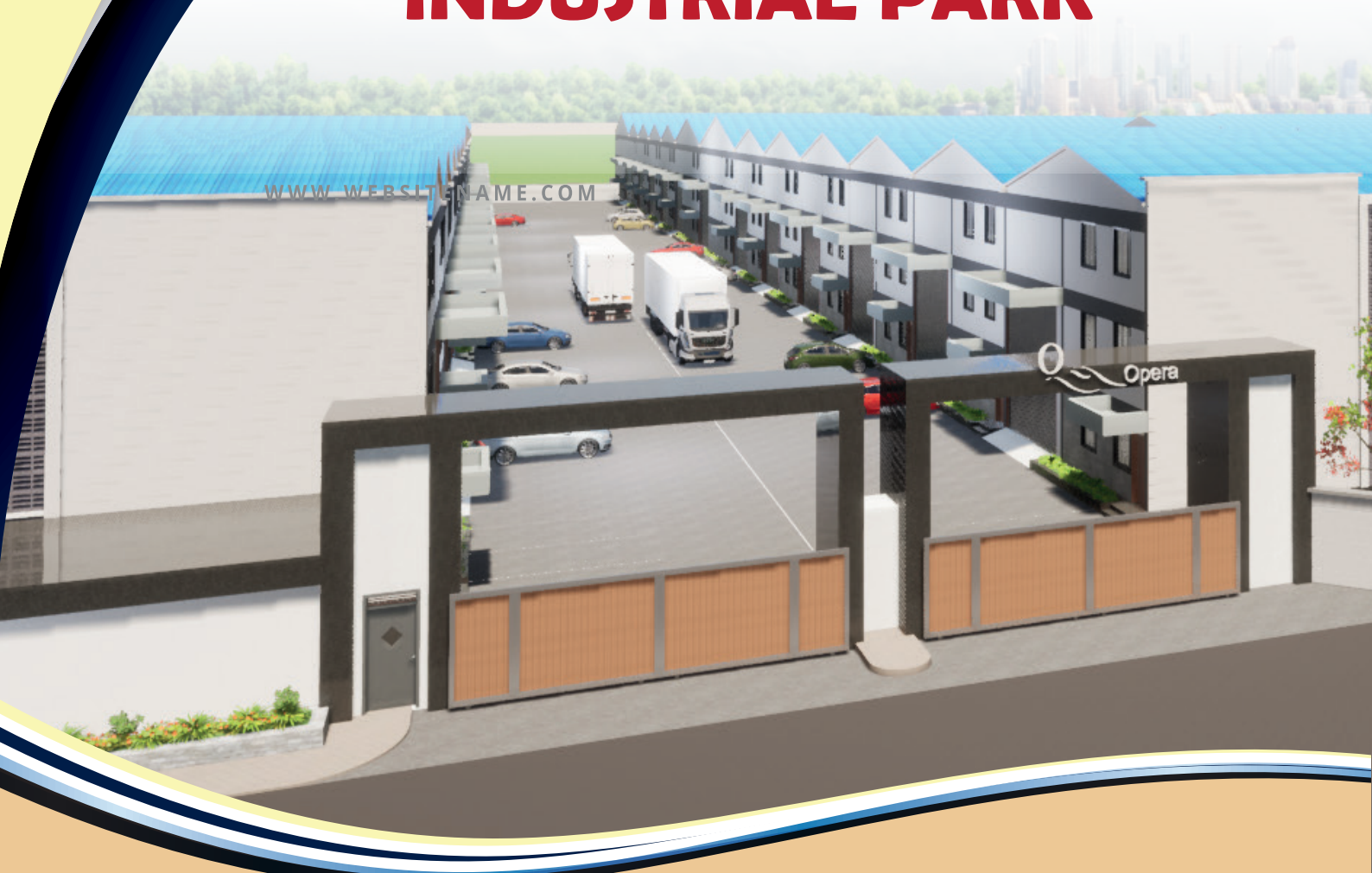


Opera

OPERA

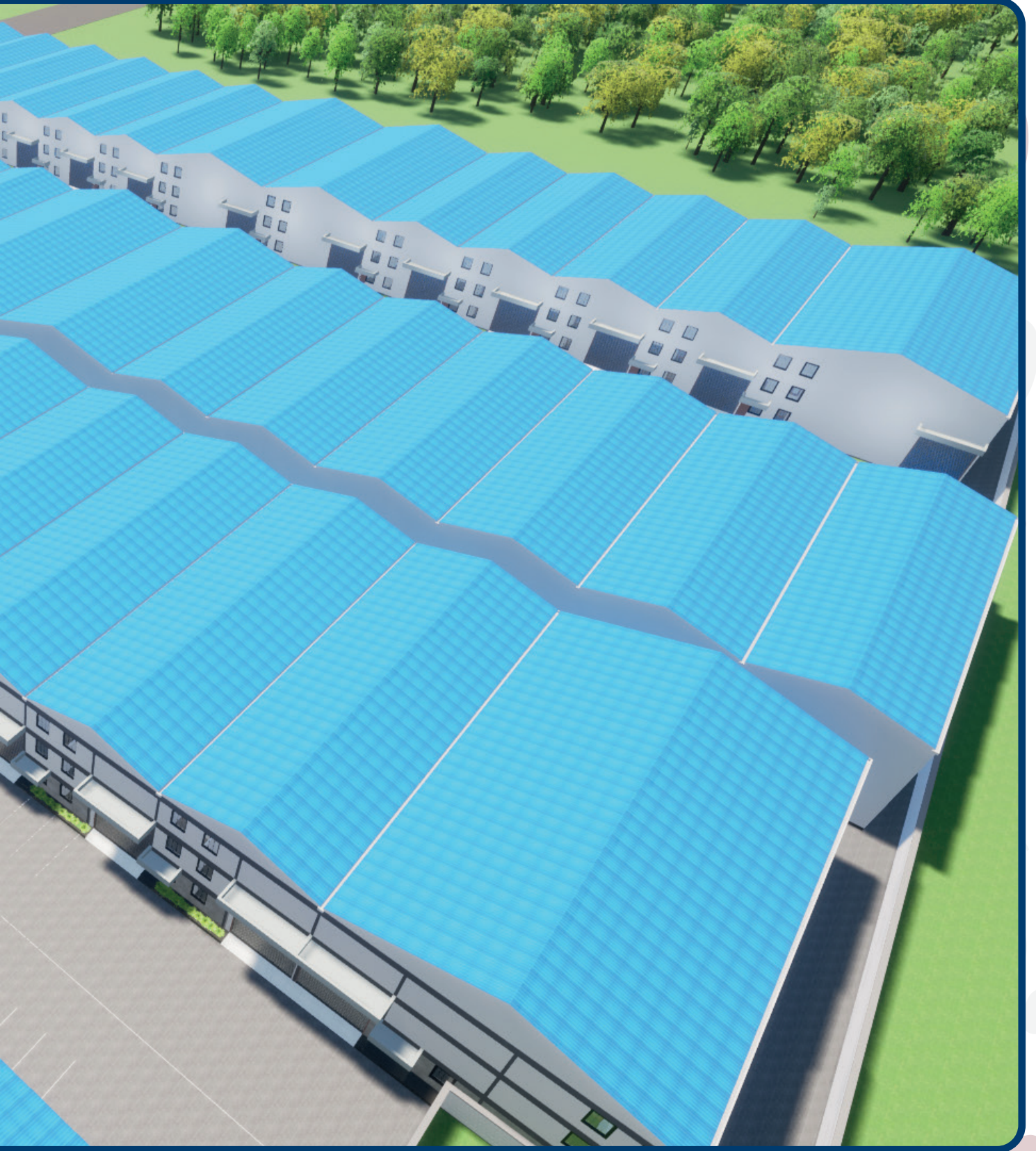
INDUSTRIAL PARK

WWW.WEBSITE-NAME.COM





O **Opera**



INDUSTRIAL PARK

INTRODUCTION

Welcome to Opera Industrial Park (OIP), a unique establishment that will be developed in line with Kenya's Vision of being a regional industrial hub in Africa. The industrial Park will be located on a 3.648 Hectares (9 Acres) Plot of L.R No. 9363/1817 in Njiru, Kasarani area off Eastern Bypass in Nairobi County.

OIP will be near the famous Infinity Industrial Park which is one of the largest ultra-modern Industrial Park in Kenya. OIP will be accessed from off Eastern Bypass which links Thika Super Highway and Mombasa Road. It is just 2 minutes from eastern Bypass and well located.

OIP PROJECT OVERVIEW

Opera Industrial Park will be a one stop solution for godowns for sale and to let. All business enterprises engaged in storage, manufacturing, distribution, processing or assembling and any other service sectors can be apart of this project.

OIP Design

Opera Industrial Park will involve construction of 27 Godowns in Phase I and 28 in Phase II. The godowns will be distributed within the 9 Acres plot strategically located off Eastern bypass within an area of high end industrial facilities.

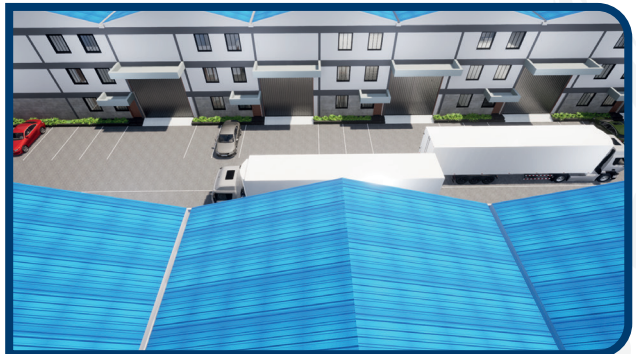
Specification of the godown

Each godown will have two levels; Ground Floor and mezzanine Floor. They will be sturdily built with cement and Steel. The roof will be made of corrugated Iron Sheets on steel trusses and fitted with wind turbines for maximum air circulation.

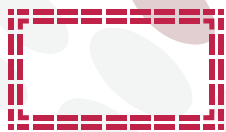
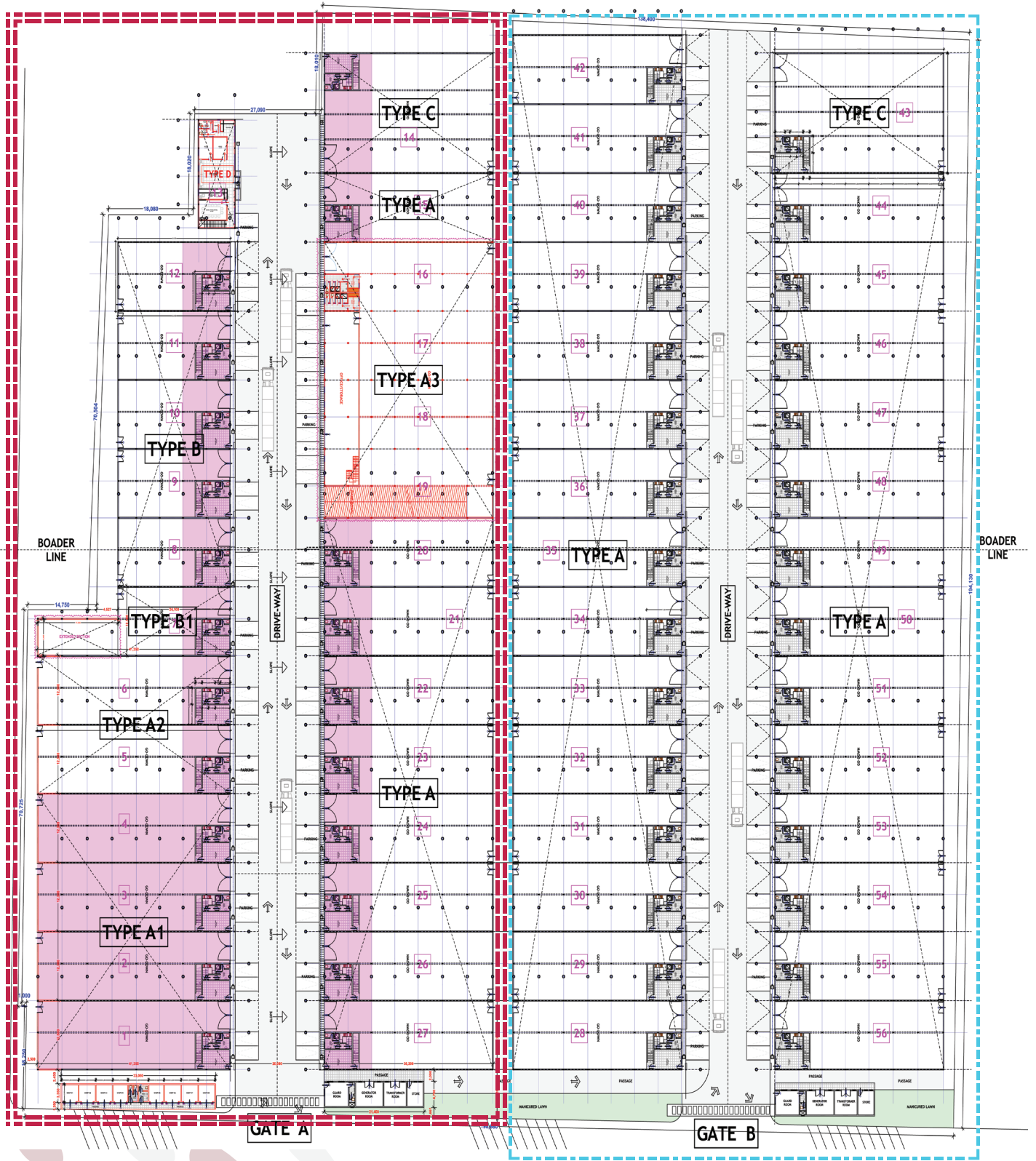
Amenities

24hr power back-up for common areas, 24hr security with CCTV, proper drainage and sewerage with 24hr water supply.





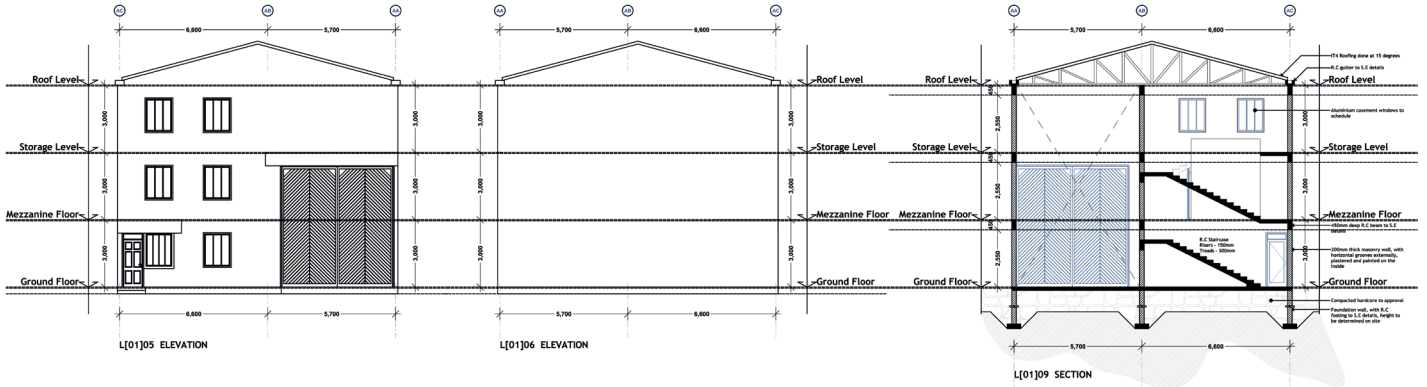
Master Plan Layout



Phase 1



Phase 2



Godown Overview

Project Overview:

Warehouse Construction in Kenya
Project Title: OPERA INDUSTRIAL PARK
Construction of Modern Warehousing Facility in Kenya
Project Location: EASTERN BYPASS

Project Objective:

To design, construct, and commission a state-of-the-art warehouse facility that meets the growing demand for secure, efficient, and strategically located storage and logistics infrastructure in Kenya.

Project Description:

The project entails the development of a modern warehouse complex with an approximate built-up area of 256,000 square feet. The facility will include storage bays, loading and offloading zones, office space, access roads, and utility connections.

The warehouse will be constructed using durable, cost-effective materials and designed to accommodate a variety of storage needs such as FMCG goods and industrial materials.

Key Features:

- High-ceiling 11 meters, storage space with reinforced flooring for heavy loads.
- Integrated fire safety and security systems (CCTV, alarms, sprinklers).
- Energy-efficient lighting and natural ventilation
- On-site administrative offices and staff amenities
- Ample parking and maneuvering area for heavy trucks.
- Connection to major transport corridors (thika express highway)

Target Beneficiaries / Clients:

- Logistics companies
- Manufacturers and distributors
- Import/export firms
- E-commerce and retail chains

Project Duration:

Estimated to complete by September 2026

Expected Outcomes:

- Increased warehousing capacity to support Kenya's growing logistics and manufacturing sectors.
- Enhanced supply chain efficiency through modern storage infrastructure.
- Job creation during construction and operational phases.
- Improved support for regional trade within the East African Community (EAC).

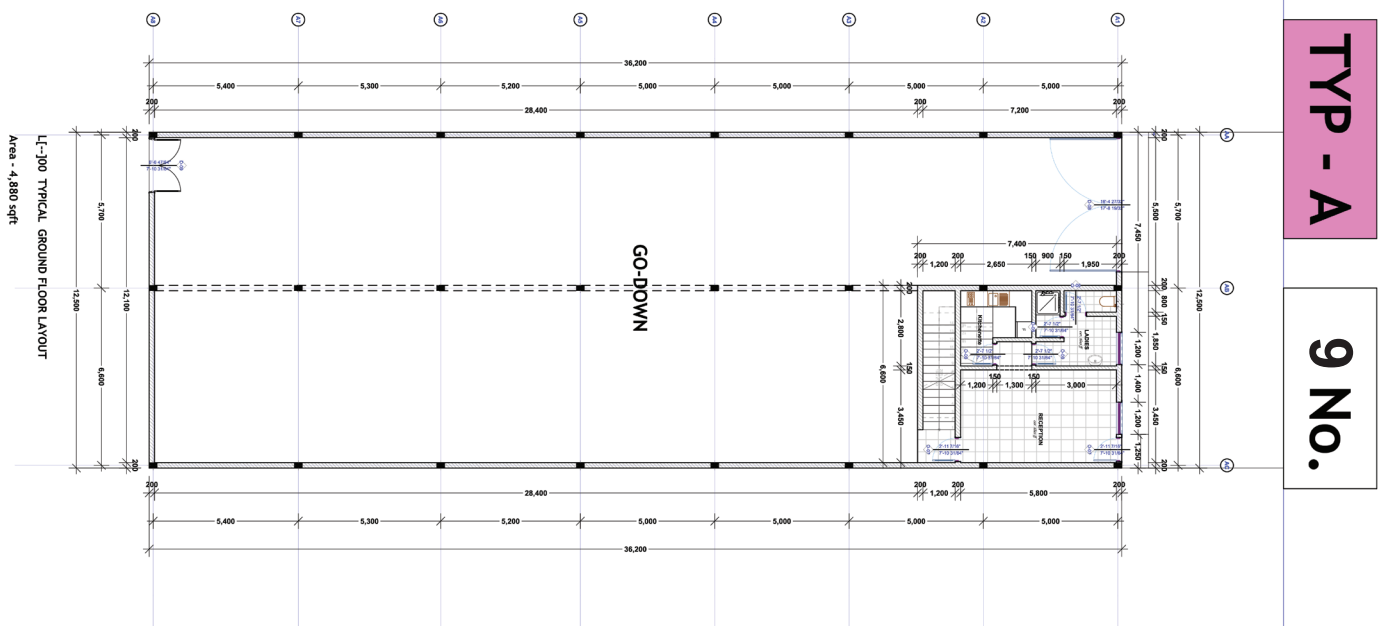
Project Implementation Team:

- **Developer / Promoter:**
OPERA PHARMA (K) LTD (HAVE FOOT STEPS IN EAST AFRICA REGION FOR LAST 25 YEARS)
- **Architect :**
GRAND ARCH STUDIO, NAIROBI, KENYA
- **Structural Engineer :**
ENGINEER LEONARD CHERUYOT
- **Quantity Surveyor:**
STATERA PROJECTS LTD, NAIROBI KENYA
- **Contractor:**
LAVASA CONSTRUCTION CO. LTD, NAIROBI, KENYA

OPERA GODOWNS PHASE 1 AREAS

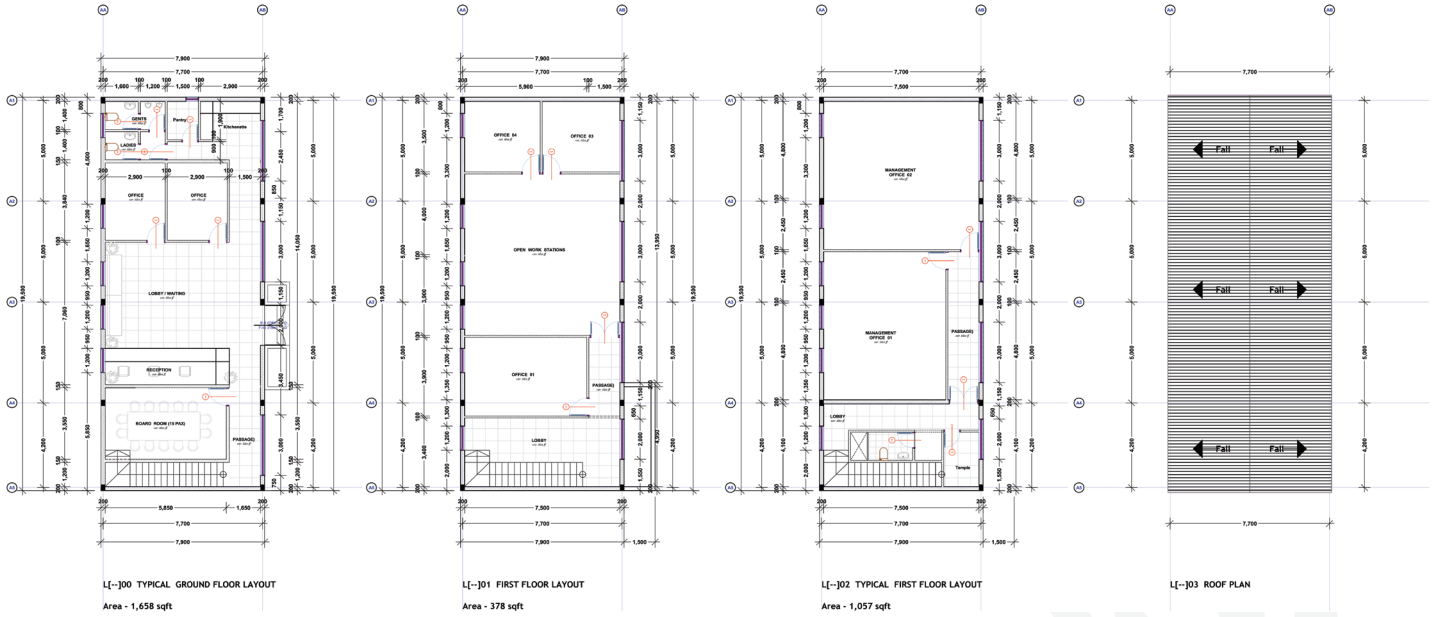
Type	Ground Floor	Mezzanine	First Floor	Total	No. of Godown	Selling Rate	Ticket Size
Type-A	4,874.28	602.56	1,345.00	6,821.84	9.00	@4500	30,698,280.00
Type-A1	5,670.52	602.56	5,164.80	11,437.88	4.00	@3800	43,463,944.00
Type-A2	5,670.52	602.56	1,345.00	7,618.08	2.00	@4500	34,281,360.00
Type-A3	4,874.28	602.56	4,459.16	9,909.00	4.00	@3800	37,654,200.00
Type-B	3,367.88	602.56	1,345.00	5,315.44	6.00	@4500	23,919,480.00
Type-c	8,651.04	602.56	2,324.16	11577.76	1.00	@4500	52,099,920.00
Type -D	1,657.04	441.16	1,001.88	3100.08	1.00	@3800	11,780,304.00
Shops	148.00			148.00	6.00	@4500	666,000.00

Opera Godowns Phase 1 Areas

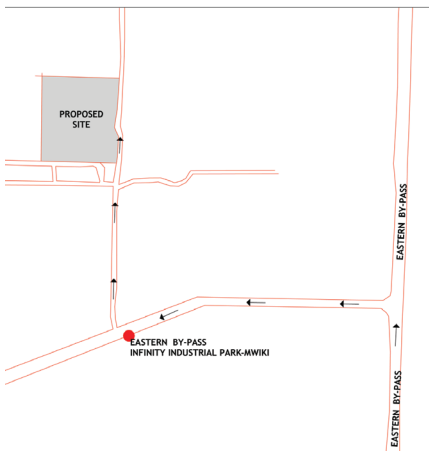


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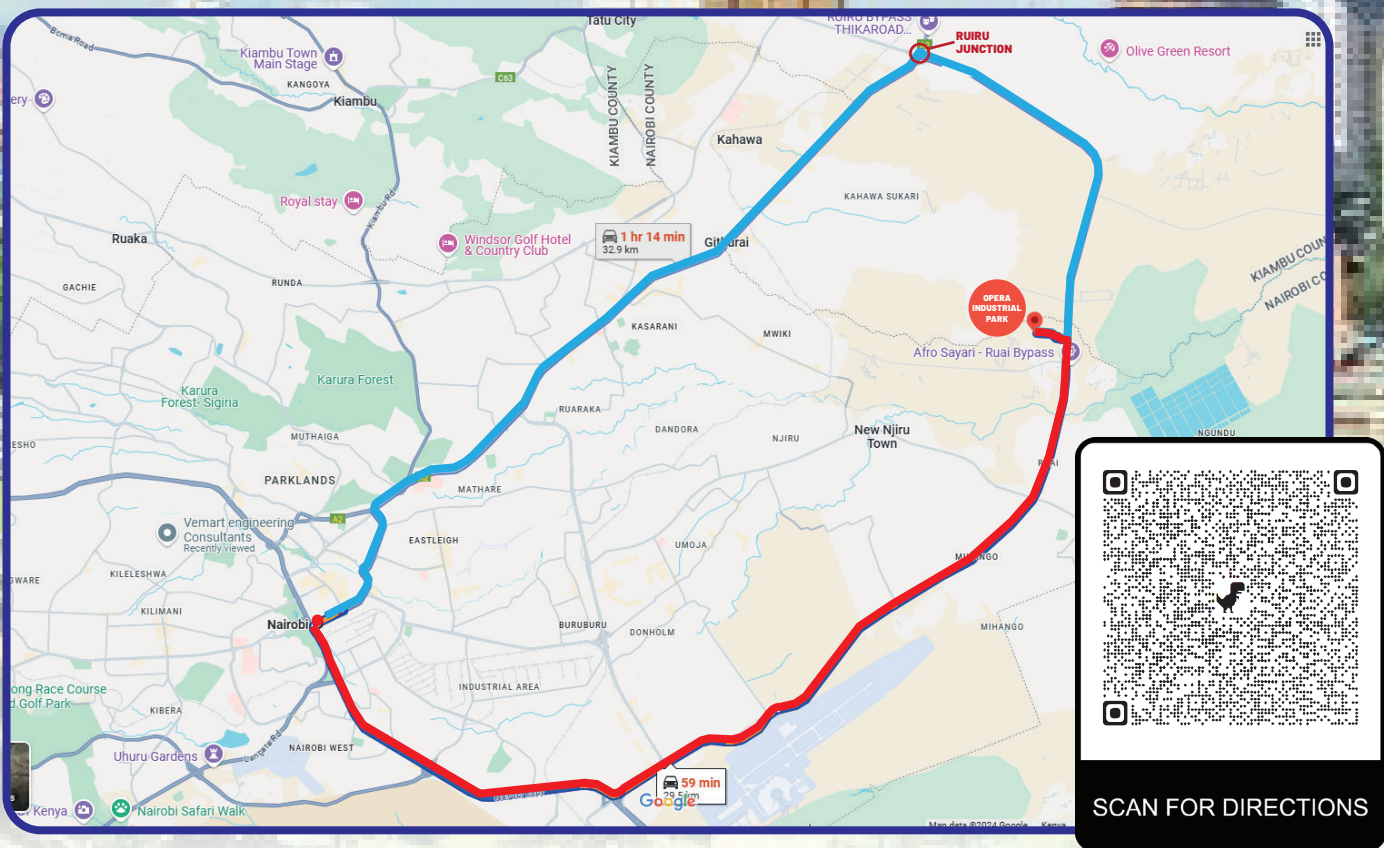
1 No.



Progress Snapshots



LOCATION:



Direction Key to Opera Industrial Park

- Eastern Bypass via Imara / JKIA Airport.
- Nairobi Thika Hwy connecting Eastern Bypass via Ruiru Roundabout.

CONTACTS:
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P.O. Box 14406-00800, Nairobi Kenya
Mobile No.: +254 790 054 243
Whatsapp: +254 107 673 786
Email: operaindustrialpark@gmail.com

CONTACTS:
CONTRACTOR: Lavasa Construction Co. Limited
P.O. Box 18064-00500, Nairobi Kenya
Sapna Business Park, Old MSA Road
Phone: +254 734 713 703 | Cell: +254 734 796 948
Email: info@lavasa.co.ke | Website: www.lavasa.co.ke

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