



**WATERFALL JUNCTION**  
INDUSTRIAL PARK



WATERFALL

**ATTACQ**  
INVEST • DEVELOP • GROW



**INDUSTRIAL  
LOGISTICS  
LEISURE**

Waterfall Junction Guardhouse



**NOW  
UP AND  
RUNNING**

An opportunity to be part of  
Waterfall Smart City's  
**landmark** logistics precinct



**WATERFALL JUNCTION**  
INDUSTRIAL PARK

## **Designed with purpose, place and people in mind.**

Waterfall Junction has been planned and designed with people and movement in mind, integrating all these elements as seamlessly as possible to ensure efficient functionality within a logistics precinct.

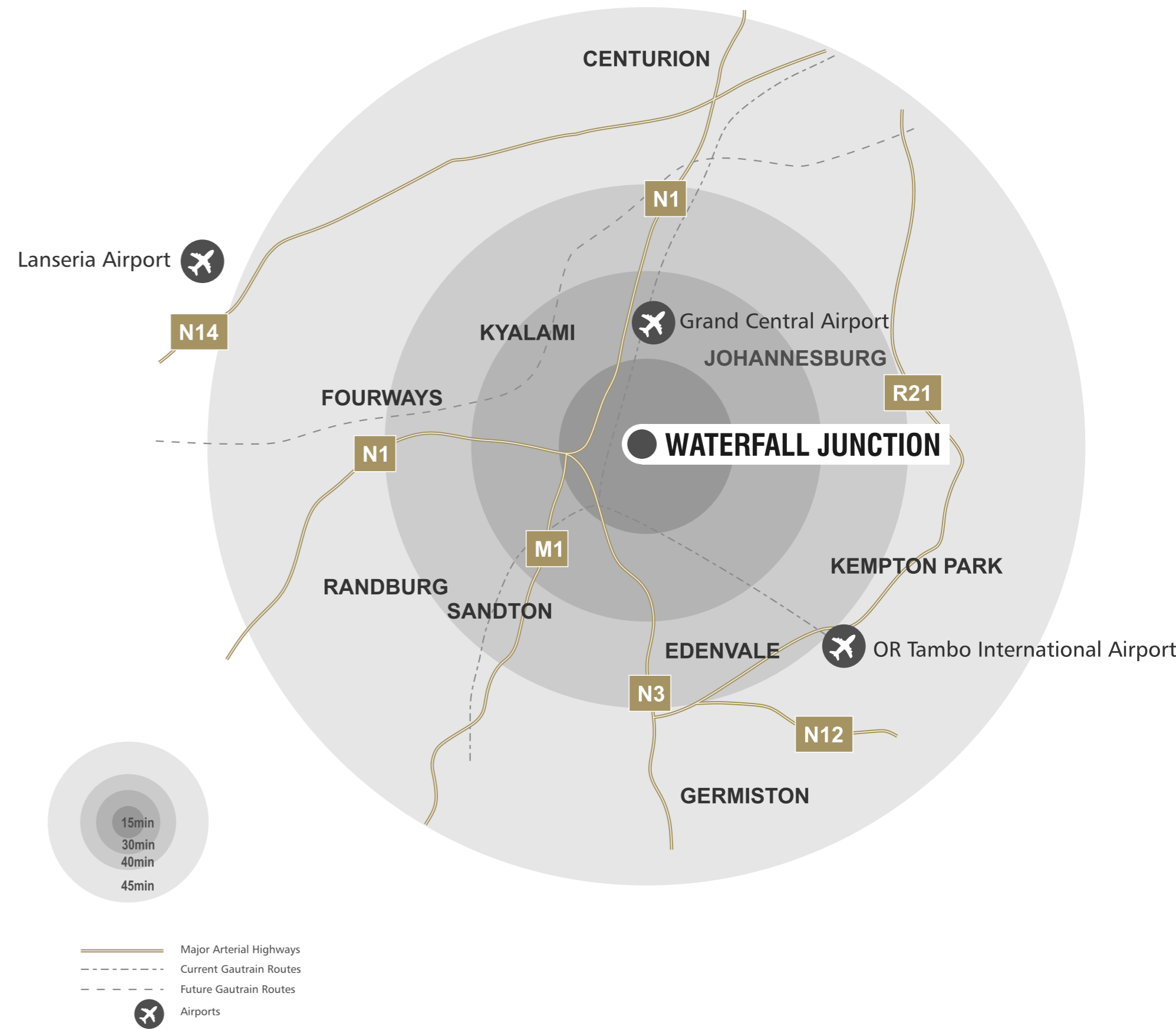
Located approximately 10 kilometres from Sandton between Woodmead, Sunninghill and Kyalami in close proximity to both local and international airports, main arterial highways and two Gautrain stations. Pedestrians will enjoy the benefit of walkways that create effective movement to all amenities and services.



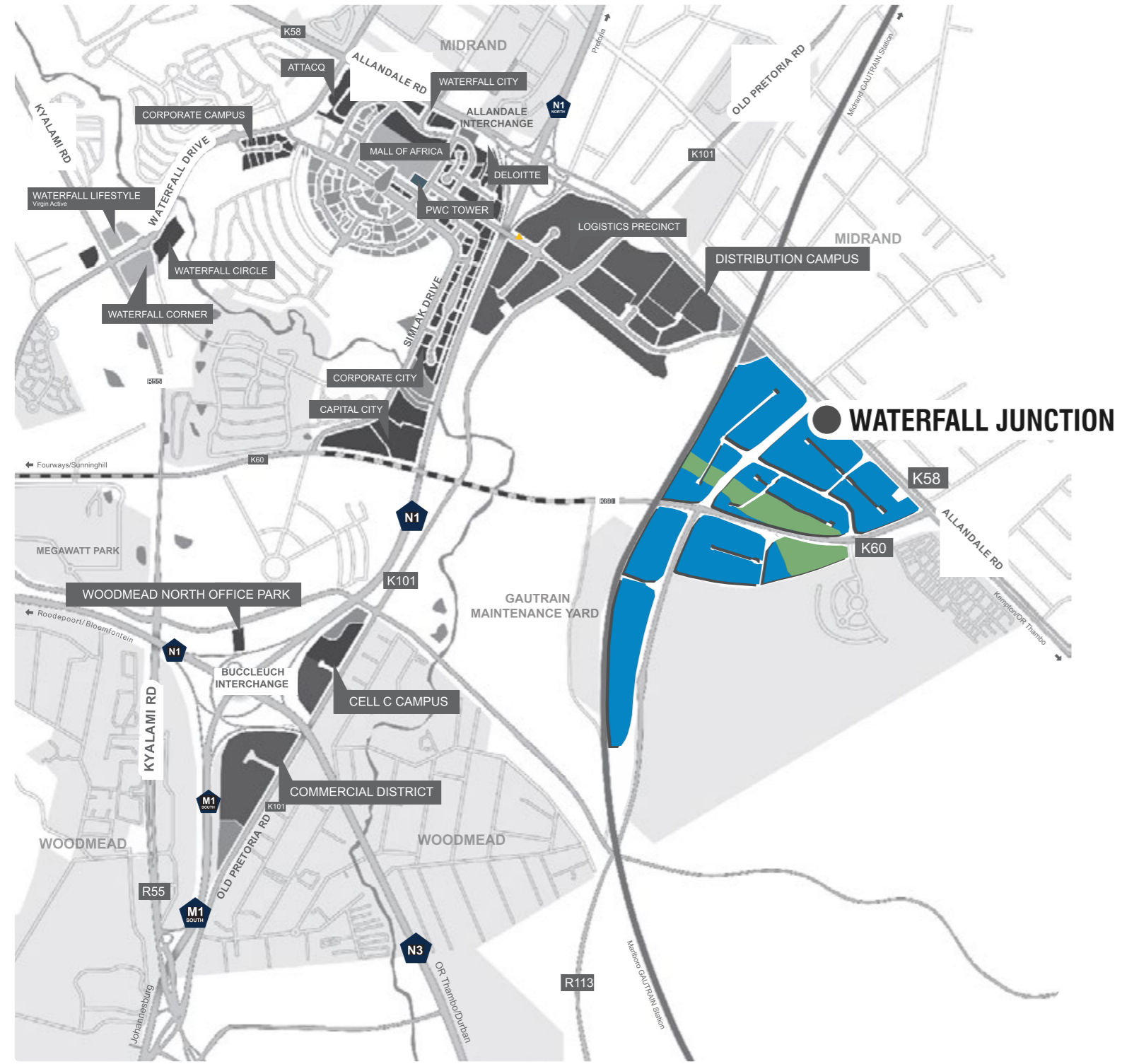
# ALL ROADS LEAD TO WATERFALL JUNCTION

## Travelling to, from and around Waterfall is a breeze!

With access from two of the busiest highways in the country, various modes of public transport and three airports nearby. It's easy to see why Waterfall Junction is fast becoming the place to be. It's immediate catchment area boasts 4.9 million people within a 30 minute drive from the development, while there are 6.7 million people within an hour's drive.



# PRIME LOCATION



Located on the intersection of Allandale Road and the K60 ideally located for big box distribution facilities, warehouse and industrial.

**GAUTENG'S  
PREMIER  
LOGISTICS  
LOCATION**





# BIG CONNECTIONS

Waterfall Junction is centrally located within the Johannesburg industrial and logistics market, offering immediate access to Gauteng's motorway network as well as dedicated rail services



## Road

Waterfall Junction 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.



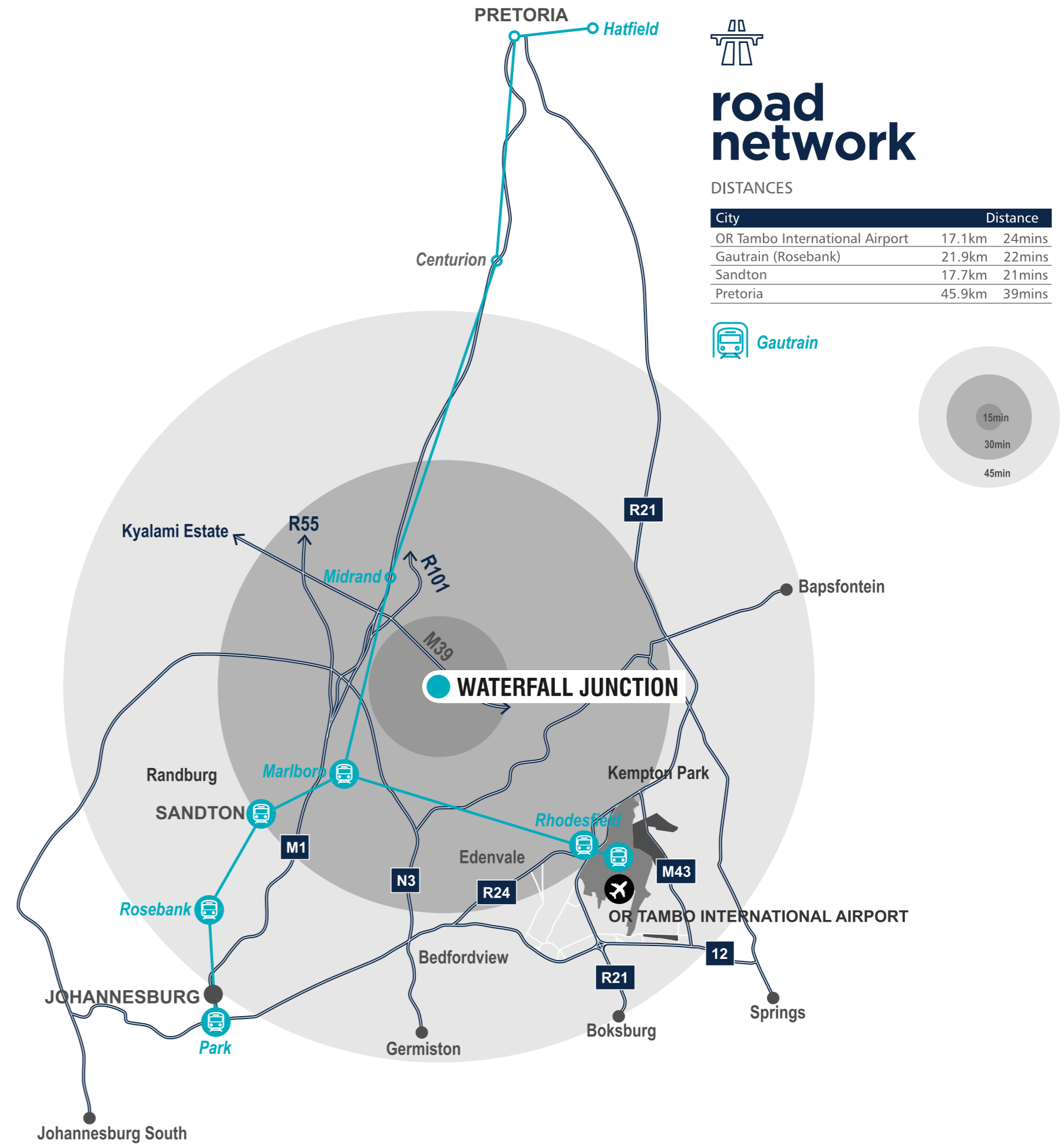
## Air

Located approximately 17 kilometres from Sandton between Greenstone and Kyalami. The sought-after property is in close proximity to both local and international airports, main arterial highways and Gautrain stations. O.R. Tambo, Lanseria and Grand Central airports are all within a 31km radius of Waterfall Junction.



## Rail

The Gautrain, which connects Johannesburg and Pretoria, with a bypass to O.R. Tambo International Airport, drops commuters at the Midrand Station, just 4km from Waterfall Junction.





## Enhanced park infrastructure + amenities.



### public transport

Extensive existing network



### prime location

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



### lifestyle centre

A convenience centre is planned for the precinct.



### sustainability

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



### landscaping

Precinct roads and landscaping will be managed and maintained



### security

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



### technology

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



### water attenuation

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



### roads

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



## Security is the key element

Safety is not only a key focus at Waterfall Junction it is one of its core values, by employing the latest security technologies, along with tactical response teams.

With a fully integrated security system that includes access control as well as 24/7 surveillance and reaction service that is supported by a state-of-the-art central management office, Waterfall Junction takes its safety procedures seriously.

Additional measures include four-metre high concrete reinforced perimeter walls topped with electric fencing, 24-hour patrolled security and CCTV cameras. All cameras across the development as well as the street lighting have back-up power, should outages occur.

On 1 December 2019, Waterfall's Public Space Security Surveillance System went live, with the aim of enabling a thorough crime detection and prevention strategy.



WHERE SAFETY IS A PRIORITY



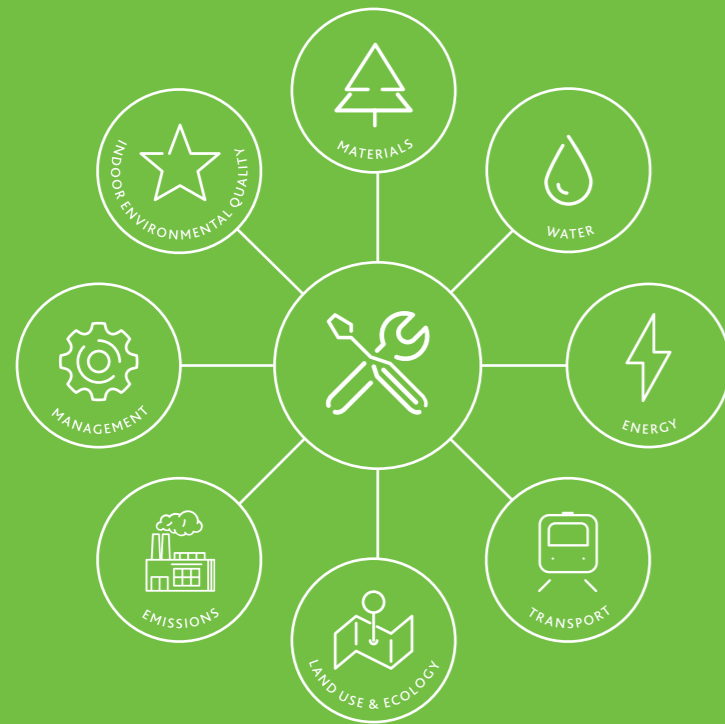
# Space +sustainability.

What does green mean?

A green building incorporates design, construction and operational practices that significantly reduce or eliminate the negative impact of development on the environment and people. Green buildings are also resource efficient and environmentally responsible.

Attacq is committed to creating sustainable developments which balance environmental impacts with social and economic benefits and customer cost savings

**Waterfall Junction has been built according to sustainable principles and practices, ensuring that it is efficient, cost-effective and eco-friendly. Our landscaping focuses on indigenous, water-wise plants. At Waterfall Junction, we aim to keep our carbon footprint small, our air pollution low and our energy efficiency high.**



**CREATING SAFE,  
SUSTAINABLE  
SPACES  
TO CONNECT**



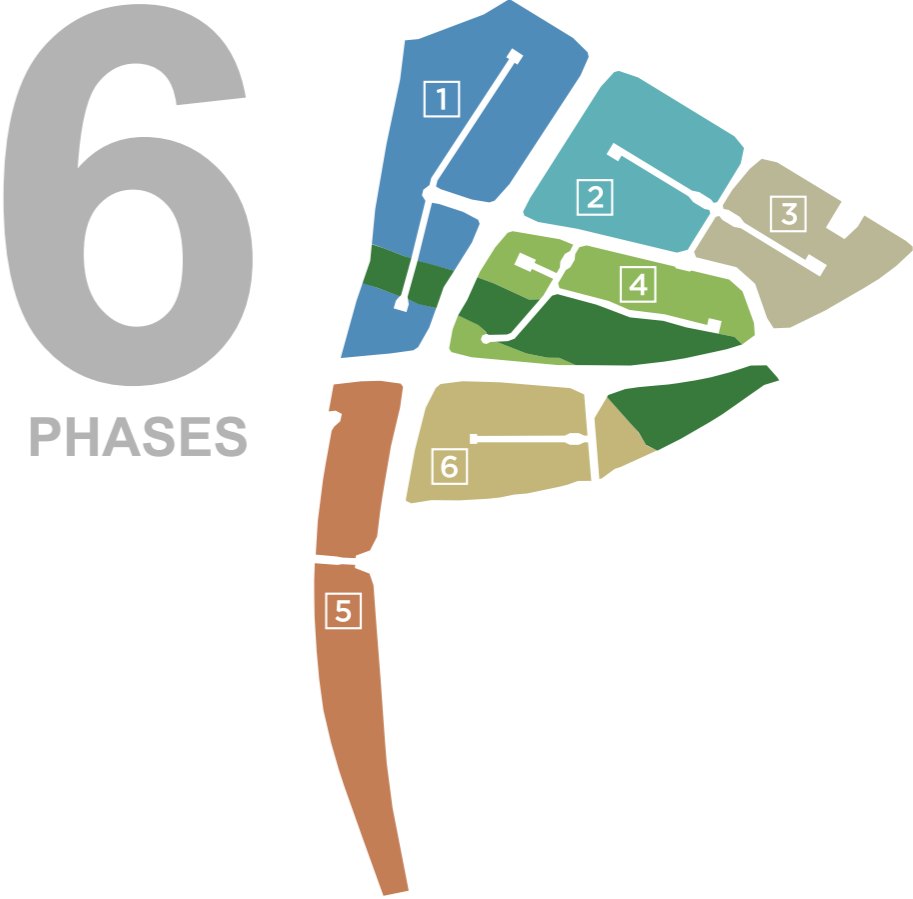


# CONNECTING TO GREATER HEIGHTS

## Immaculate industrial spaces

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

 up to 619 081m<sup>2</sup> available



# 1

**374 957**  
Total Area (m<sup>2</sup>)

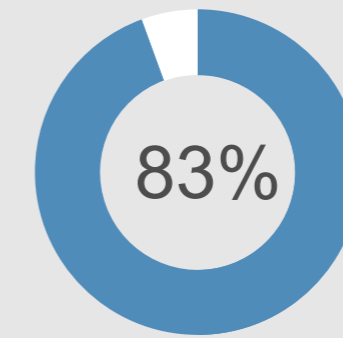
**13**  
Leasable Erfs

Ratio of bulk

Leasable Land vs Total Phase Area  
**0.50** vs **0.41**

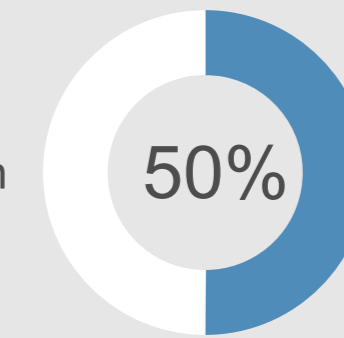


## PHASE



Leasable Land (m<sup>2</sup>)




**310 524**



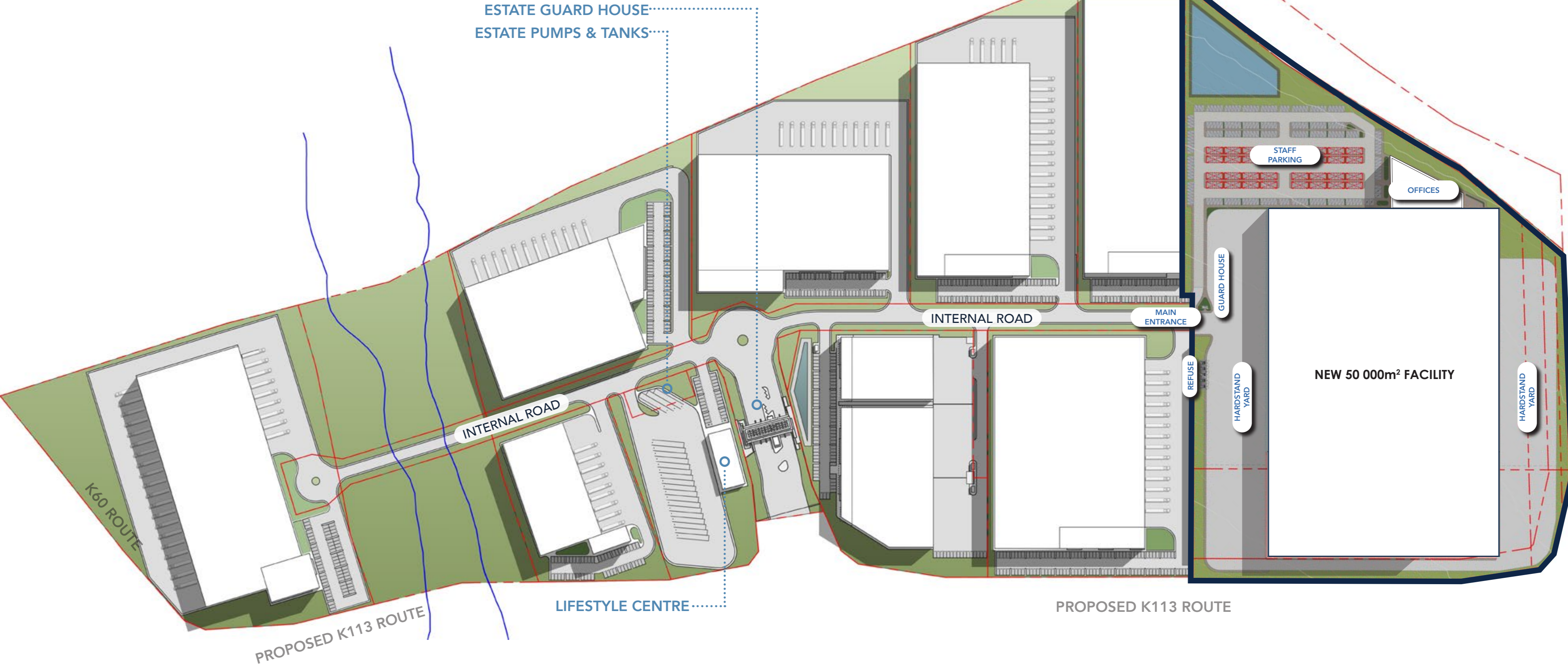
Potential Bulk (m<sup>2</sup>)

**155 594**

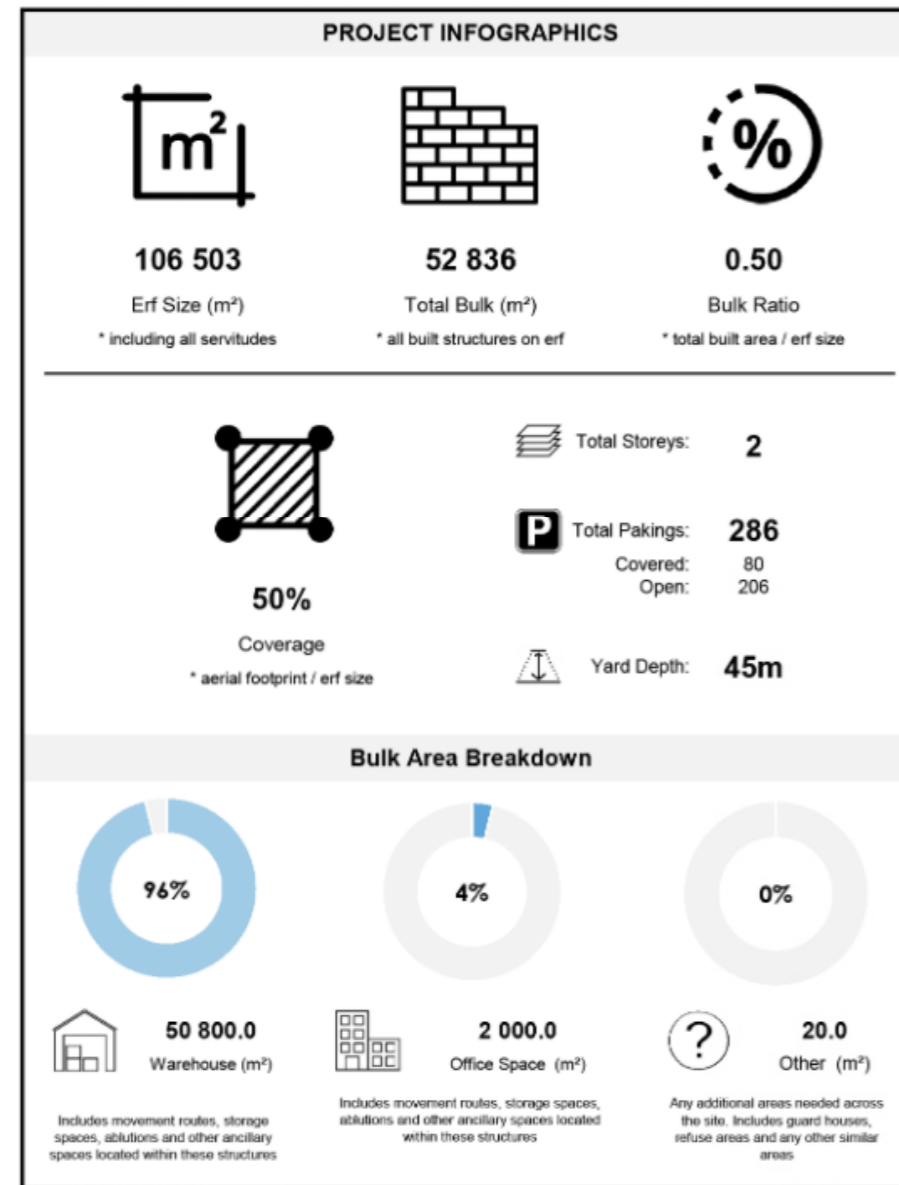
### INFRASTRUCTURE BREAKDOWN

	Leasable Land	310 524m <sup>2</sup>	<b>83%</b>
	External	-	<b>0%</b>
	Roads	22 448m <sup>2</sup>	<b>7%</b>
	Internal	2 408m <sup>2</sup>	<b>0%</b>
	in P.O.S		
	Public Open Space	27 731m <sup>2</sup>	<b>7%</b>
	Servitudes	11 845	<b>3%</b>

# LOCALITY



# INFOGRAPHICS



# SITE LAYOUT



LOOK & FEEL



REFERENCE  
IMAGERY



# W A T E R F A L L

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INVEST • DEVELOP • GROW

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