

ALP BUILT-TO-SUIT SOLUTIONS



**Africa
Logistics
Properties**

A build-to-suit investment (BTS) is a warehouse facility designed and constructed specifically for a dedicated user. ALP delivers both speculative warehouse development for the occupier lease market and build-to-suit ('BTS') where occupiers have own land and/or specific development requirements.



**Flexible
lease**



**Custom
location & design**



**No capital
outlay**



**No construction or
development risk**



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A large-scale construction site for an industrial facility. The main building is under construction, featuring a complex network of metal scaffolding and wooden formwork. Several workers in high-visibility vests and hard hats are visible on the site. In the background, another completed industrial building with a white corrugated metal roof stands. The sky is overcast with grey clouds. A yellow construction vehicle is partially visible in the bottom right corner.

Advantages to the client:

- Development is off client's balance sheet
- No capital outlay
- Focus on core business
- No construction risk
- Choice of desired location
- Building is designed to clients specifications
- Flexible lease duration (10 years plus)
- Dedicated ALP team to handle construction and development costs from start to finish
- Turn-key facility guaranteed
- Property management throughout the entire lease period
- ALP will deliver on time and on budget

We specialize in:

- Any sector
- Distribution centers
- Multi-purpose facilities
- Pharma compliant facilities
- Light industry facilities
- Manufacturing facilities
- Transport and cross-border hub facilities
- Cold storage facilities

BTS projects, in contrast to available speculative space, are highly flexible in terms of:

- **Location:** The tenant can choose desired location keeping in mind the support infrastructure in the catchment. ALP will coordinate land acquisition (if land is not already owned), design, construction and property management of the development till end of lease period.
- **Size:** ALP can design and develop facilities from 5,000sqm upwards depending on clients operations needs.
- **Purpose:** ALP will study the customer requirements, digest and resolve all concerns, overcome challenges, and deliver BTS solutions as agreed on time and within budget.
- **Capital Investment:** ALP funds and develops BTS solutions as per clients specifications where the client does not want to inject capital into the investment.

DESIGN &
PLANNING



CONSTRUCTION

OPERATION





We develop, own and manage grade-A international specification logistics and distribution centres across Eastern Africa for the rental occupier market.

Some of our investors



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