



# *ALP North Logistics Park*

Tatu Industrial Park

North Nairobi, Kenya

Tatu Industrial Park is in Tatu City, coined East Africa's biggest mixed-use property development.

The development, being built from the ground up as a fully-fledged city, is now beating its own infrastructure deadlines, and demand for land within Tatu is growing.

The light industrial zone is already home to several major local and international FMCG manufacturers and logistics companies such as Unilever, Chandaria Industries, Dormans, Bidco and Kimfay.



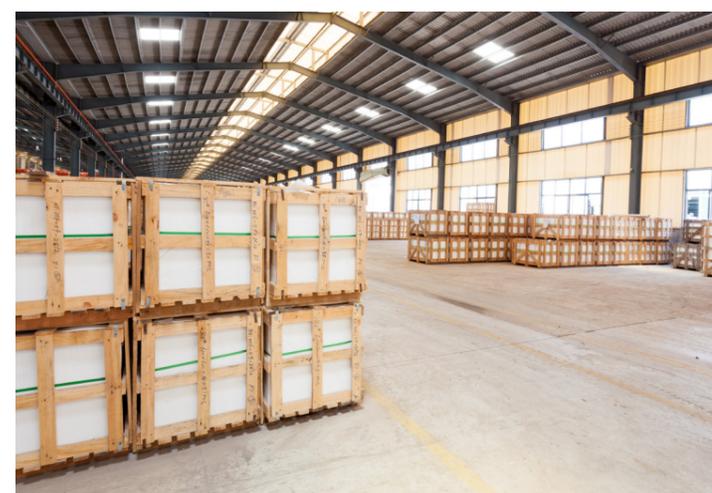
Map



## Project details

Land focus – premium-grade non-polluting light industrial, assembly, warehousing and logistic uses  
 Site area – 22 acres  
 ALP Warehouses GLA – 50,000sqm (50% site coverage)  
 Delivery – September 2018

Warehouse 1	Warehouse 2	Warehouse 3
Total combined space: 15,138m <sup>2</sup>	Total combined space: 15,138m <sup>2</sup>	Total combined space: 21,561m <sup>2</sup>
Office: 1,504m <sup>2</sup>	Office: 1,504m <sup>2</sup>	Office: 1,900m <sup>2</sup>
Warehouse: 13,634m <sup>2</sup>	Warehouse: 13,634m <sup>2</sup>	Warehouse: 19,661m <sup>2</sup>
<b>Fully Leased</b>	<b>30% Leased to-date</b>	



*“Tatu City ranked as one of the top five high-value infrastructure investments in the East African region.”*

Deloitte infrastructure report

## Prime Location

This large-scale urban development project is strategically located within 24km of Nairobi's CBD close to the Thika Highway and the Northern and Eastern Bypass junction.

The project has direct connection to Nairobi's Jomo Kenyatta International Airport and has easy access to all major roads in Kenya and Trans-African Highway leading to Uganda, Democratic Republic of Congo, Rwanda and Burundi, all of which import most of their goods through Kenya. Good transport accessibility is key to success in Nairobi's rapidly expanding urban environment.

# Technical specifications

Internal	External
Roller Doors (Dock Levellers) Warehouse 2: 13 docks per warehouse Width 3.02m x height 3.5m Warehouse 3: 18 docks per warehouse Width 3.02m x height 3.5m	International Grade A warehouse design & layout
Operating height of 12m	24/7 security, CCTV and ClearVu fencing
Column grid 12m x 24m	Independent gatehouse with secure entry and exit
Laser levelled jointless concrete floor with anti-dust coating to FM2 standards	Independent power and water supply with solar and two full power generators back-up
Floor load bearing capacity 5 ton/m <sup>2</sup> 10-ton point load	Municipal water via Tatu City
1 dock leveller and electric roller per 1,000m <sup>2</sup>	Large concrete paved vehicle yard (50% site coverage) with truck hard standings: Warehouse 2: 13,145m <sup>2</sup> yard allocation to accommodate 22 large truck parking bays and 43 small truck/car parking bays Warehouse 3: 17,755m <sup>2</sup> yard allocation to accommodate 25 large truck parking bays and 62 small truck/car parking bays
Sprinkler fire-fighting system and fire alarms	Waste management handling, environmental audits and recycling systems
Built in Grade A 1 <sup>st</sup> floor office premises (can include canteen and meeting rooms)	Prominent occupier signage
Intelligent LED lighting and natural light systems Power: 3-phase, 50Hz transformer	Truck and car parking spaces to international ratios
Modern integrated fibre optic telecommunications	Public transport in close proximity
Internal and external access control systems	Ongoing property management by ALP in-house local team

## Opportunities

- Nairobi's first modern Grade A warehousing units.
- Special Economic Zone: occupiers enjoy reduced corporate taxes, customs and excise, duty exemptions, VAT benefits and profit and capital repatriation at reduced rates.