

MPUMALANGA AT WORK

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MEGA SHAPING THE FUTURE

From factory floors to shopping centres: How MEGA is building the future of Mpumalanga's economy

As the "Place of the Rising Sun," Mpumalanga is known for its breathtaking horizons. But beyond the landscape, a different kind of development is taking shape, one of industrial growth, commercial expansion and economic opportunity. At the heart of this transformation is the Mpumalanga Economic Growth Agency (MEGA), the official development finance institution and investment arm of the provincial government.

While MEGA is renowned for funding SMMEs and driving trade, one of its most tangible and, perhaps overlooked, assets is its extensive property portfolio. Spanning the length and breadth of the province, these properties are more than just bricks and mortar; they are the launch pads for businesses, the hubs of community commerce and the infrastructure of economic empowerment.

Here is an inside look at the MEGA property portfolio and how it can serve as the foundation for your next business venture.

More than just landlords: The strategic advantage of MEGA Properties

Investing in Mpumalanga means investing in strategic location. MEGA's property portfolio is deliberately positioned to take advantage of the province's unique economic geography. With the Maputo Development Corridor providing a direct logistics artery to East African and Indian Ocean markets and proximity to South Africa's economic heartland, properties managed by MEGA offer tenants and investors immediate access to regional and global trade routes.

But location isn't the only advantage. When you lease from MEGA, you are partnering with an entity that is directly accountable to the provincial growth mandate. This ensures that the infrastructure you occupy is maintained with a focus on long-term sustainability and job creation, rather than just short-term profit.

The portfolio: A space for every stage of growth

Whether you are a budding entrepreneur needing a small workshop or an established manufacturer requiring heavy industrial capacity, MEGA's portfolio is segmented to accommodate every lifecycle of a business.

1. Industrial Parks: The powerhouses of production

MEGA's large industrial parks are the crown jewels of the portfolio, offering manufacturing-ready facilities with high occupancy rates that prove their viability.

- **Ekanustria (Bronkhorstspuit/Nkangala):** Situated less than 90km from both Pretoria and OR Tambo International Airport, this estate boasts 145 properties and an impressive 90% occupancy rate. Notably, MEGA plays the role of municipality here, ensuring the direct management of electricity, water supply and waste treatment to keep your operations running without municipal delays. Currently, a range of spaces are available, from 500m² workshops to massive 44 851m² commercial/industrial facilities, with rental charges starting from R19.00/m² for larger spaces.

- **Siyabuswa Industrial Park:** Located 30km from Groblersdal, this park features 27 factories with an 85% occupancy rate, providing an ideal environment for medium-scale manufacturing with land available for future expansion.

- **Kabokweni Industrial Park:** Perfect for the forestry and wood processing sectors, this park is situated just 10km from the Kruger Mpumalanga International Airport (KMIA), offering 44 properties to choose from.

2. Small Industrial Parks (SIPs): The incubation hubs

MEGA understands that small businesses are the engine of the economy. The Small Industrial Parks are specifically designed for business incubation. These units range from 30m² to 250m² and are tailored for small manufacturers.

With an average occupancy rate of 95%, these parks are a proven success story. They



provide an affordable entry point for historically disadvantaged entrepreneurs to establish themselves before scaling up to larger facilities. You can find these SIPs in areas including Ekanustria, Kabokweni, Kwaggafontein, KaNyamazane and Verena.

3. Retail and community assets

MEGA's influence extends into the retail sector, owning and managing nine shopping centres that serve as community hubs across the province. From the Ekashop in Nkangala to centres in Matsulu, Elukwatini and Mbitane (Kamaqhekeza), these properties not only provide essential services to residents but also present prime opportunities for retail tenants to thrive in established catchment areas.

Your gateway to greatness

The Mpumalanga Economic Growth Agency is not just managing properties; it is curating

an ecosystem for growth. With a clear mandate to foster sustainable development and create employment, choosing a MEGA property means securing a foundation that is supported by the full weight of the province's development strategy.

Ready to stake your claim in the Place of the Rising Sun?

Contact MEGA today to explore available space:

- **General Inquiries:** 013 492 5818
- **Ehlanzeni & Gert Sibande region:** Ms Charmaine Sindane at 071 672 5754 or email charmaine.sindane@mega.gov.za
- **Ekanustria region:** Mr Benjy Mahlangu at 082 046 7193
- **Siyabuswa region:** Mr Mustard Ramatsetse at 074 267 0917

Or visit their website at www.mega.gov.za/ properties to view the full portfolio.





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Contact us for applications on (013) 492 5818 or mega.properties@mega.gov.za

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