



NAIROBI GATE

INDUSTRIAL PARK



actis



ABOUT IMPROVON

Improvon is a real estate investment company operating across sub-Saharan Africa with expertise in providing tenants with A-grade warehousing, distribution and logistics facilities built to clients specifications. Established in 1995, Improvon has a distinguished track record in logistics and warehousing, with a collective 100 years' experience. The founders are still active in the business.

Improvon is one of the few dedicated development businesses in the sector, offering tenants a turn-key solution in construction, leasing and asset & property management, resulting in quicker turn-arounds, balance sheet optimisation and better cost control.

ABOUT ACTIS

Actis is a leading investor in growth markets in Africa, Asia and Latin America with > 70 years heritage, across diverse asset classes of consumer, energy, financial services, infrastructure and real estate. With \$13Bn raised since inception, Actis has made more than 220 investments across 40 countries globally. The Actis Real Estate Fund recently closed on its third opportunistic private fund, with commitments totaling \$500M – the largest private real estate fund targeting sub-Saharan Africa to date.

Actis' Real Estate investment strategy focuses on the development of retail, office and industrial assets in some of the most dynamic cities in Africa. Over the past decade, the fund has invested in assets valued at \$1.4Bn on a gross asset value base.

Impact North, the Improvon-Actis joint venture, provides unique insights into trends and opportunities across the sub-continent, allowing first mover advantage to leverage our substantial 480Ha land bank. Nairobi Gate Industrial Park is the first development by Impact North in Kenya, offering #NextLevelLogistics.



**# THE IMPROVON
DIFFERENCE**

We own and manage the value chain, ensuring confidence in execution:

- Our projects are on time, within budget and to specification
- We draw on a team of more than 80 expert, full-time employees across Improvon's businesses

ABOUT THE PARK

- A desirable location for industrial, commercial, residential, and public amenities.
- Ideally situated on the Eastern Bypass, 30 minutes from JKIA International airport, providing easy access to key arterial roads and to 'Up-Country' Kenya via Thika Road and the Southern Bypass.
- Phase 1 set on 100 acres, designed for ultra-modern logistics, warehousing and distribution centers, bringing a unique 'build to suit' concept to Nairobi, providing grade A flexible space, good access, efficient circulation, generous loading facilities and volumetric capacity.
- Offering both speculative and bespoke property for rent or purchase.

REASONS TO CHOOSE NAIROBI GATE

- Innovative and flexible warehousing models, standardized or bespoke.
- Efficiency: Designed for maximum volumetric capacity.
- Serviced Land: stable power supply, adequate water storage, wide roads, generous parking, and large yards.
- Eastern Bypass frontage.
- Customs gatehouses.
- Weighbridges.
- One-stop-shop.
- Customs warehouses.
- Secure and monitored perimeter fence.
- Designated and secured customs controlled area.
- Approved Special Economic Zone (SEZ) status.
- SEZ status provides various fiscal benefits such as:
 - Corporation tax rate reduction (10% – 30%) for 10 years.
 - VAT zero rated.
 - Withholding tax rate reduction.
 - Preferential import duty, excise and IDF treatment.





- Customs Controlled Area
 - Secured & Monitored Perimeter Fence
 - Customs Warehouse & One Stop Shop
- Customs Gatehouse
 - Weighbridges

PARK FEATURES

- Total rentable area: 2,150,000sqf
- Warehousing units from 5,300sqf – 320,000sqf
- Heights to underside of eaves: between 7m and 15m
- Electrified perimeter security with 24-hour manned and monitored gatehouse
- Modern office components
- Individual loading/offloading on grade or at 1.35m dock heights
- Generous parking separated for office use and operations
- Large Yards facilitating inter-link circulation

STRATEGIC LOCATION

Nairobi Gate's convenient location along the Eastern Bypass provides quick access to key Logistics and Transport hubs, increasing your supply chain efficiency.

- Thika Road: 5 mins
- JKIA: 30 mins
- Garden City Mall: 20 mins
- Mombasa Road: 20 mins
- Industrial Area: 25 mins
- Southern Bypass: 30 mins
- Westlands District: 35 mins
- To Athi River: 45 mins
- Inland Container Depot: 20 mins



< TO TATU CITY

< TO NANYUKI

RUIRU

KASARANI CONSTITUENCY

KAHWA

THIKA HIGHWAY

EASTERN BYPASS

GITHURAL

NAIROBI GATE INDUSTRIAL PARK

GARDEN CITY MALL

KIAMBU COUNTY
NAIROBI COUNTY

KIHARA

C63

DISTANCE

- THIKA ROAD (5 mins)
- JKIA (30 mins)
- GARDEN CITY MALL (20 mins)
- MOMBASA ROAD (20 mins)
- INDUSTRIAL AREA (25 mins)
- SOUTHERN BYPASS (30 mins)
- WESTLANDS DISTRICT (35 mins)
- TO ATHI RIVER (45 mins)
- INLAND CONTAINER DEPOT (20 mins)

NEW NJIRU TOWN

NEW NJIRU TOWN

EASTERN BYPASS

MIHANGO

NAIROBI COUNTY
MACHAKOS COUNTY

OUTER RING ROAD

C63



JOMO KENYATTA INTERNATIONAL AIRPORT

LEGEND

- NAIROBI GATE INDUSTRIAL PARK
- EASTERN BYPASS
- THIKA HIGHWAY
- OUTER EXPRESSWAY
- OUTER RING ROAD
- COUNTY DIVIDE



DOWNLOAD MAP ONLINE

< TO ATHI RIVER

DEVELOPED

MINI UNITS

Sizes:	± 4,300sqf – 16,000sqf
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SPEC BUILDING

Sizes:	± 27,000sqf and 54,000sqf
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FUTURE DEVELOPMENTS

NEW GRADE A LOGISTICS FACILITIES VARIOUS SIZES

Building size:	2 buildings of 108,000sqf
Building size:	53,800sqf - 86,000sqf
Building size:	To suit tenant requirement

MINI-UNIT SCHEME VARIOUS SIZES

Building size:	5,300sqf – 10,800sqf
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LAND FOR SALE VARIOUS SIZES

Plot size:	Minimum 10 acres
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SUSTAINABILITY

In addition to the essential need for a reduced Carbon footprint, more and more attention is being paid to conserving our earth's most precious resource – water.

In an effort to do both, we began implementing these resource saving systems in all of our new developments. By way of these we are not only doing our part for the environment but we are making others more mindful of a greener way to work and live.



INSULATION

Insulation is an important component, which is used in our latest developments. This reduces thermal transfer through walls, floors and ceilings. We accomplish this by fitting insulating materials in our cavity walls, ceilings and floors. In doing so, more summer heat is kept outside the building, making for a more consistent and comfortable temperature inside. During winter, heat from inside the building is maintained. With a more consistent inside temperature, the usage of HVAC (heating, ventilating and air conditioning) systems is reduced, saving on electricity costs.



DOUBLE GLAZING

Special consideration is taken by fitting double-glazing or Low Emissivity (Low-E) glass to window frames according to office requirements. Double glazing insulates and reduces heat transfer, while Low-E glass prevents radiation transfer. In doing so, both these components enhance the overall building's comfort and insulation.



LOUVERS

Through the carefully planned orientation of our buildings and the use of sun shading devices like louvers, the adverse effects of direct sunlight exposure are limited. This still allows for natural light to filter through, without excessive internal heat build up.





PHOTOVOLTAIC PANELS

Photovoltaics (PV) is a method of generating electrical power by converting solar radiation into direct current electricity. Operating via this method, Photovoltaic Panels are fitted to feed this generated electricity directly into the building. These PV panels are used to supplement grid fed electricity during the daytime, which reduce the dependency on traditional power sources as well as our carbon footprint. The benefit of using this system is that it will offer a long terms saving on the cost of electricity.



SOLAR

Required by legislation, Solar Geysers and Heat Pumps alike, are brilliant mechanisms used to heat water by making use of natural elements like sunlight and the temperature of surrounding air. Being exposed to direct sunlight or the surrounding air, Solar Geysers heat their water storage during the day, while Heat Pumps use the ambient air temperature by way of a compressor to heat up water. One may be favoured over the other, depending on the design of the building, but they both reduce electricity consumption and one's carbon footprint considerably.



GREY WATER PLANT

A Grey Water Plant is a system that collects and saves the wastewater from basins and showers in a storage tank. This water is treated and then used to irrigate surrounding gardens. A Grey Water Plant is an excellent cost saver as it reuses 80% of water needed and assists when water restrictions are implemented.



ATTENUATION POND

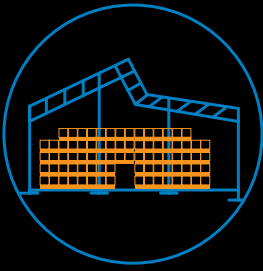
This is an outside water pond that captures and stores storm run-off water from paving and roof areas. This run-off water can be re-used to irrigate surrounding gardens and as flushing water for toilets and urinals.



RAIN WATER HARVESTING

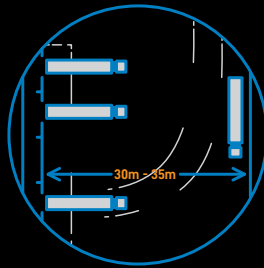
A Rain Water Harvesting System is simply an underground tank that captures and stores runoff roof water. This water is reused in the building as flushing water for toilets and urinals, yet another innovation that saves you on water expenditure.

WAREHOUSE FEATURES



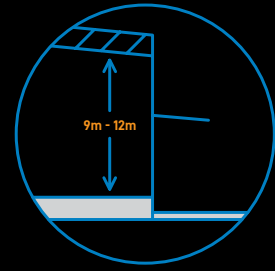
RACKING:

Warehouse is designed for maximum pallet positions.



YARDS & CIRCULATION:

- Each stand alone building has a dedicated yard of 30m or more for interlink trucks.
- Mini Units are also designed for truck reticulation.



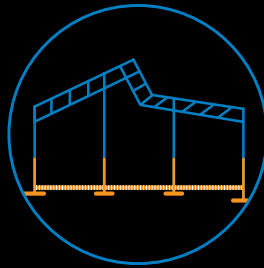
EAVES:

Eaves height varies from 7m to 15m depending on size of building.



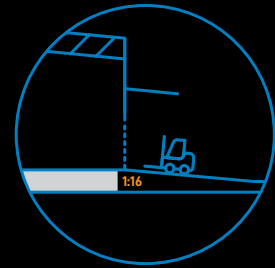
SECURITY:

- 24 Hour Main Guard house.
- Various buildings have their own internal Guard House.
 - Full perimeter fence.
- High security environment.



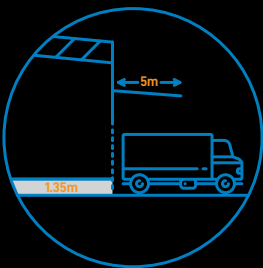
FLOORS:

- FM2 Large panel fibre reinforced floors 160mm thick 35Mpa.
- UDL of 80KN per m².
- Mini Units have conventional 180mm FM2 Floors.



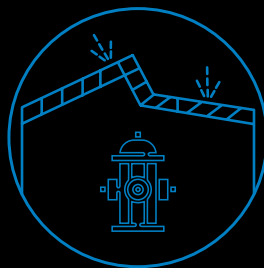
ROLLER SHUTTER DOORS:

- All Warehouses have roller shutter doors.
- Large Warehouses have multiple roller shutter doors and a ramp.



DOCK HEIGHT:

- Large Warehouses are at dock height (1.35m) for faster loading and offloading.
- Large warehouses have a 5m canopy.
- Mini Units are on grade.



FIRE PROTECTION:

- Nairobi gate has Central Pumps and tanks.
- Roof top and in rack sprinklers can be provided as a tenant extra.



AESTHETICS:

Much attention is paid to architectural design and landscaping to ensure a pleasant work environment.



CONTACT US

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EASTERN BYPASS

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