



Designed for **Sustainability**, Built for **Growth**







Activa Industrial Park is a modern, master-planned industrial development, located just 500 meters off Mombasa Road, within the Athi River Industrial Corridor.

The park comprises 26 efficiently designed, investment-grade warehouses built to support logistics, light manufacturing, and modern industrial operations.

Each unit is engineered for scalability, operational efficiency, and long-term asset performance.



01

Strategic Location

Athi River logistics corridor offers direct Access to Multimodal Logistics Infrastructure key among them being;

- **Standard Gauge Railway (SGR) & Inland Container Depot (ICD)**
- **Nairobi Expressway (fast access to CBD and JKIA)**
- **Jomo Kenyatta International Airport**

It also enjoys close proximity to Export Processing Zones (EPZ) and other Industrial Zone Clusters

02

Versatile Demand

Athi River as an industrial corridor enjoys versatile and resilient demand for warehouses due to its strategic location. In addition to established infrastructure, Machakos county business policy et.al.

Athi-rivers capacity to serve multiple demand drivers at the same time, guarantees high and stable occupancy rates and rents.

Ideal for institutional and individual investors, with end users cutting across 3PL's, logistics and distribution, light manufacturing, import / export businesses, consolidators and E-commerce fulfillment centers.

03

Return on Investment

Athi River represents a compelling industrial real estate investment market, supported by strong and resilient market fundamentals for well-located assets.

Investor returns are underpinned by stabilized yields of up to ~10%, with further upside through rental growth and long-term capital appreciation.

This performance is structurally driven by;



Constrained supply of modern, sustainable and ESG compliant industrial spaces

Strategic proximity to Mombasa Road and key logistics corridors

Continued infrastructure-led expansion of the greater Nairobi industrial belt.



26



Key Investor Benefits

1 Predictable Income & Yield Stability

- High-demand unit sizes (7,836–23,508 sq. ft) attract a broad tenant base.
- Design efficiency and sustainability features lower operating expenses, enhancing NOI margins for end users, increasing tenant stickiness.

2 Capital Appreciation Upside

- Athi River continues to benefit from public infrastructure investment and private sector clustering.

3 ESG-Aligned Design

- Hybrid solar system (up to 40% energy savings), biodigester sewer systems, and water recycling align with ESG mandates and long-term sustainability.

Key Investor Benefits

4

Strong Exit Optionality

- Exit options include selling the property to an institutional investor, refinancing the development to release capital, or selling individual units to owner-occupiers.

5

End to End Ancillary services

- Jasbel Real Estate will offer end-to-end asset, leasing, and maintenance services, allowing investors to enjoy predictable income without the operational burden.



ACTIVA

Activa's Value Proposition

Activa Industrial Park offers a Smart Location. Lower Costs. Scalability. Built for Long-Term Returns.



Strategic Logistics Hub

Located just 500 metres off Mombasa Road in the Athi River Industrial Corridor, offering direct access to key transport routes, labour markets, and regional trade networks.



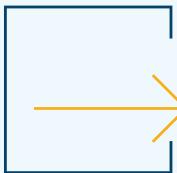
Built-In Cost Efficiency

Hybrid solar power systems deliver up to 40% energy cost savings, reducing operating expenses and insulating tenants and investors from utility cost volatility.



Future-Ready, ESG-Aligned Design

Integrated bio-digesters and water recycling systems enhance sustainability, lower lifecycle costs, and future-proof the asset against evolving environmental and regulatory standards.



Scalable & Flexible Spaces

Tailored to meet diverse operational needs cutting across 3PL's, distribution, light manufacturing and E-commerce fulfillment needs with room to scale, based on business needs.

Standard Unit

6,437 sq. ft

Standard Plus Unit

7,836 sq. ft

Double

Plus: 15,672 sq. ft

Triple

Plus: 23,508 sq. ft

Std: 12,874 sq. ft

Std: 19,311 sq. ft

Unit Sizes & Dimensions

Size

Standard Plus Option	PLINTH SQ. FT	PLINTH SQM
Ground Floor	5,511 Sq. Ft	512 Sqm
First Floor	926 Sq. Ft	86 Sqm
Second Floor	1,399 Sq. Ft	130 Sqm
Total Area / Unit	7,836 Sq. Ft	728 Sqm

Standard Option	PLINTH SQ. FT	PLINTH SQM
Ground Floor	5,511 Sq. Ft	512 Sqm
First Floor	926 Sq. Ft	86 Sqm
Total Area / Unit	6,437 Sq. Ft	598 Sqm

Clear Height – Storage Area	11M
Wall Height	9M



Amenities

-  Water: Multiple water supply - 95,000m³
Water Tower & Underground Tank
-  24-7 CCTV Surveillance & Electric Fence
-  Dual Entry & Exit Gates with Pedestrian access
-  Bio-Digester Systems for Sewer waste management
-  Hybrid Solar & KPLC power Supply
-  Fibre-optic connectivity
-  Generator Back-Up for Common Area
-  Cabro-paved, high density internal roads
-  24M wide road with truck maneuvering capacity
-  Safety & Firefighting Installations
-  On-tarmac Access
-  Ample Parking - Dedicate & Common Slots

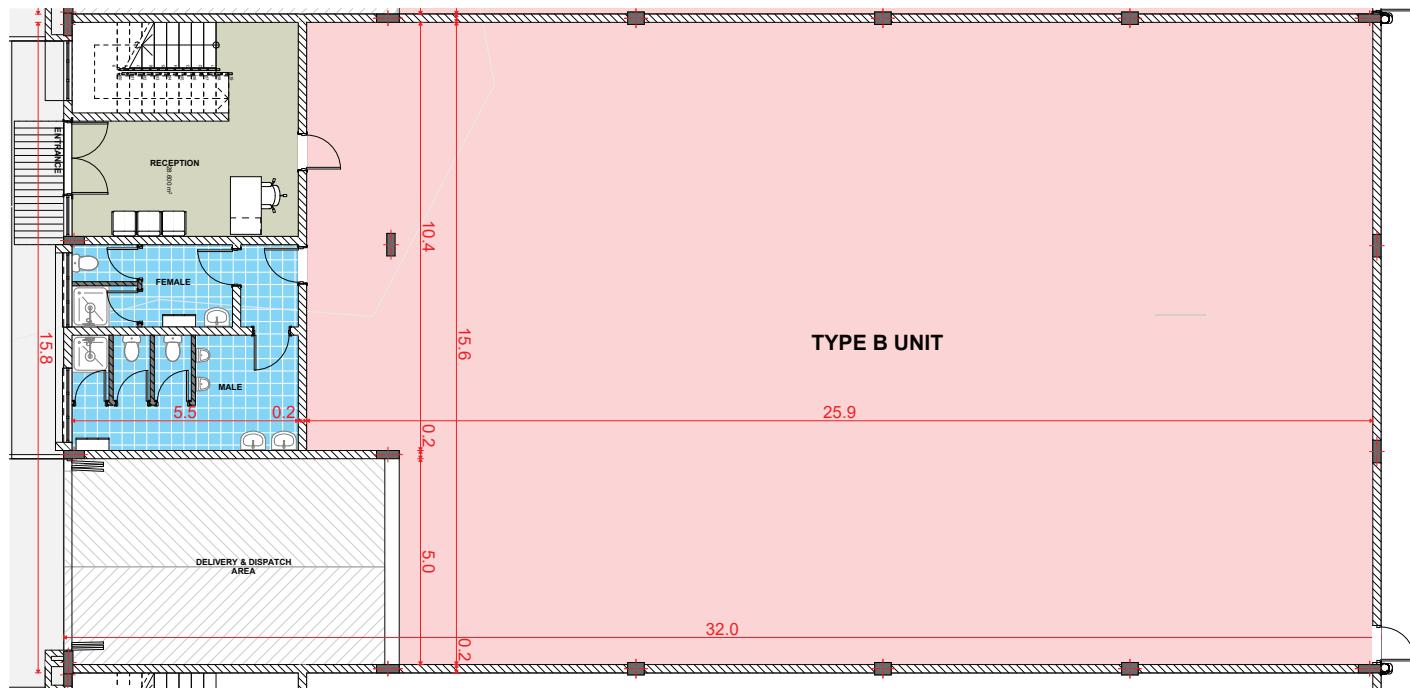


Site Plan



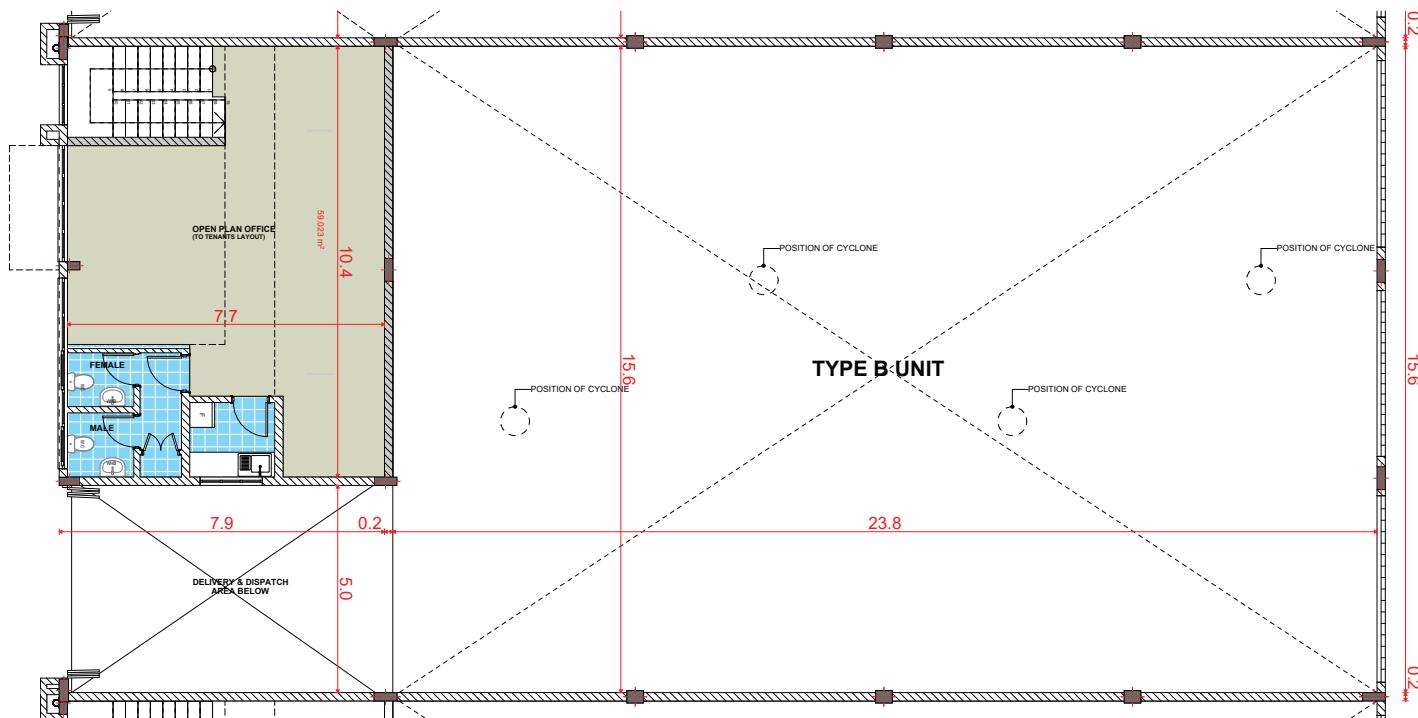
Ground Floor Plan

UNIT 02-25



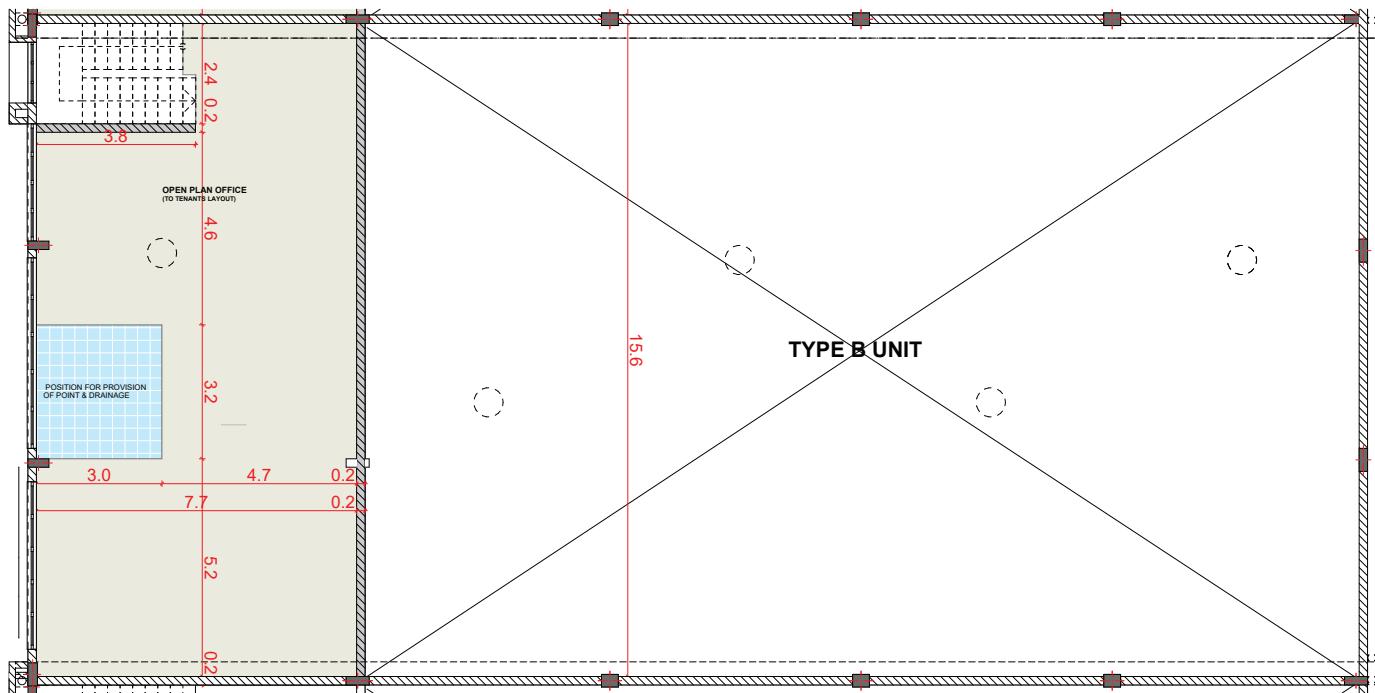
1st Floor Plan

UNIT 02-25

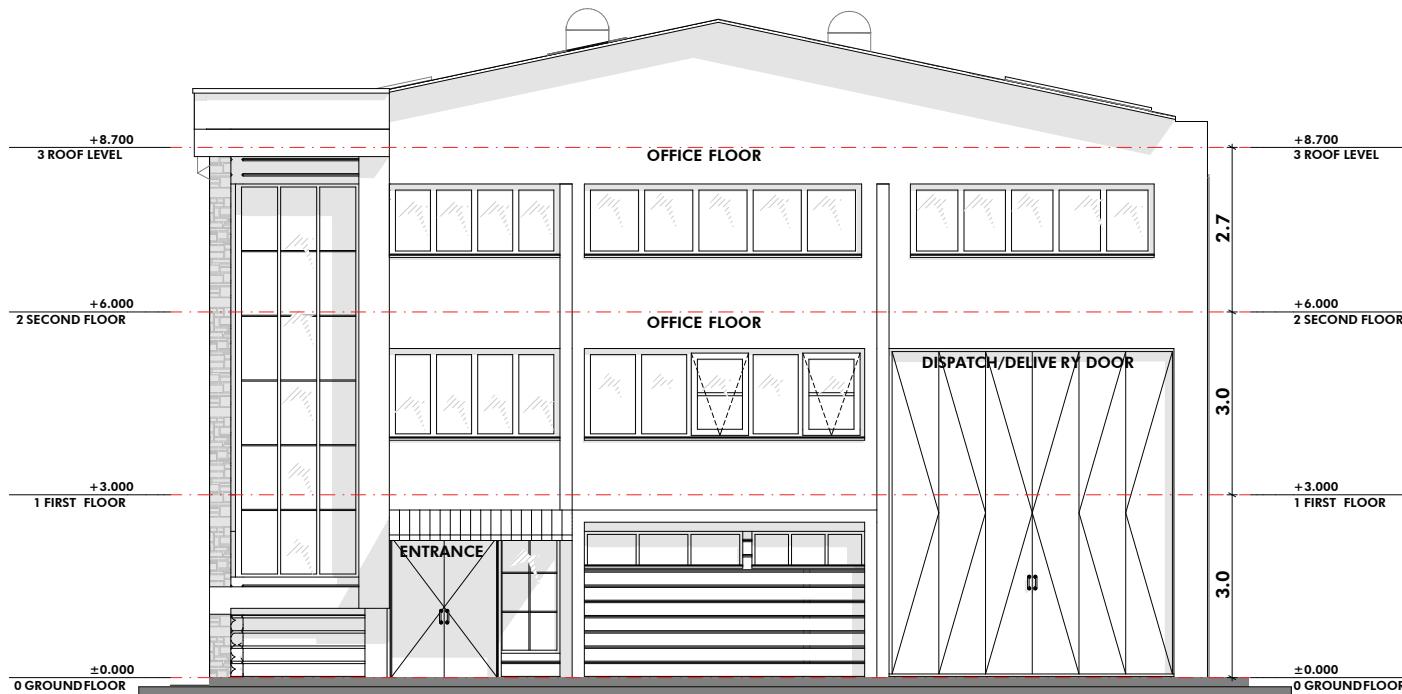


2nd Floor Plan

UNIT 02-25



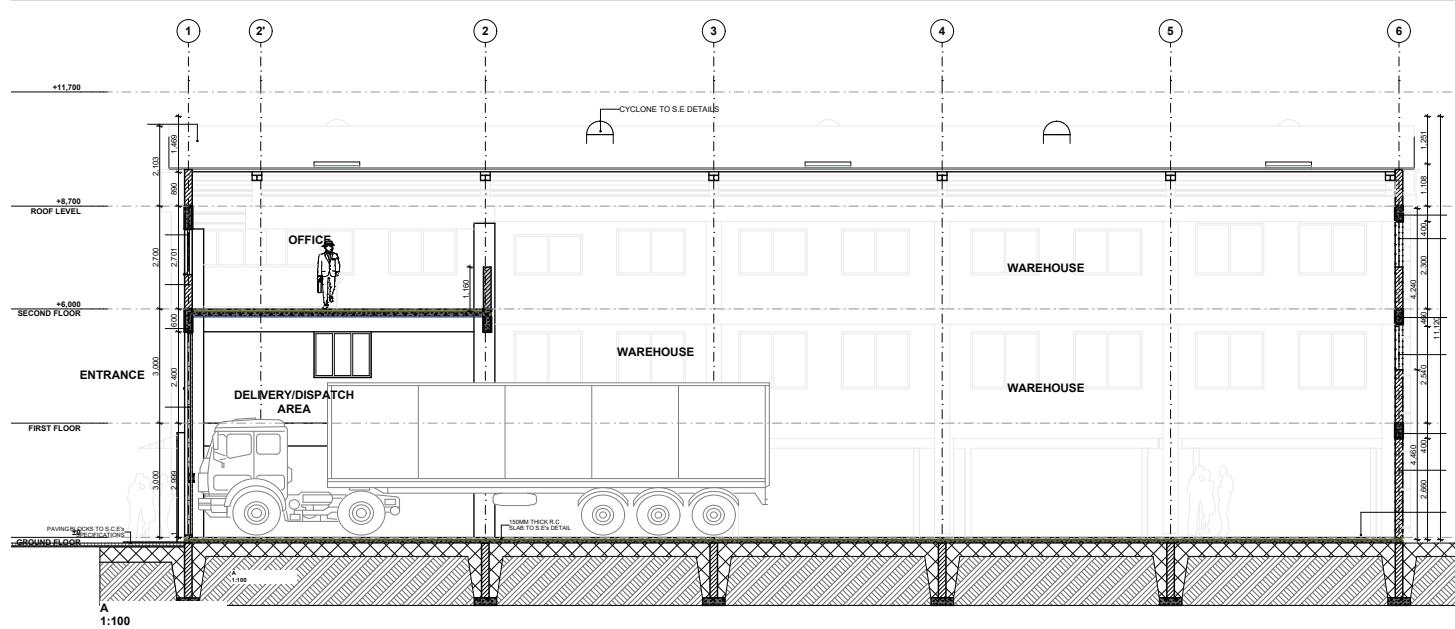
Front Elevation



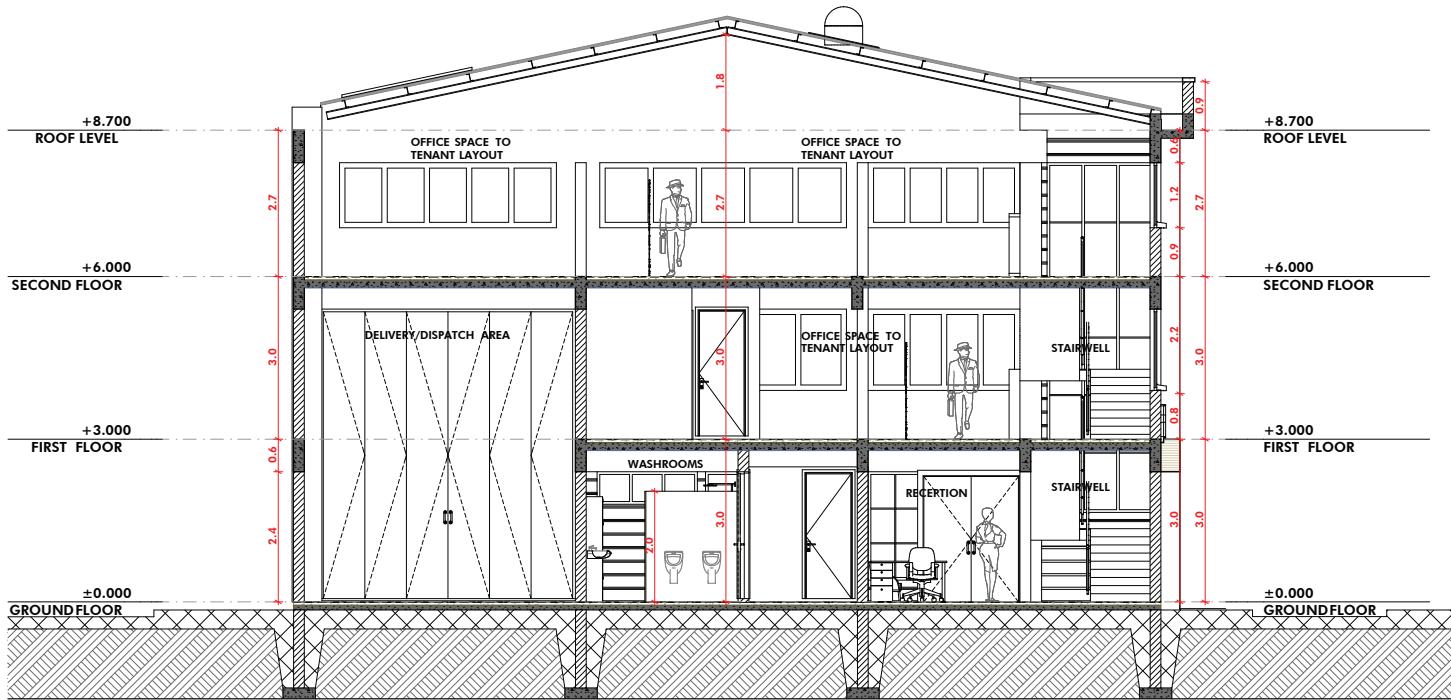
Key Highlights

- Steel Casement Windows
- External wall Key Pointing
- Translucent Sheets on the roof
- Roof cyclones
- Mounted Solar Panels

Section



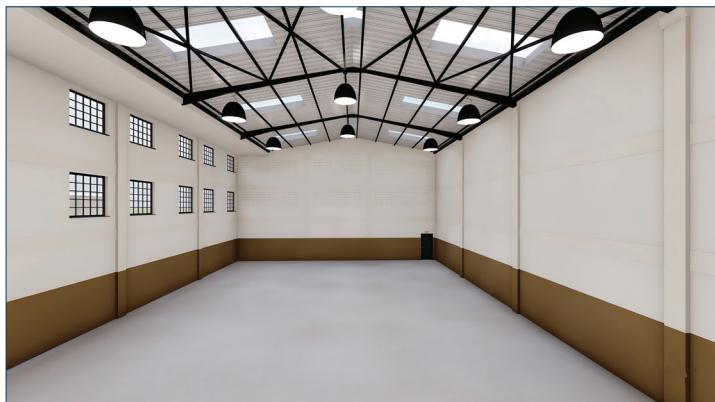
Section





Warehouse Gallery

Interior







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