

COMMERCIAL

# HARVEST

INDUSTRIAL PARK

## HARVEST INDUSTRIAL PARK

Your Ideal Business Destination

# Location

Harvest Industrial Park is strategically located in Athi River, 2 kilometers from the Devki-Mombasa Road junction along the Mutongoni Road. This location offers unparalleled advantages for businesses looking to thrive in the heart of Kenya's industrial landscape.

## Proximity to:

- Internal Container Depot (ICD)
- 10 minutes drive from Jomo Kenyatta International Airport



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## STRATEGIC HUB

Athi River has emerged as a thriving industrial hub, serving the dynamic Nairobi Metropolitan Area. It's strategically nestled between Nairobi City and Konza City, providing proximity to major economic centers.

## ACCESSIBILITY

The strategic location ensures ease of importation of raw materials through Mombasa Port and efficient distribution of finished goods to Nairobi's hinterland, Nairobi CBD, or export destinations via Jomo Kenyatta International Airport (JKIA) or Mombasa Port.

## ROI AND CAPITAL APPRECIATION

Athi River offers a compelling return on investment (ROI) of approximately 10%, making it an attractive choice for businesses. Additionally, the potential for capital appreciation adds long-term value.

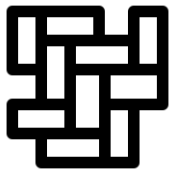
## BUSINESS-FRIENDLY ENVIRONMENT

Machakos County boasts a streamlined permit process, reducing bureaucracy and enabling businesses to get started quickly.

WHY  
ATHI RIVER

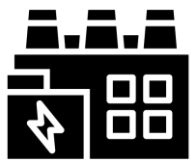
# AMENITIES

At Harvest Industrial Park, we are committed to providing a conducive environment that supports your business growth. Our array of amenities ensures that your operations run smoothly and efficiently.



## Concrete Roads

Well-constructed and well-maintained concrete roads, facilitating the smooth movement of vehicles, including heavy trucks.



## 66KV Power Substation

A dedicated 66KV (12.5MVA) power substation serves the park, ensuring a reliable and uninterrupted power supply for your operations.



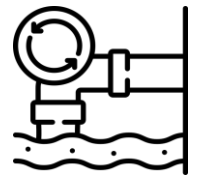
## Water Supply

Combination of county water supply and boreholes, guaranteeing a consistent and ample water source for your industrial needs.



## High-Level Security

Robust security system with a single access entry point, ensuring controlled access and safety for all occupants.



## Sewage System

Comprehensive sewage system, equipped with a pumping system, efficiently handles industrial effluence, contributing to a clean and sustainable environment.



# STANDARD WAREHOUSES

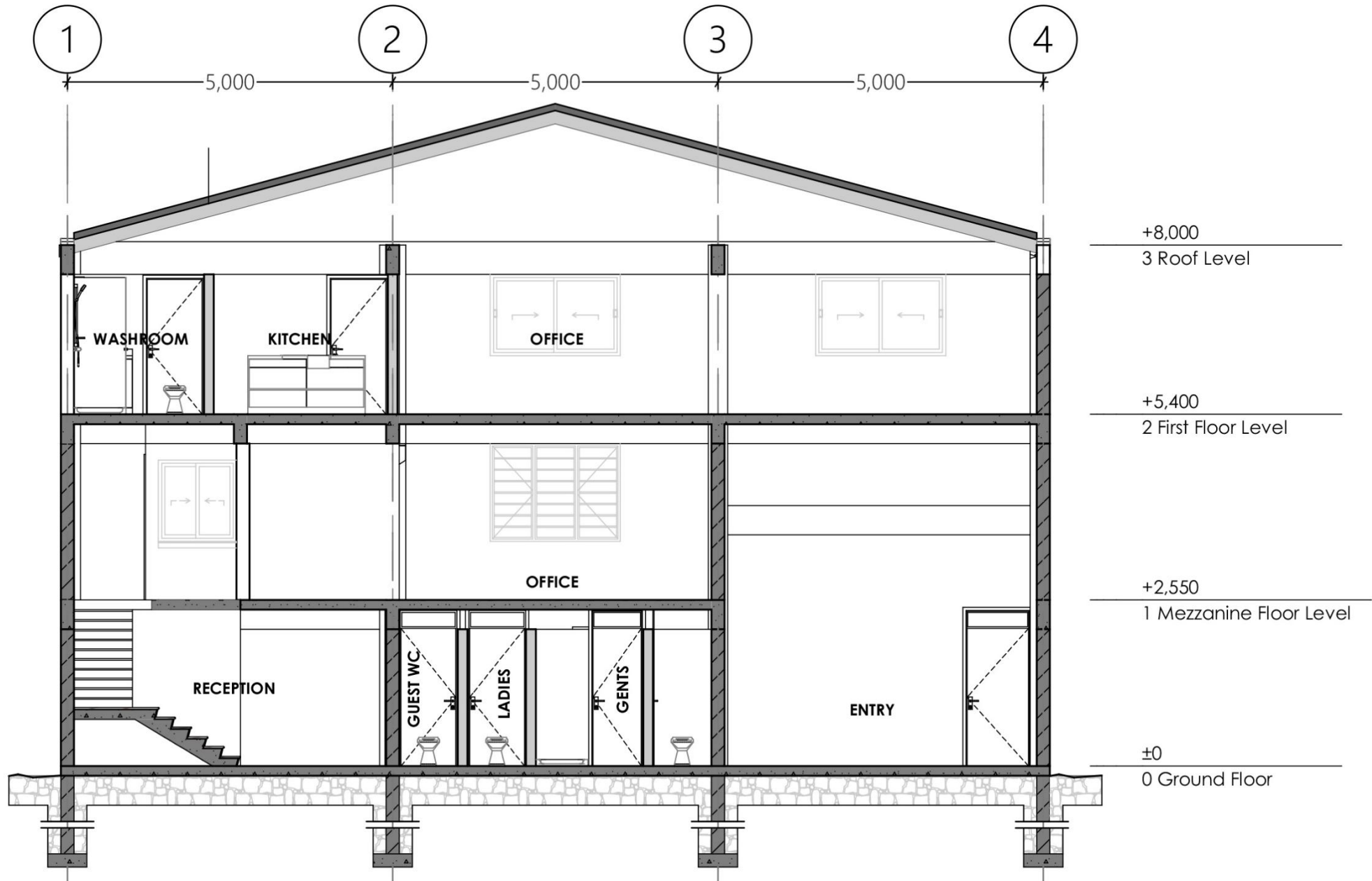
## Harvest I - III

- Each phase boasts standard warehouses with a generous plinth area of **7,425 square feet**.
- **Three-Level Offices:** Designed for your convenience, each unit includes three levels of office space, ensuring you have the administrative facilities you require on-site.
- **Ample space:** 25-meter roads to facilitate the smooth movement of trucks and other vehicles. This layout is optimized for logistics and distribution.
- **Warehouse Dimensions:** The central warehouse boasts impressive dimensions, with a height of 12 meters and wall height of 8 meters. The warehouse is 15 meters wide and 36 meters long, offering ample space for your industrial needs. Additionally, there are 5-meter entry doors for efficient loading and unloading.
- **Ample Parking:** Harvest III provides ample parking space for trucks and personal vehicles, ensuring convenience and accessibility.

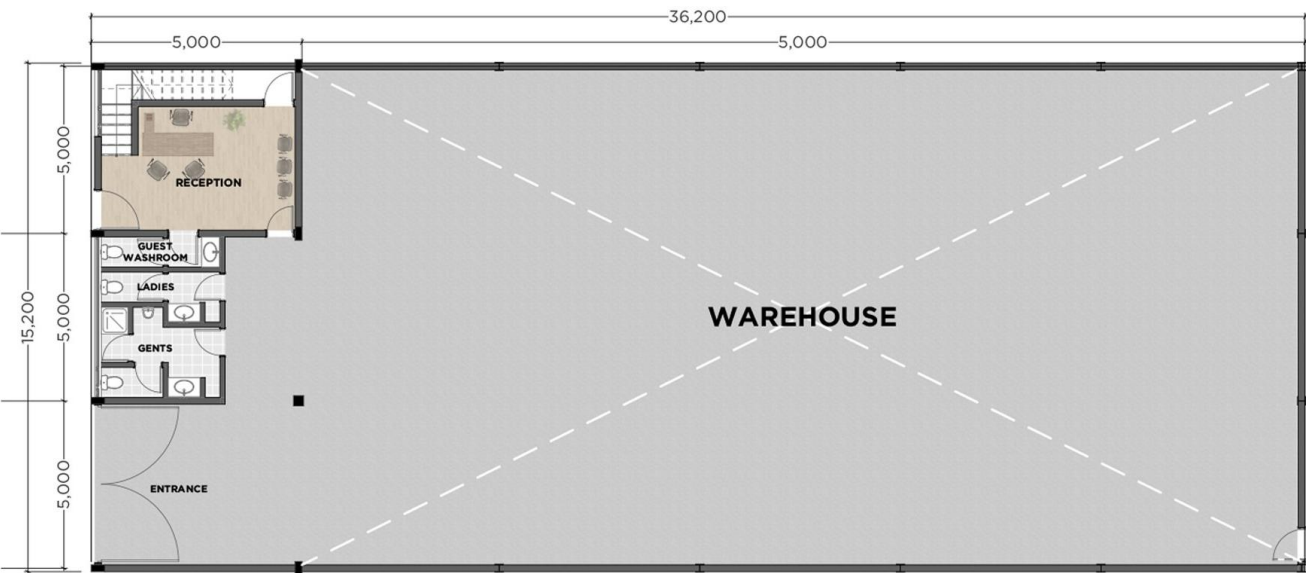




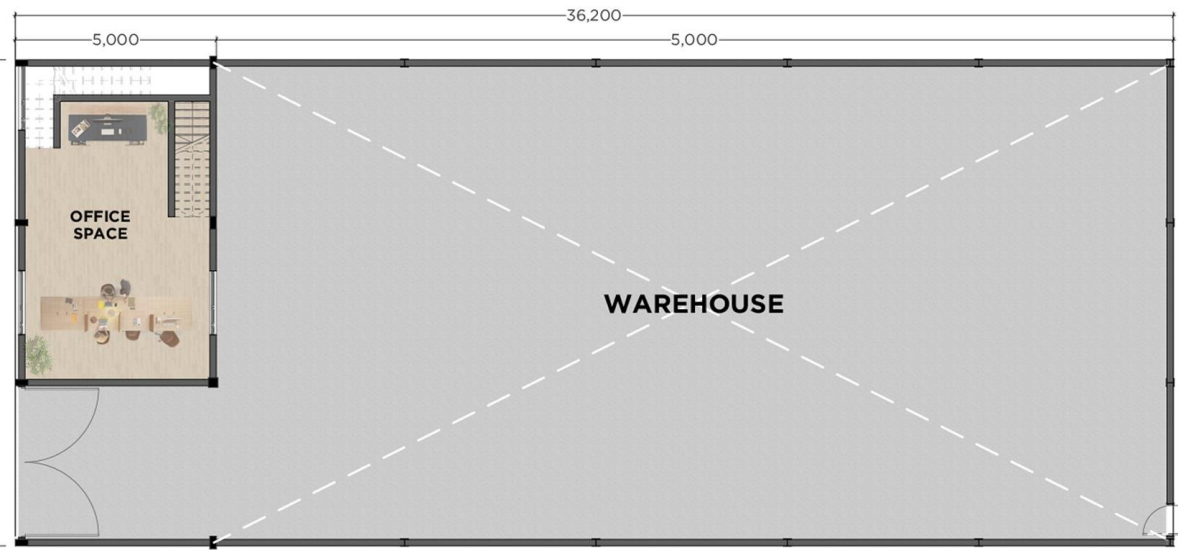
# Masterplan Layout



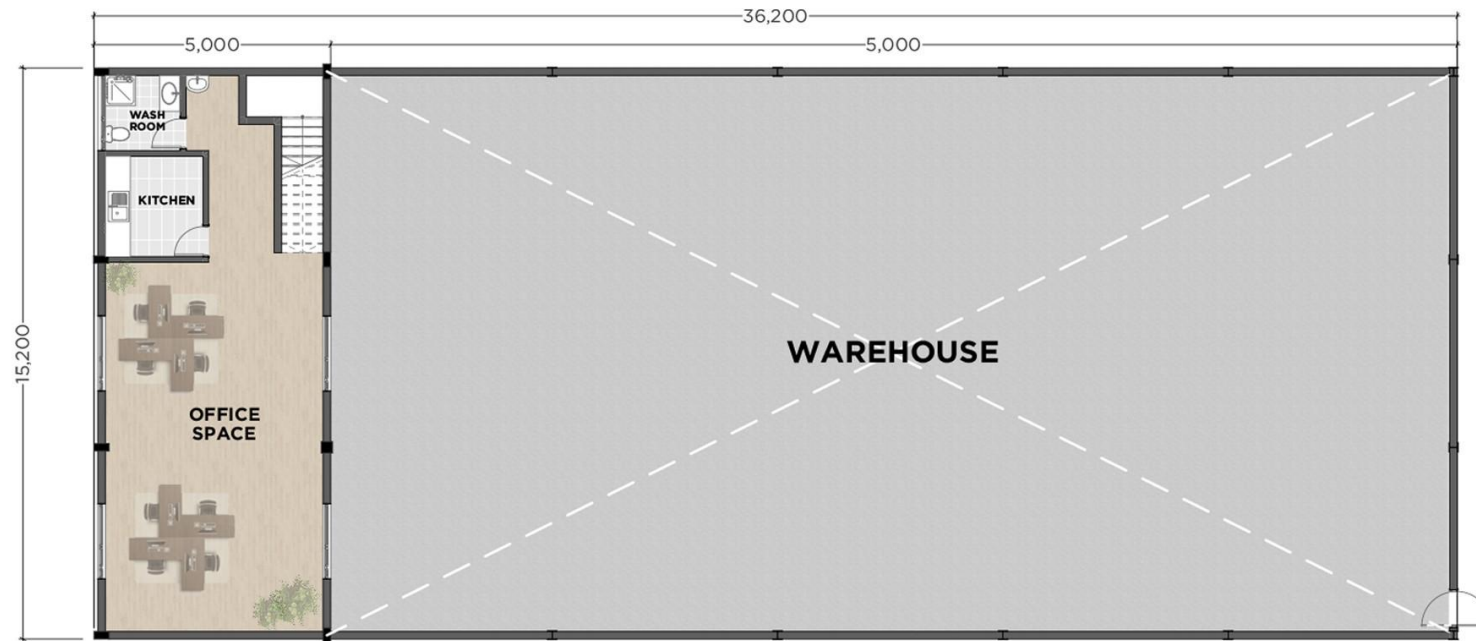
Elevation Plan: Harvest Industrial Warehouse Units



Ground Floor: 540 SQM



Mezzanine: 60 SQM



First Floor: 90 SQM

## Other Costs (Indicative)

Purchase Price

26M

<b>Stamp duty</b>	4% of purchase price or government valuation, whichever is higher (on completion)
<b>Legal Fees</b>	1% of final sale price plus V.A.T (this fee is paid to the developer's lawyers for preparation and registration of the legal documentation for the development, and is separate from any fees payable to a lawyer you may appoint to act on your own behalf) on signing the sale agreement
<b>Other costs (Management Company formation etc)</b>	Formation of a management company, purchase of share in the management company, apportioned costs, registration, management reserve fund.
<b>Monthly Service charge</b>	Kshs 15,000/=
<b>Service Charge Deposit</b>	Kshs 100,000/=

NB:  
Request for a complete and exact breakdown of other costs when discussing final warehouse purchase price.

# Leasing Cost Overview – 2026

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**Standard Warehouse -** Size; 7,424 sqft  
Leasing Cost; Kes 22 per sqft

**Service Charge -** Kes 15,000 per warehouse

**NOTES**  
Leasing Costs are per month  
All costs are exclusive of Value Added Tax and Service charge  
There is an annual 5% increment in leasing cost  
Electricity and water are billed separately



# BUILD-TO-SUIT OPTION

At Harvest Industrial Park, we understand that every business has unique requirements. That's why we offer a Build-to-Suit option **from 5 acres** that allows you to customize your facility to align perfectly with your operational needs.

## ADVANTAGES OF THE BUILD-TO-SUIT OPTION:

**Choice of Tranches:** Select from available tranches of 5 acres, providing you with the flexibility to choose the size of land that best suits your business.

**Customization:** Collaborate with our experienced team to design and build a facility that matches your exact specifications. This includes the layout, size, and features that matter most to your operations.

**Efficiency:** By tailoring your facility, you can optimize your workflow, enhance productivity, and create a workspace that fosters growth and innovation.

**Future-Proofing:** Build a facility that can adapt to your evolving needs, ensuring that your investment remains valuable in the long term.



## Other Costs (Indicative)

Purchase Price per acre

**27M**

<b>Legal Fees</b>	1% of final sale price plus V.A.T (this fee is paid to the developer's lawyers for preparation and registration of the legal documentation for the development, and is separate from any fees payable to a lawyer you may appoint to act on your own behalf) on signing the sale agreement
<b>Other costs (Management Company formation etc)</b>	Formation of a management company, purchase of share in the management company, apportioned costs, registration, management reserve fund.
<b>Monthly Service charge</b>	Kshs 35,000/=
<b>Service Charge Deposit</b>	Kshs 150,000/=

NB:  
Request for a complete and exact breakdown of other costs when discussing final Land purchase price.



# HARVEST

## INDUSTRIAL PARK

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