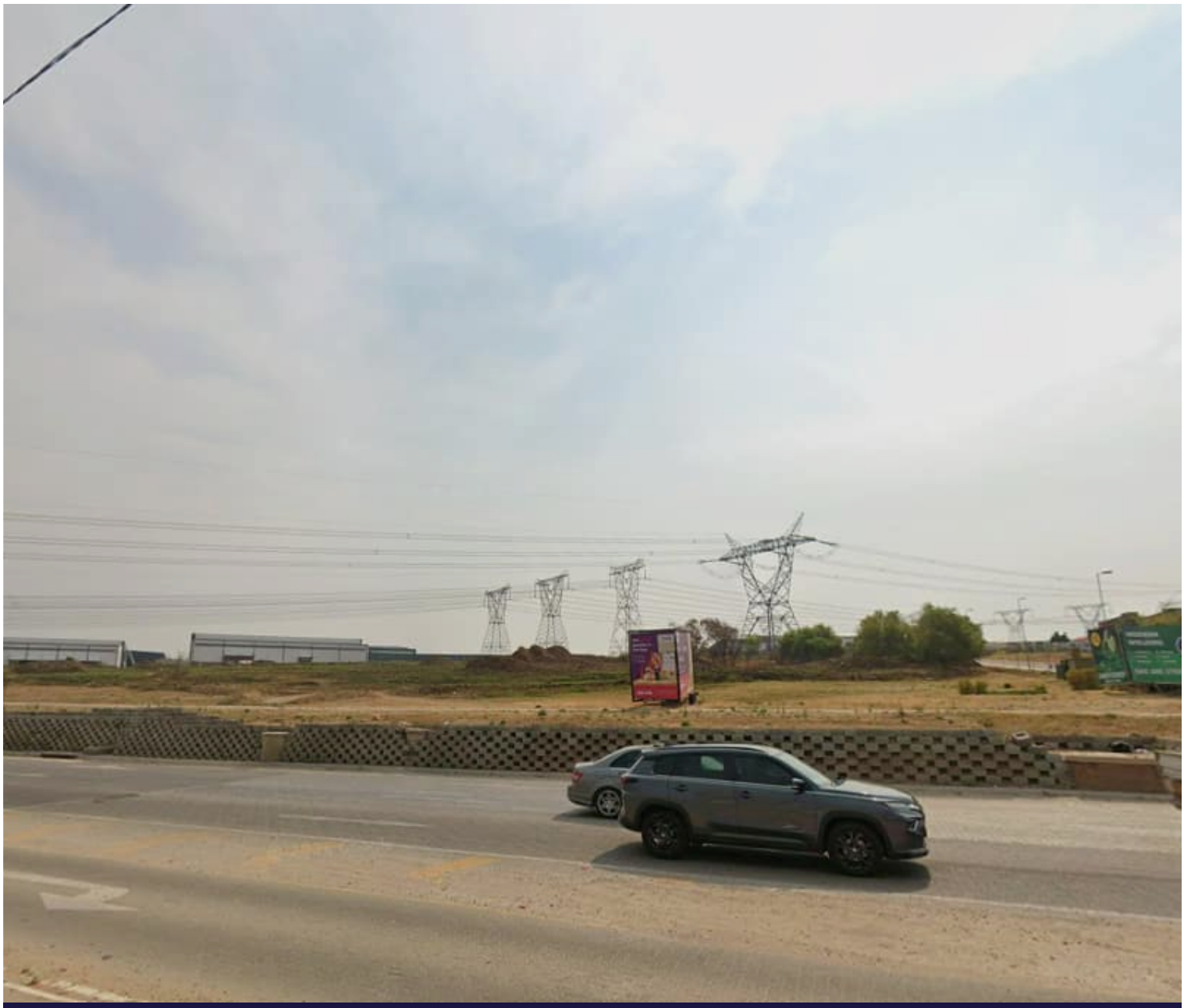


To Let

Samrand Section 23

Cnr Rietspruit & Samrand Road, Olievenhoutbosch, Centurion, Gauteng, 0157

CUSHMAN & WAKEFIELD | broll

https://www.cwbroll.co.za

The Building

Samrand

This expansive mixed-use industrial and business development is strategically positioned at the intersection of Rietspruit Road and Samrand Avenue in Olievenhoutbosch, Centurion, placing it at the heart of the Samrand node roughly midway between Centurion and Midrand. The site benefits from direct access off the Samrand Avenue offramp and lies within easy reach of the N1 (Ben Schoeman Freeway), giving tenants and businesses fast, convenient connections to Pretoria, Midrand and Johannesburg alike. Rietspruit Road runs along the eastern boundary of the property, linking further south to Rooihuiskraal Road and forming part of a well-established regional road network already serving the surrounding Kosmosdal precinct.The development comprises a series of proclaimed extensions — including Kosmosdal Ext 90, 91, 93, 95, 97, 98, 99, 100, 101, 102 and 103 — assembled from the Remainder of Portion 2 and Portion 249 of the Farm Olievenhoutbosch 389-JR. Individual erven within the scheme vary considerably in size, from just over a hectare up to more than 23 hectares, offering flexibility for a wide range of industrial, warehousing, logistics and business park users. Zoning across the precinct is predominantly Industrial and Business use, with several erven already benefiting from confirmed bulk power supply and favourable floor area ratios, making them well suited to immediate development.Beyond its commercial potential, the site retains a number of natural and engineering features that shape its layout. A dam and disused quarry sit within the broader precinct, while a natural drainage line and associated wetland corridor run through the property from north to south, protected by mapped 1:50 and 1:100 floodlines. The land is further traversed by several registered servitudes, including a sewer servitude, power line servitudes, and a road and stormwater servitude along Rietspruit Road, all of which have been factored into the subdivision layout. To the north-east, the development borders Kosmosdal X88, already sold to Growthpoint, while further extensions to the south-east have similarly been sold — underscoring strong market demand and the area's growing reputation as one of Centurion's premier industrial and logistics hubs.

Features

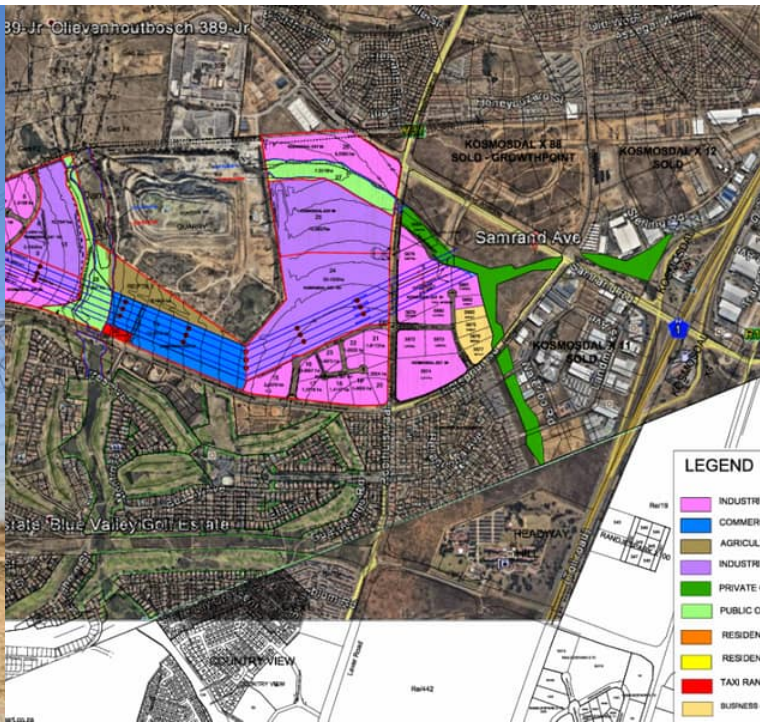
Mixed use premises | 415 KVA | Ample parking | Hi tech | Modern architecture | Flexible spaces

Building information

Gross Lettable Area	**1,620,000 m²**
Grade	**Hi-Tech Industrial**
Building sector	**Industrial**







The Space

10970m² Warehouse space available to let in Samrand, Olievenhoutbosch, Centurion.

10970m² Warehouse space available to let in Samrand, Olievenhoutbosch, Centurion.New development in Samrand | Offices, warehousing, residential and transportation points

Unit information

Gross lettable area	**10,970 m²**
Listing sector	**Development**
Available	**TBC**
Minimum period	**12 months**



Get in touch



Angela Haralambous
aharalambous@broll.com | +27646810161