

**THE
BRICKWORKS**
|

**UNLOCK
THE POTENTIAL
OF SPACE**
BRICK BY BRICK

Developed by

 **Investec**
Property

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03

OUR STORY

A BRICK IS CREATED WITH PURPOSE...WITH POTENTIAL. IT ASPIRES TO BE SOMETHING GREATER, SOMETHING SIGNIFICANT.

When a brick and a vision come together, remarkable things transpire. They begin to unlock the power of true potential.

And when that vision grows, brick upon brick, its purpose takes shape into something that benefits all.

**A BRICK
IS MORE
THAN JUST
A BRICK**

04

A LANDMARK EVOLVED

THE OLD COROBRIK FACTORY CAN TRACE ITS HISTORY TO 1898, WHEN ROBERT STORM FIRST DISCOVERED CLAY DEPOSITS ON CLAIRWOOD FLATS IN DURBAN.

In 1902, the Storm Brothers' brick making plant was created, beginning the Corobrik legacy.

South Africa's most modern face brick factory was opened in Avoca, Durban in 1972, producing 42 million high-quality face bricks a year.

The 1990s saw unprecedented growth as Corobrik began international expansion by exporting to the East.

2021 sees the reinvigoration of growth as Investec Property begins to repurpose the area into The Brickworks, a world-class logistics and warehousing hub.





FROM THE OLD COROBRIK FACTORY SITE,
A NEW FUTURE SPACE OF LOGISTICS,
WAREHOUSING AND EXPONENTIAL
GROWTH IS CREATED.

THE BRICKWORKS IS POSITIONED TO BECOME
ONE OF SOUTH AFRICA'S MOST PIVOTAL
LOGISTICS AND DISTRIBUTION HUBS DUE
TO ITS SUPERIOR LOCATION AND ACCESS.

05

**A VISION
TRANSFORMED**



CREATING VALUE FROM SPACE

The Brickworks is situated on one of the last remaining infill portions of land in the rapidly expanding northern corridor of the greater eThekweni metropolitan area.

Investec Property is currently undertaking and planning development of the 157-hectare site to create one of the largest business and logistics parks in the region.

07

GLOBAL TO LOCAL

CONNECTING THE
WORLD TO AFRICA
THROUGH ACCESS.

One of the critical factors that sets The Brickworks apart is that it sits at the entry and exit trade point for most of Southern Africa's imports and exports.



A NEXUS OF CONNECTIVITY

The position plays an essential role in expanding the trade possibilities of the world's busiest shipping routes.

- Fronts onto the N2 with access off the KwaMashu interchange and the Old North Coast Road
- Alternative access via the MR577
- Close proximity to King Shaka International Airport
- Durban Port access via the Old North Coast Road and the N2
- Access to Gauteng and Richard's Bay Port via the N2
- The Go Durban public transport network passes through the Duffs Road interchange





A CONNECTED CONCEPT

From its discovery in 1497 to the establishing of a trading post in 1824 to the expansion of the sugar cane industry in the 1860s, Durban Port has been instrumental in the growth and expansion of Southern Africa and the world's trade routes.

The collaborative partnership through eThekweni's innovative City 'One Stop' Catalytic Project Unit helped to unlock this strategic site.

The Brickworks' prime location enables it to boost the flow of Southern African trade through the region.

The Port generates more than

60%

of South Africa's revenue.

302

Kilometers of total rail tracks.

58

Berths, operated by more than 20 terminal operators.

CENTRE OF LOGISTICS GRAVITY

THE NORTH OF DURBAN IS A PRIME GROWTH AREA.

- The Durban-Umhlanga-Ballito corridor is the fastest growing wealth market in South Africa, with a 25 percent growth trajectory reported over the last decade
- The Durban Aerotropolis Master Plan is a 50-year development framework
- The Port of Durban has been earmarked for a massive expansion project with over R100 billion investment



UPGRADING ACCESS

The Brickworks' major and alternative access points are its defining advantage, with significant road upgrades taking place in a phased approach.

The Brickworks offers a number of alternative route options to key nodes.

◆ INTERACTIVE MAP
Roll over icons to view key road and access upgrade information.



12

THE BRICKWORKS OVERVIEW

- Prime location
- Large platforms to accommodate scalable warehousing
- Exceptional road access
- Central 4 lane boulevard
- Efficient truck circulation space for on/off-loading and parking
- Independently run precinct
- Secure site with controlled access and 24 hour monitoring



GROSS SITE AREA

157
HECTARES

NET PLATFORMED AREA

76
HECTARES

60%
COVERAGE

PHASE 1
PLATFORMED AREA

33
HECTARES

PHASE 2
PLATFORMED AREA

22
HECTARES

PHASE 3
PLATFORMED AREA

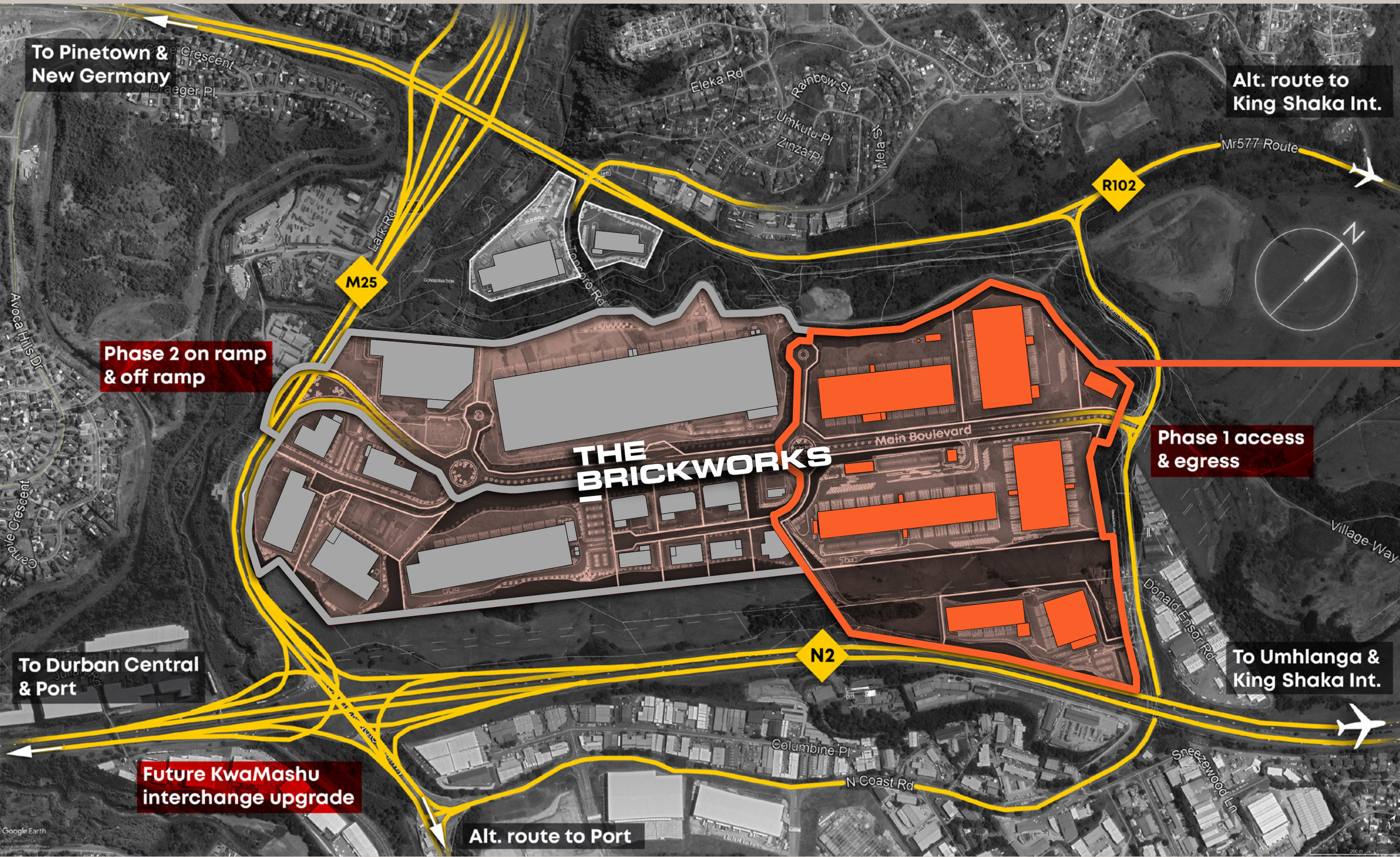
21
HECTARES

INTEGRATED THROUGH DESIGN



The design takes into account logistics warehouses and office requirements, whereby bespoke facilities can be created around the specific needs of the users and operators.





To Pinetown & New Germany

Alt. route to King Shaka Int.

Phase 2 on ramp & off ramp

PHASE 01

Phase 1 access & egress

33 HECTARES OF PLATFORMED LAND

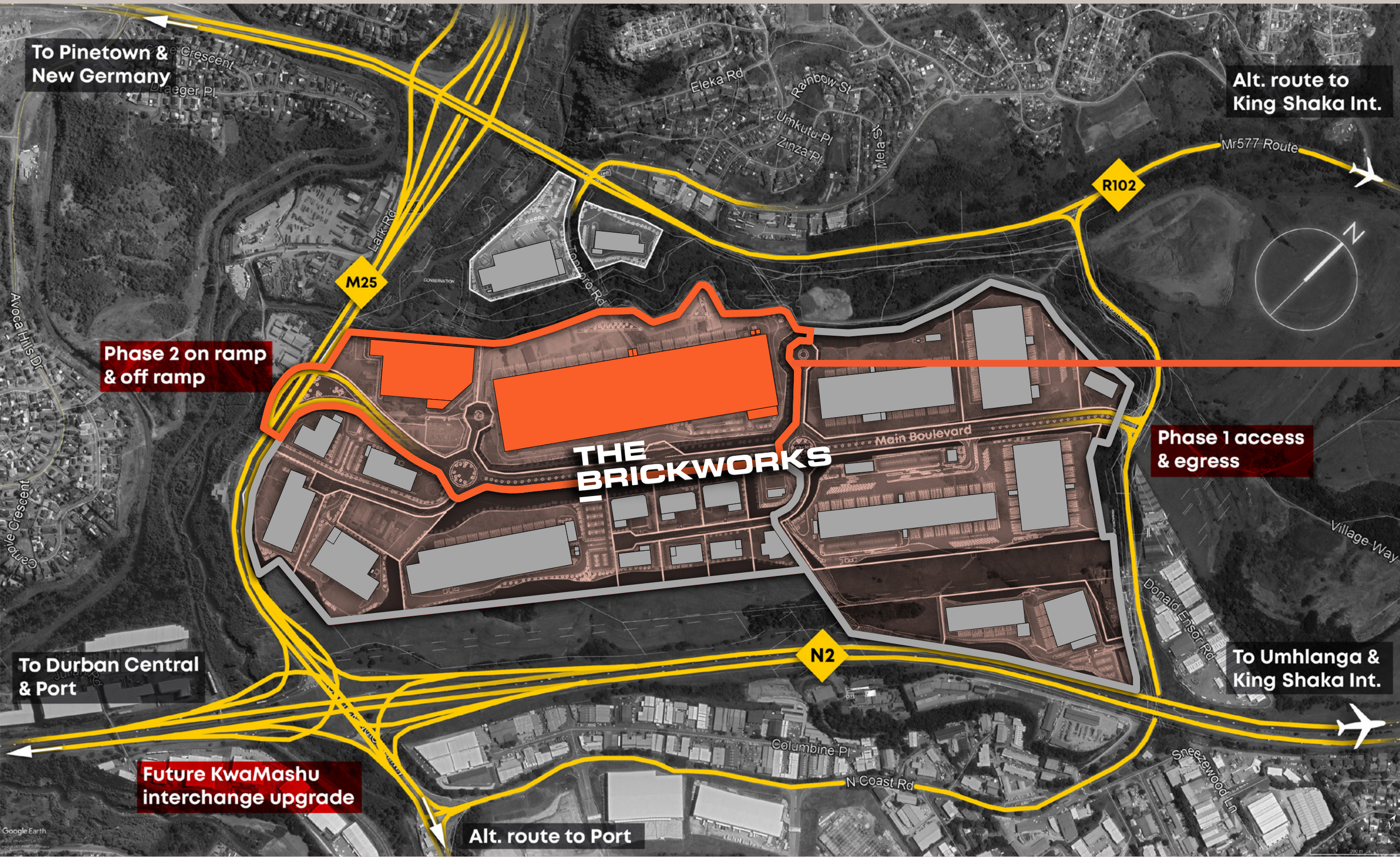
JANUARY 2022

To Durban Central & Port

To Umhlanga & King Shaka Int.

Future KwaMashu interchange upgrade

Alt. route to Port

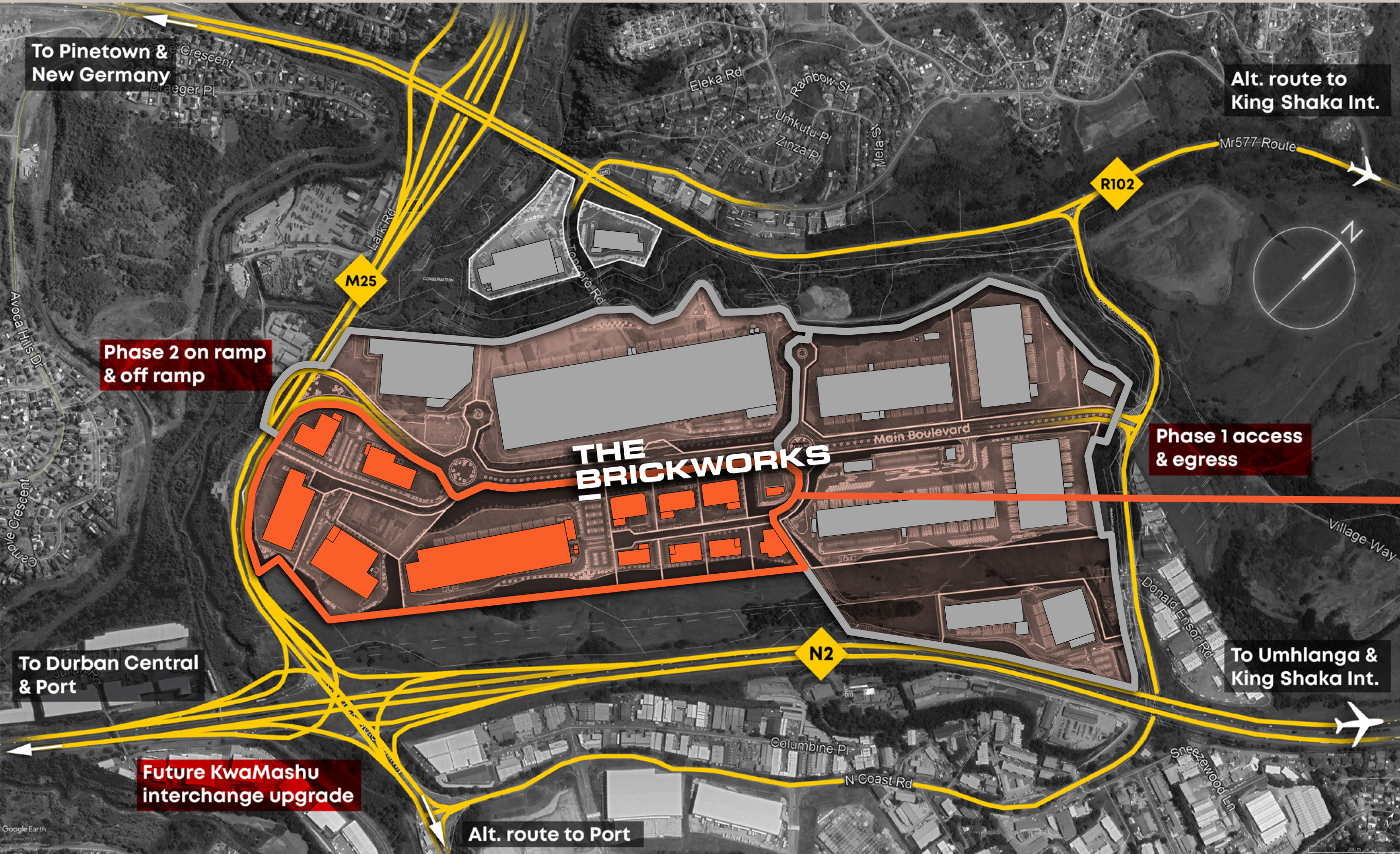


PHASE

02

**22 HECTARES
OF PLATFORMED
LAND**

JANUARY 2025



PHASE

03

**21 HECTARES
OF PLATFORMED
LAND**

JANUARY 2028

A SPECIALIST PARTNER

Our specialist team has developed some of South Africa's most prominent and progressive world-class properties. For over 42 years, our purpose has been to partner with our stakeholders in delivering long-term returns through the spaces we create.

We make it our business to understand the location before we explore its many possibilities. This enables us to not only look at how a space is, but also what it can become, and the value it can bring to people's lives.

CONTACT US TODAY TO UNLOCK THE POTENTIAL OF YOUR SPACE.

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SPACE IS A CANVAS FOR HUMAN EXPERIENCE