to Westmead Industrial Estate, Giba Business Estate is a strategically valuable and unique development that presents excellent opportunities for growth and return.

The project will develop 200,000m² of platformed sites of various sizes which are aimed for sale to the light industrial, warehousing and logistics sectors.



Giba Business Estate -Whats On Offer

Turnkey Development Opportunities

Complete and ready-to-use projects or tailor-made developments for end users that are allowing for immediate use or operation by the end user.

Investor Opportunities

Investor opportunities encompass a range of prospects that offer potential financial gains or returns to individuals.

End User Opportunities

Opportunities for companies and manufacturing entities to construct their own bespoke developments catering for their specific configurations and needs.

For more details on this exciting development, contact

Ryan Berry
083 6078128

ryan@dealcore.co.za

Branden Du Toit
071 685 6996

branden@dealcore.co.za

38 MAHOGANY ROAD WESTMEAD

Web Ref CL30276



AVAILABLE FOR LEASE

This warehouse property presents a strategic opportunity for businesses looking to enhance operational efficiency. With a Gross Lettable Area of 4,251m², it offers ample space for a wide range of industrial and commercial needs, including logistics, manufacturing, and distribution. The property includes a generous yard area and multiple dock loading points.



In addition to the warehouse space, there are well-appointed office facilities to support administrative tasks, meetings, and employee workstations, ensuring smooth business operations.

Efficiency in loading and unloading is crucial, and this property excels in this regard with nine dock levelers and two on-grade roller doors on an elevated platform. The warehouse's impressive height of 15.5 meters allows for efficient goods stacking and offers a robust three-phase power supply with 350 amps for businesses with high electrical demands.

The property's location is strategically connected, with proximity to the N3 Freeway, a major route in Durban, facilitating easy transportation to various destinations, including the Durban Port. Situated in Westmead, Pinetown, alongside the N3 Freeway, the property enjoys high visibility and exposure, reducing travel times to key destinations and enhancing brand visibility.

For more details on this property, contact Ryan Berry at 083 6078128 or ryan@dealcore.co.za.