For Sale

Sasio Rd, Viwandani, Nairobi, Kenya

JLL

Overview

This strategically positioned industrial property occupies a prominent 8,267 sqm site along Sasio Road in Nairobi's established industrial corridor. The facility comprises 5,151 sqm of purpose-built space thoughtfully configured across manufacturing, office, and warehouse components to support diverse operational requirements.

The property benefits from well-maintained infrastructure including 23 parking spaces in a combination of covered and uncovered bays. Mature landscaping throughout the grounds creates an enhanced environment for staff and visitors, distinguishing the asset within the local industrial market. The property is offered with vacant possession.

Property Overview

The property occupies just over 2 acres of level terrain, providing excellent development potential for investors and operational efficiency for occupiers. The property is adequately provided with utilities and infrastructure as below:

- Electricity is connected to mains supply with a 200kVA Kenya Power transformer. Back-up power is available from a 250 kVA generator. There is a 10,000L diesel tank.
- Water is connected to the mains supply and supplemented by a 250m-deep borehole fitted with a 7.5KW, $12m^3/h$ pump. Storage consists of 60,000L in two underground tanks and an 8,000L overhead tank.
- Security: The property is secured by all-around perimeter walls topped with razor wire.
- Firefighting: The property is equipped with comprehensive firefighting infrastructure, including a Mather & Platt pumpset with an 11KW, 2300L/min capacity. The installation exceeds typical market standards for similar properties.

Gross Lettable Areas

Gross Areas Breakdown			
Building	Area per floor (sqm)	No of Floors	Total Area (sqm)
Admin Area	231	3	693
Production Area	1,928.50	2	3,857
Warehouse Area	601	1	601
GLA Total			5,151

The figures in the table above are taken from building plans available in the data room

Building Use

The facility comprises three distinct components:

- The Production Block features purpose-built manufacturing space designed and equipped for pharmaceutical and consumer goods production processes. Selected non-proprietary equipment, as listed below, may be available for acquisition with the building, subject to negotiation:
    - A Bosch 600kg/hr boiler
    - A Thermax 400kg/hr boiler
    - 2x Atlas Copco Air Compressors: 22kW and 30kW (7.3 bar each)
    - 2x ISO Tanks: 19,000L and 21,000L capacity respectively
- The Warehouse Block provides dedicated storage and distribution space offering logistics capabilities. The Warehouse is fitted with racks and has a capacity for approximately 900 pallets.
- The Office Block previously served as corporate headquarters and is currently vacant, offering flexible configuration opportunities for incoming tenants or owner-occupiers.

Investment Highlights

Prime industrial location: The property is situated in Nairobi's established Industrial Area, a strategic location within Kenya's traditional manufacturing and logistics node. The site benefits from excellent connectivity via major arterial routes including Lunga Lunga Road, Enterprise Road, Mombasa Road, Likoni Road, Outering Road, and Jogoo Road. This established node continues to attract strong demand from Kenya's manufacturing sector in particular.

Infrastructure that reduces capital requirements: The asset provides immediately usable infrastructure including an individual power transformer, a comprehensive fire suppression system, and secure perimeter walls with full utility connections. This installed infrastructure significantly reduces capital expenditure requirements for incoming occupiers.

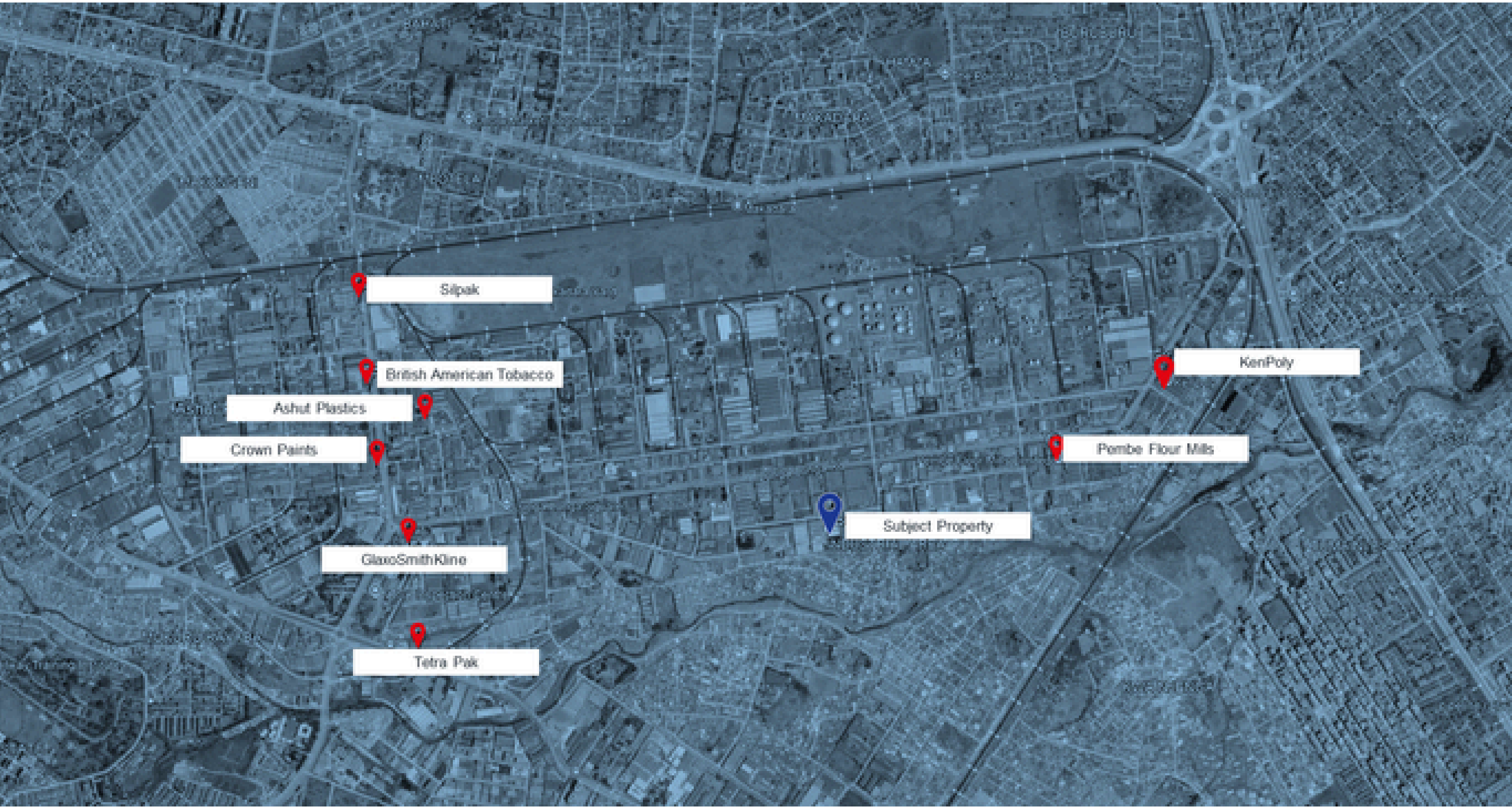
Flexible Asset: The property sits on just over two acres of level land. Its vacant status presents exceptional repositioning potential, allowing reconfiguration to suit specific tenant requirements. Investors or owner-occupiers may adopt the existing use or transition to any of the permitted alternative uses within the zoning framework.

Access to Affordable Labour Resources: The location benefits from proximity to multiple residential neighbourhoods across various income levels, providing access to a diverse and affordable labour pool. The surrounding area, including the adjacent Viwandani community of over 40,000 households, offers ready access to a substantial workforce.

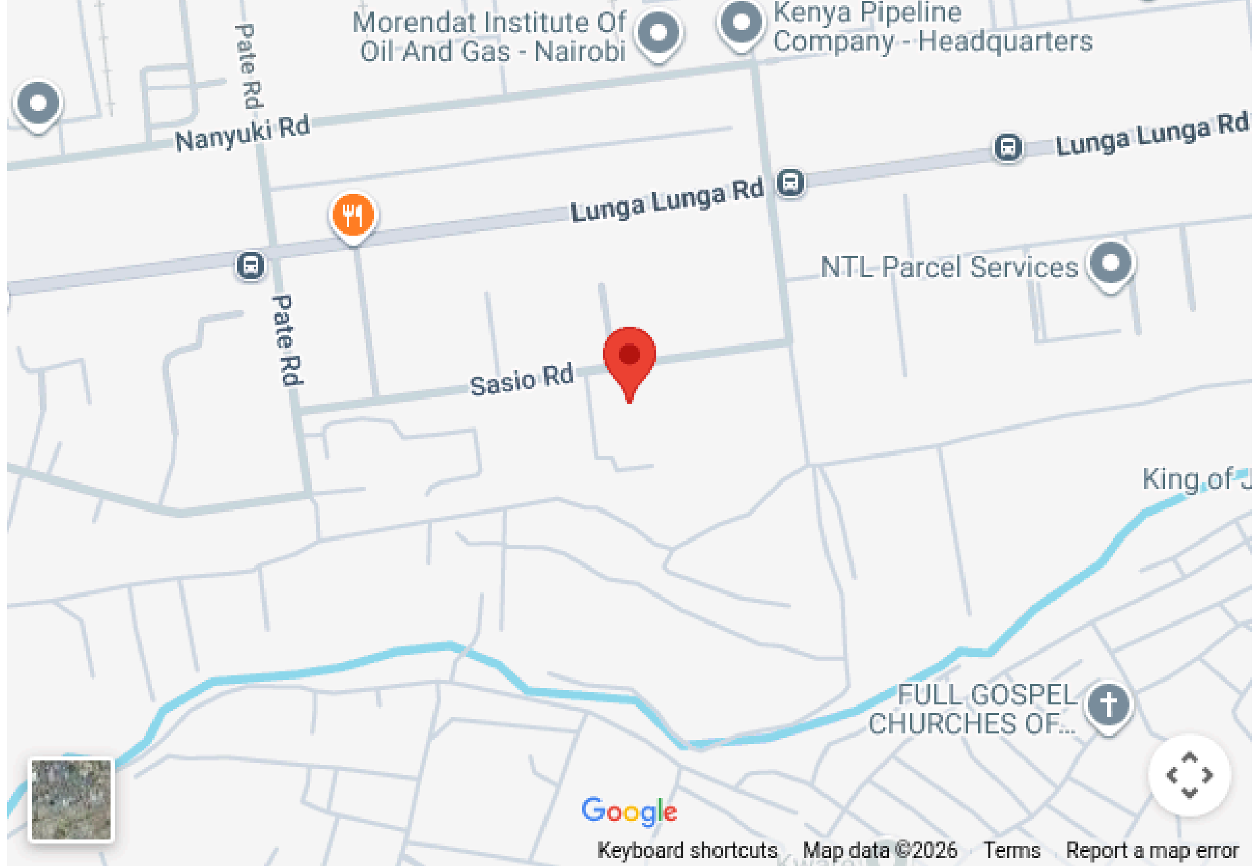
Title, Zoning, and Statutory Information

Address:	Sasio Road, Viwandani Industrial Area, Nairobi
Zoning	Industrial
Main Use	Industrial and warehouse
Coverage	80%
Plot ratio (Also called Floor Area Ratio)	300
Tenure	Leasehold (99-year lease) Commencement: 1 March 1977 Ground rent: KES 14,880 per annum

Location



Silpak
British American Tobacco
Ashut Plastics
Crown Paints
GlaxoSmithKline
Tetra Pak
KenPoly
Pembe Flour Mills
Subject Property



Location

The property is strategically positioned on Sasio Road in Viwandani, approximately 5-7 kilometers from Nairobi's Central Business District. This prime location sits at the heart of Nairobi's established industrial corridor, which serves as the city's principal hub for manufacturing, logistics, and distribution operations.

Established Industrial Node

The immediate vicinity is home to numerous multinational and national manufacturers, as well as leading fast-moving consumer goods companies. This concentration of high-quality occupiers demonstrates the area's enduring appeal as a preferred industrial location and underscores strong occupier demand fundamentals. The presence of these established corporations validates the location's operational advantages and long-term viability as an industrial address.

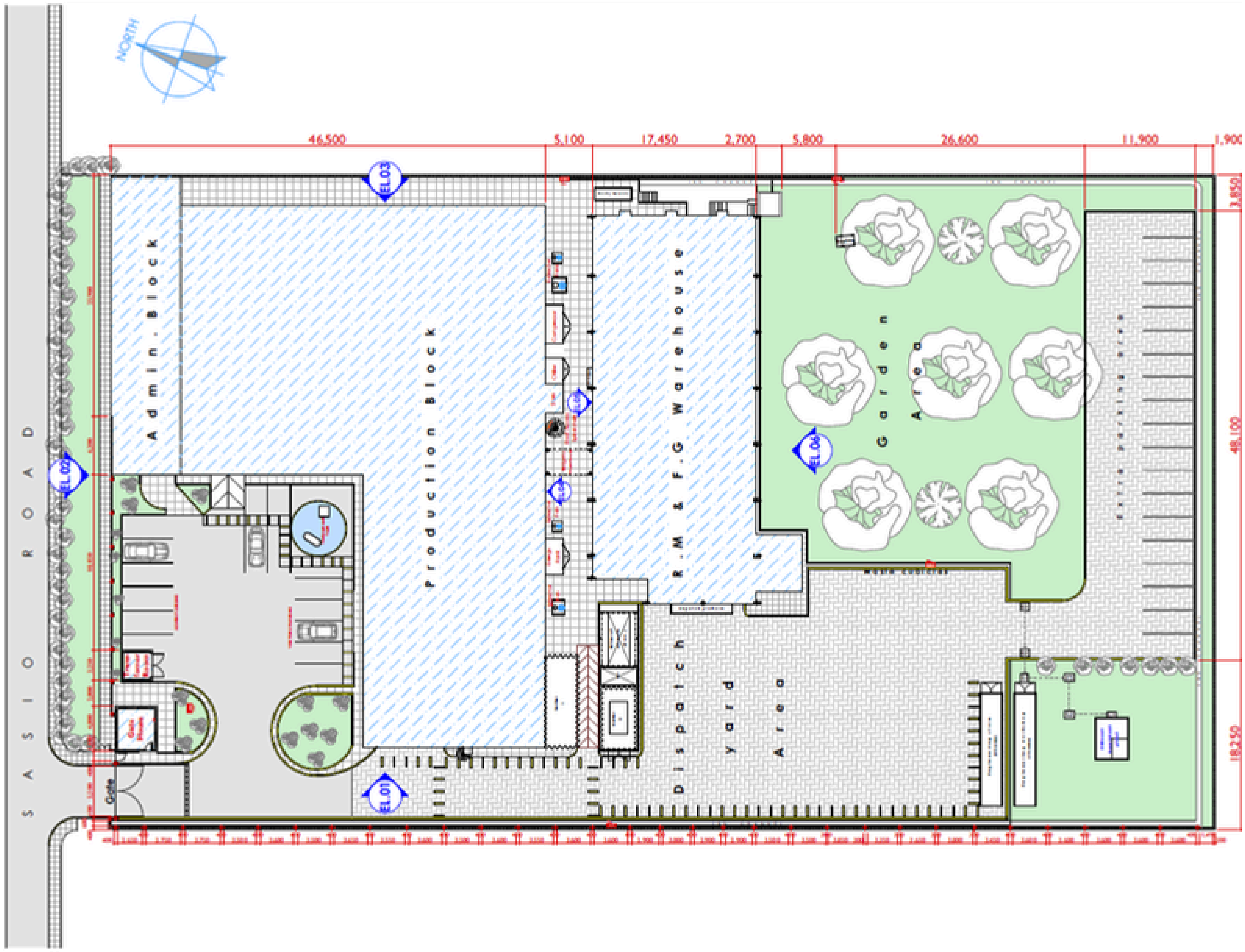
Connectivity and Accessibility

The property benefits from excellent connectivity to major transport routes, facilitating efficient inbound and outbound logistics operations. The location provides convenient access to multiple fuel company depots, supporting operational continuity for industrial tenants.

Local Amenities

The surrounding area offers comprehensive banking facilities and essential business services within close proximity, supporting day-to-day operational requirements. Lunga Lunga Square, a retail center spanning approximately 8,000 square meters, is located just 1.5 kilometers from the property, providing convenient retail, dining, and service amenities for future workforce requirements

Site Plan


NORTH
46,500
5,100
17,450
2,700
5,800
26,600
11,900
1,900
3,850
48,100
18,250
Admin. Block
Production Block
R.M & F.G Warehouse
Garden Area
Dispatch yard Area
SASIO ROAD
EL.01
EL.02
EL.03
EL.04
Gate

Sale Process

JLL has been exclusively appointed to manage the sale of this industrial asset. Following preliminary consultation, interested parties are invited to submit Expression of Interest.

Detailed property particulars are available on request and upon signing of a Non-Disclosure Agreement (NDA).

Qualified potential investors will be guided through a managed transaction process. For viewing arrangements and investment particulars, please contact Lucy Githinji:

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Thank you

Disclaimer

This property is offered for sale subject to contract. All measurements, areas, and information provided herein are approximate and for reference purposes only. Interested parties are advised to verify all details through independent inspection and measurement. JLL reserves the right to reject any or all offers without providing reasons. The seller makes no representations or warranties regarding the property condition, legal status, or future potential. The sale process may be modified at the seller's discretion.

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