



ZURI

SPRINGS

NATURAL · SERENE · MEMORABLE

2025

A development by

RENDEAVOUR

AFRICA'S URBAN FUTURE

Why Zuri Springs?

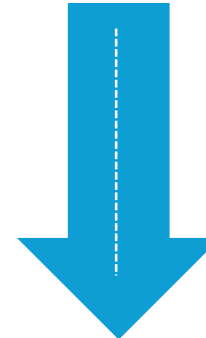
- ✓ **Power Infrastructure:** 11kV KPLC bulk powerline including 315kVA transformer at the power substation within the industrial precinct, this enable easier last mile connection.
- ✓ **Water:** Non-portable water available and reticulated to each plot, with a supply capacity of 6m³ per acre per day.
- ✓ **Roads:** The industrial precinct has 1.24 Kilometers of completed all weather internal gravel access roads to each plot.
- ✓ **Growth Potential:** Juja-Gatundu Road is experiencing rapid industrial growth and urbanization, positioning the investor for long-term asset appreciation. According to Hass Consult Land Index Report (2024), land value in Juja appreciated by 17% over a year.
- ✓ **Value Proposition:** The plots are ideal for businesses looking to set up in an EPZ, either by owning the facility or a long-term lease.

Access to young, robust and trainable workforce

- ✓ Zuri Springs location is part of Kiambu County, Kenya's second most populous county **with 2.4 million residents and high urbanization rate estimated at 60%** making it one of the fastest-growing counties for both population and industry.
- ✓ **Juja:** The neighboring town to Zuri Springs boasts a rapidly expanding population of over 300,000, with more than 65% under the age of 35. This growth is driven by urban migration in search of employment, a steady influx of students from Kenya's largest technical university, and accelerated residential development. The result is a dynamic, youthful, and easily trainable labor pool an ideal foundation for scalable industrial operations.

Zuri Springs is a prime industrial location

- ✓ Zuri Springs is strategically positioned along Juja-Gatundu Road, providing excellent connectivity to major transport routes such as Thika Superhighway.
- ✓ Tatu City can be reached from most of the key nodes of Nairobi in 20-35 minutes in non-peak hours, and within one hour during peak commuting times.



Location	Travel Time	Distance
Thika Highway Exit 14	15min	10km
Eastern Bypass	30min	23km
JKIA	60min	50km
CBD	60min	43km

Location



To Gatundu

To Thika

Gatundu - Juja Road



Jomo Kenyatta University

Juja Town

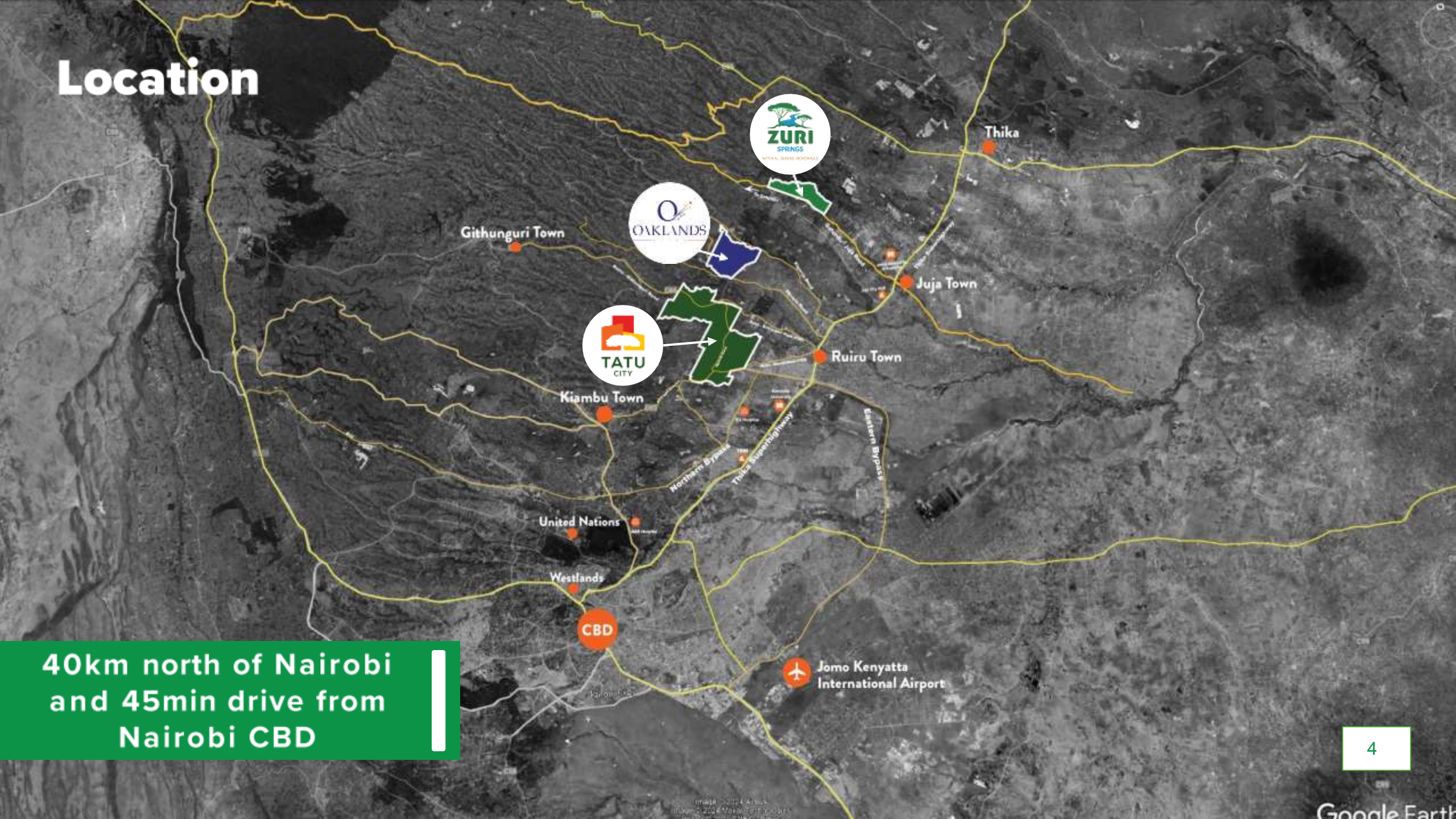
Thika Superhighway



Juja City Mall

7Km from Juja

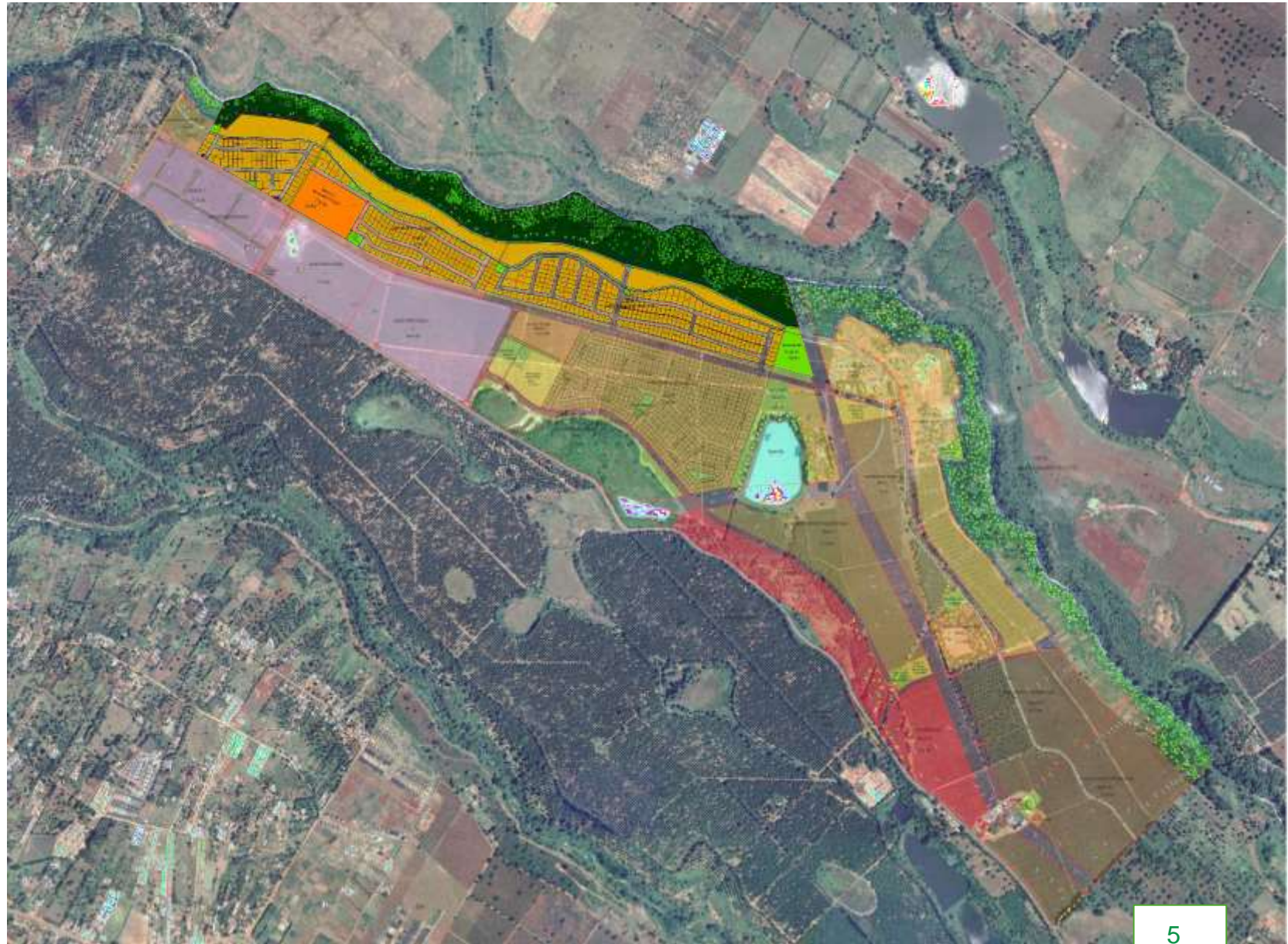
Location



40km north of Nairobi
and 45min drive from
Nairobi CBD

Features

- 855 Acres of Mixed-use Development
- Power and Water on site
- All-weather Access Roads
- Land demarcated for Industrial Use
- Purpose-built warehouse from USD 3.3/sqm per month.



Industrial



1/2-acre plots
and larger

Industrial

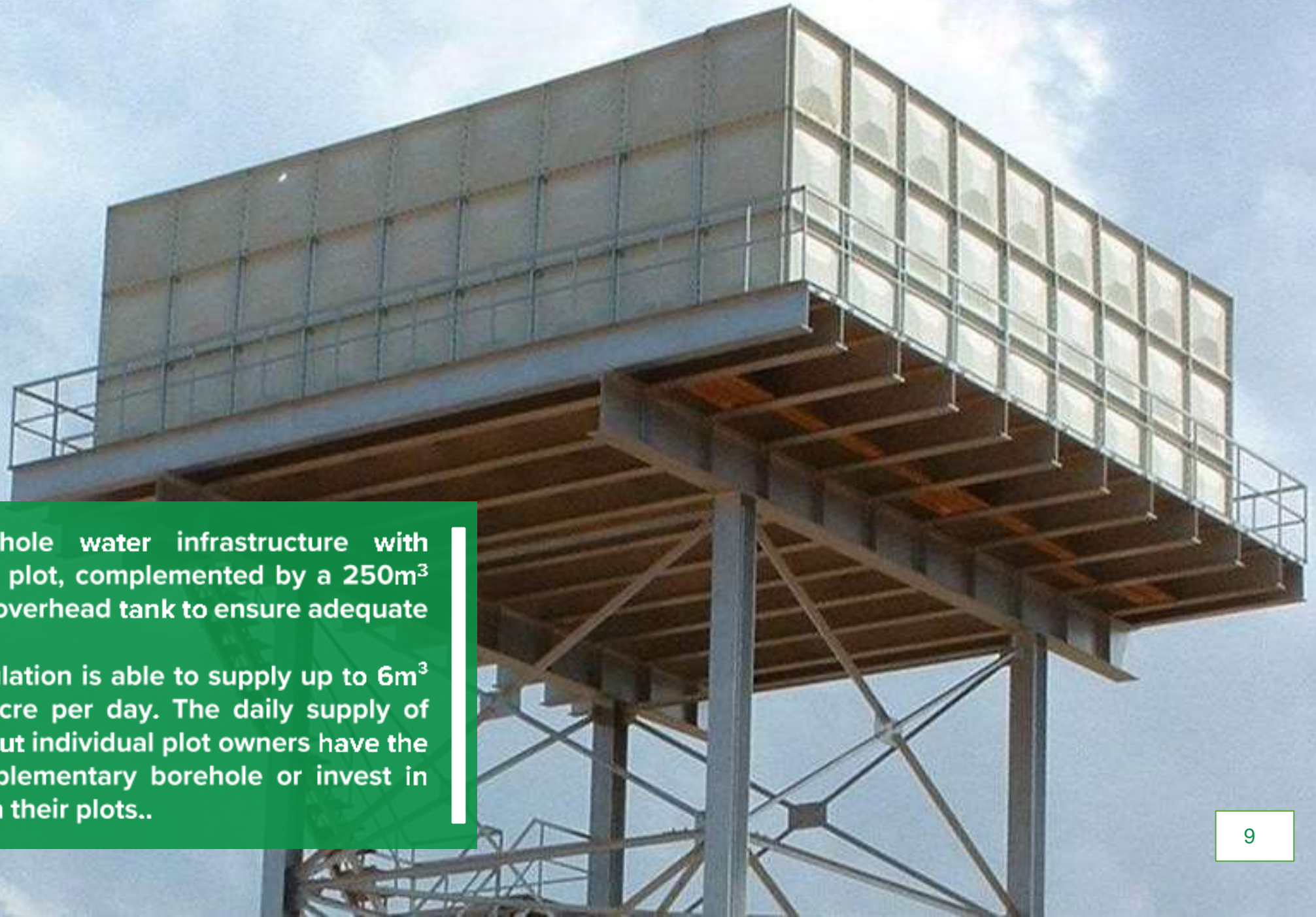
An aerial photograph showing a large industrial or agricultural site. The foreground and middle ground are dominated by a network of wide, reddish-brown dirt roads that form a grid-like pattern across a green, grassy area. To the right, there is a large, rectangular field with rows of young plants, possibly a vineyard or a similar agricultural plot. The background shows a vast, flat landscape with more green fields and a distant horizon under a bright, slightly hazy sky.

**1.24 Kilometers of All Weather
Internal Murrumbidgee Access Roads
to each industrial plot**

Power

- Provision of 11KV KPLC bulk powerline including 315kVA transformer at the power substation within the industrial block precinct, this enables easier last mile connection to each plot.
- Industrial plot owners will be responsible for applying for last-mile connections to their individual plots. The individual plot's last mile connection will be based on individual load demand schedule that they will submit to KPLC on application.

Water



- Provision of borehole water infrastructure with reticulation to each plot, complemented by a 250m³ main pressed steel overhead tank to ensure adequate water supply.
- The designed reticulation is able to supply up to 6m³ (6000 Litres) per acre per day. The daily supply of water is adequate but individual plot owners have the liberty to drill complementary borehole or invest in storage tanks within their plots..

Amenities

- Murram roads
- Electricity and water onsite
- Direct frontage to Juja - Gatundu Road
- Green Spaces

