



# *ALP West Logistics Park*

Tilisi Logistics Park

West Nairobi, Kenya

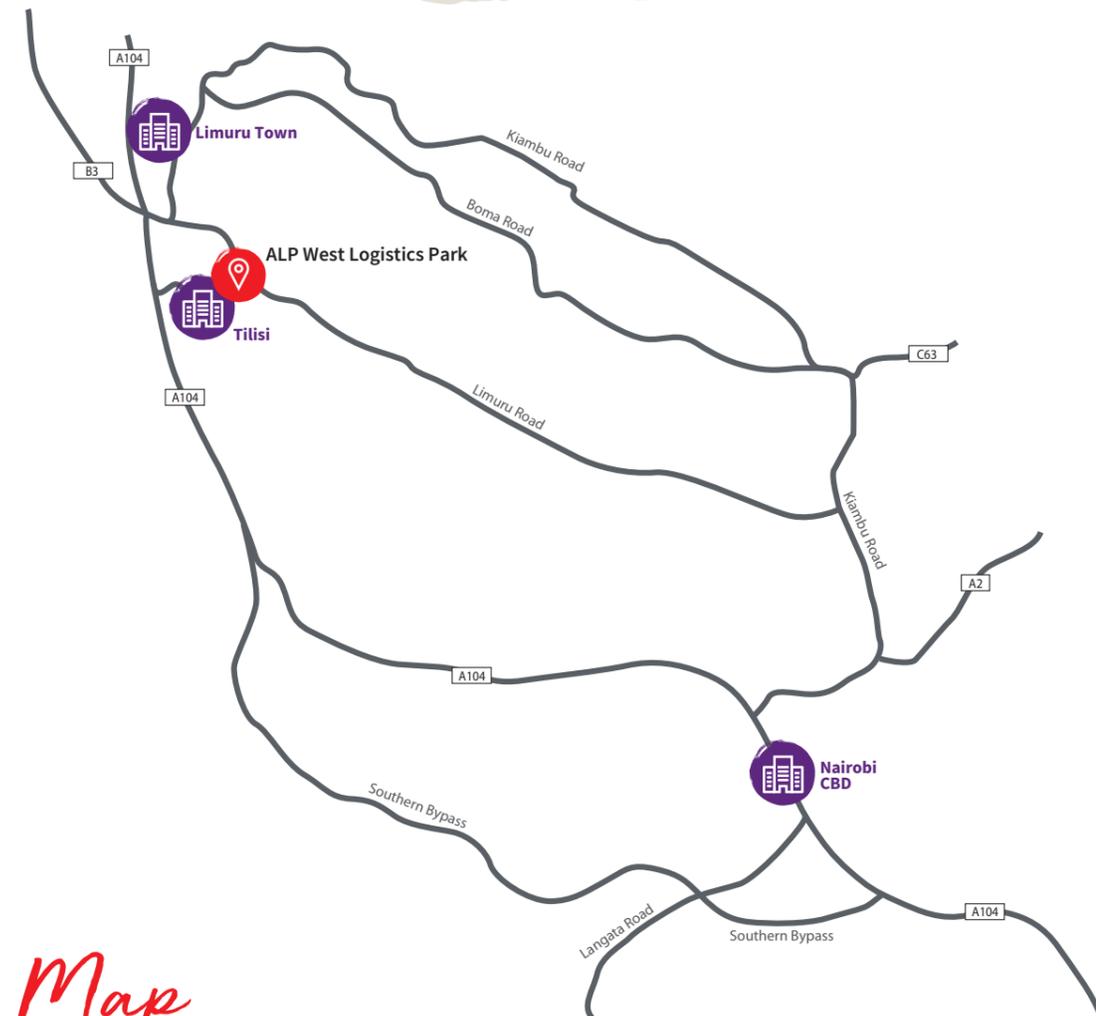
 AFRICA LOGISTICS PROPERTIES

 **JLL**<sup>®</sup>

*Tilisi is a 400-acre mixed-use megaproject at the meeting point of Tigoni, Limuru, and Sigona, on the outskirts of Nairobi.*

*One of Kenya's ten largest private developments, it is designed to host a mini-city with the infrastructure to support world class residential, commercial, logistics and social developments.*

*The logistics estate provides a high-quality solution to Nairobi's inadequate warehousing capacity and insufficient access to facilities for repackaging and dispatch.*



*Map*

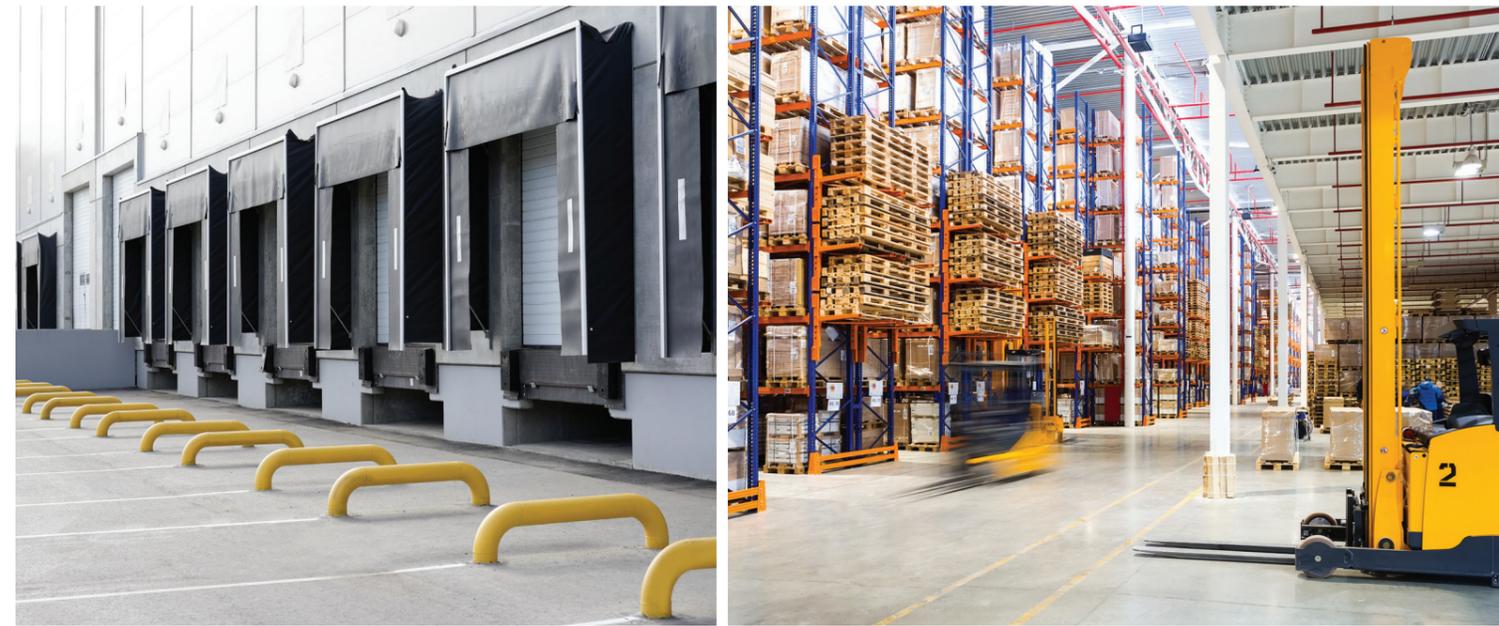


## *Project details*

Land use – warehousing as well as built-to-suit space in units more than 5,000m<sup>2</sup>  
Site area – 49 acres  
ALP warehouses GLA – 100,000m<sup>2</sup> (50% site coverage)  
Delivery of Phase 1 – June 2019  
Road and junction infrastructure – currently under construction

### **Warehouse**

Total combined space: 108,674m<sup>2</sup>  
Office: 9,879m<sup>2</sup>  
Warehouse: 98,795m<sup>2</sup>



## *Prime location*

The project is strategically located 25km west of Nairobi along Nairobi-Nakuru highway, the main road cargo route from Mombasa port to western Kenya, Uganda, and Rwanda. It benefits from direct junction access onto the major Nairobi-Nakuru A104 highway (currently being upgraded) and an additional southern junction to the site for unhindered transport access. The southern and northern by-passes are less than 10 minute drive time from the site location. There is also good proximity to Kenya's main airport, which remains one of Africa's biggest airports for cargo.

# Technical specifications

Internal	External
Roller Doors (Dock Levellers)	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 generator back-up
Floor load bearing capacity 5 ton/m <sup>2</sup> 10-ton point load	Municipal water via KPLC
1 dock leveller and electric roller per 1,000m <sup>2</sup>	Large concrete paved vehicle yard (50% site coverage) with truck hard standings: Approx. 89,111m <sup>2</sup> yard allocation to accommodate 488 cars and 118 trucks
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	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

- The first and only modern warehousing industrial park in Western Nairobi.
- Bypass Nairobi congestion, resulting in more efficient logistics in terms of time and cost.
- Benefits from direct highway access and 25 minute drive time to Nairobi CBD.
- Full infrastructure, including paved roads, street lighting, water, electricity and ICT reticulation, sewage treatment plants and matatu stops.