

Transform potential

95 Main Reef, Anderbolt

Acquisition Opportunity

AS AT SEPTEMBER 2026

Executive Summary



95 Main Reef

95 Main Reef is a secure industrial park with 24-hour guarding, located at 95 Main Reef Road, Boksburg, Johannesburg in the East Rand.

The property benefits from its strategic position in the Boksburg node, being approximately 12km south of O.R. Tambo International Airport and 30km east of the Johannesburg CBD.

In addition, the property is situated in close proximity to the main arterial, linking the N12 and N17 highways, and is therefore well positioned to take advantage of the convenient access to major road transport networks within the province.

95 Main Reef is comprised of approximately 14,000m² of quality adjacent light warehousing units which allows for reconfiguration to accommodate various tenants' size requirements.

Units are serviced by roller shutter doors with ample 3 phase power supply (units supply capacities vary).

Combined GLA of
14,479 m²

Occupancy of
91.2%

Weighted average
lease expiry of
1.7 years

Property and Financial Information



Financial period	R	R/m ² (per month)
(1 Sep 2026 – 31 Aug 2027)		
Net income – contractual	8 291 364	52.5
Operational cost recoveries	182 244	1.2
Rates Recoveries	397 549	2.5
Insurance Recoveries	125 571	0.8
Gross income - non-contractual-vacant	1 953 302	58.0
Total gross income	10 950 030	63.0
Yard -contractual	99 073	0.6
Yard-potential non-contractual	491 835	3.1
Total Income	11 540 938	73.0
Rates and taxes expense	(1 560 372)	(9.9)
Insurance expense	(342 261)	(2.2)
Total operating expenses	(1 902 633)	(12.0)
Net utilities over recovery	668 145	4.2
Total net property income(R/m² is excluding yard)	10 306 449	65.2

95 Main Reef Road		
	GLA (m ²)	14 479
	Property type	Warehouse
	Location	95 Main Reef Road, Boksburg North, Boksburg
	Tenant	Western Cape Automated Services,Erase Data & CP Forklift & Automation
	Occupancy at 1 September 2026	91.2%
	WALE at 1 September 2026 (years)	1.7
	Weighted average escalation at 1 September 2026	8.0%
	Fire sprinklers	None
	Eave heights	Units Vary
	Total roller doors	18
	No. of on grade doors	18
	No. of off grade doors	0
	Superlink reticulation	Yes

Pictures



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