



NEXUS

INDUSTRIAL PARKS

ONE OF A KIND INDUSTRIAL PARK

In the Heart of New Cairo





AL MAHER
DEVELOPMENTS

NEXUS
— INDUSTRIAL PARKS —

ÖKOPLAN

Nexus Industrial Park in New Cairo offers a distinct set of features that distinguish it from other industrial spaces. These exceptional advantages position Nexus Industrial Park in New Cairo as a compelling destination for businesses in search of versatile, well-supported industrial environment. It caters to their specific needs in supply chain and logistics while fostering collaboration, all within a strategically located, one-of-a-kind complex that faces no competition in a thriving business neighborhood



A Fully Integrated Industrial Community



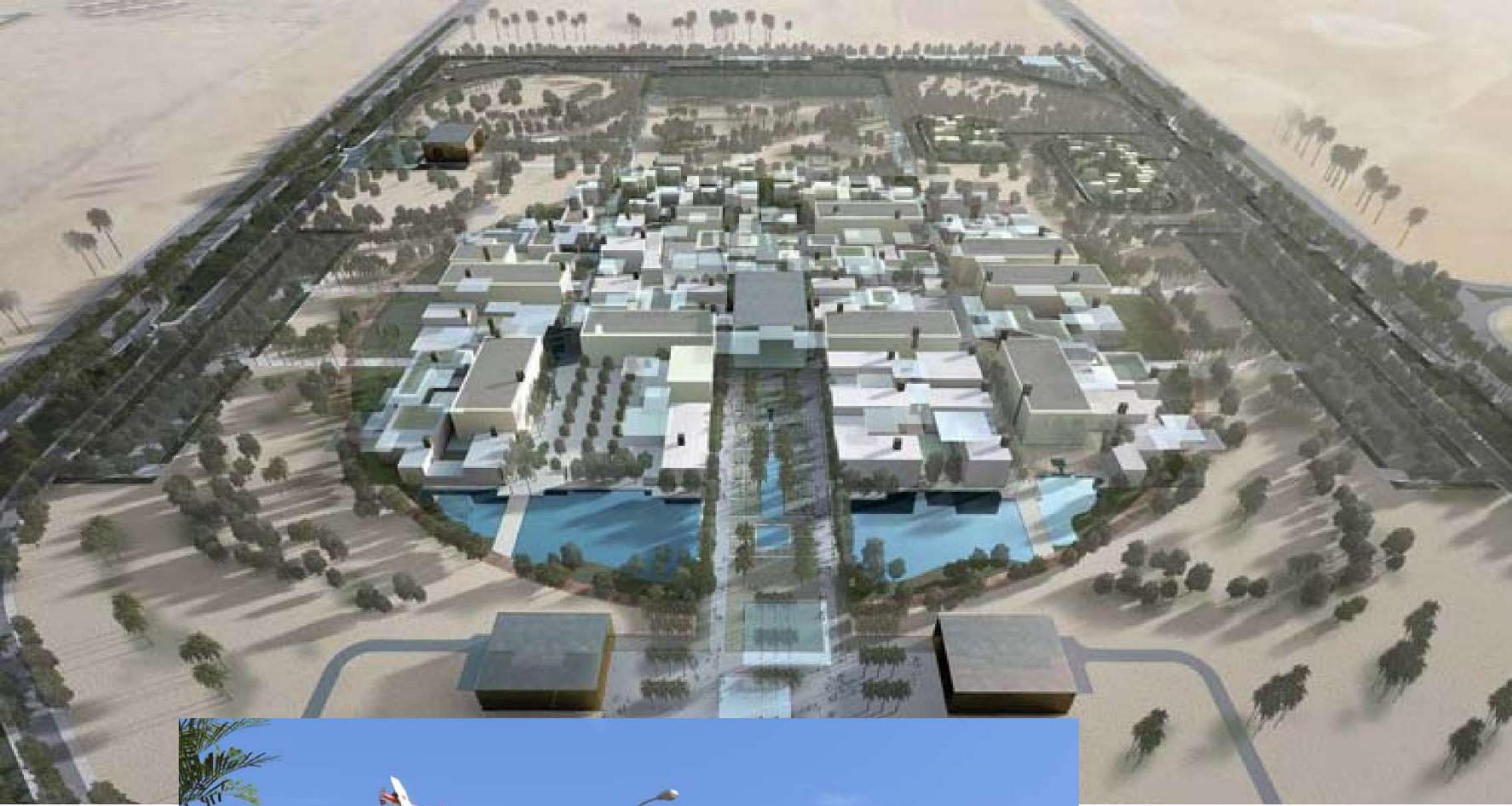
Al-Maher Group was founded in 1960, specializing in logistics, warehousing management, free zones, and steel structure manufacturing. Over the years, we have grown and thrived, becoming a leader in these fields, all while upholding a commitment to innovation, quality and excellence. In 2019, we made a strategic decision to venture into industrial and logistics development

This decision reflects our deep understanding of the evolving needs of modern businesses and the ongoing challenges in the market. With our successful history and extensive experience in these industries, we aim to deliver sophisticated industrial projects that embody our vision and ensure success for companies across various sectors. We are dedicated to creating modern and sustainable work environments that meet the aspirations of businesses in the 21st century.



The Developers

AL MAHER
DEVELOPMENTS



ÖKO PLAN

ÖKOPLAN is a leading, multi-discipline engineering consultancy firm, with a long history of successful projects inside and outside Egypt. The firm's scope of services covers a variety of specialties: city planning, master planning, urban design, landscape design, architectural design, interior design, and structural engineering; starting from conceptual design to construction drawings and tender documents, in addition to site supervision and construction management.

Ökoplan delivers innovative and cost-effective solutions to meet and exceed clients' needs through responsive teamwork. Following the latest direction of the Egyptian government to encourage investments in the industrial field, especially small and medium-sized enterprises (SMEs), Ökoplan is honoured to have the chance to play a key role in the development of "Nexus Industrial Park" by Al Maher Developments in New Cairo. The project takes up a unique location in New Cairo's industrial zone, extending over a land area of 57,000 m² (13.5 feddans), along the significant AUC axis, very close to Ain Sokhna Road.

This location grants the project the edge to accommodate- in addition to the industrial component- a distinctive commercial and logistic area, serving the project and the surroundings. The design process involves studying the sizes and dimensions of industrial warehousing units, in order to achieve the maximum feasible number that satisfies the client's requirements, guidelines and regulations. The whole project has a total built-up area of approximately 70,000 m² and comprises 90 units with areas ranging between 300 m² to 550 m² .

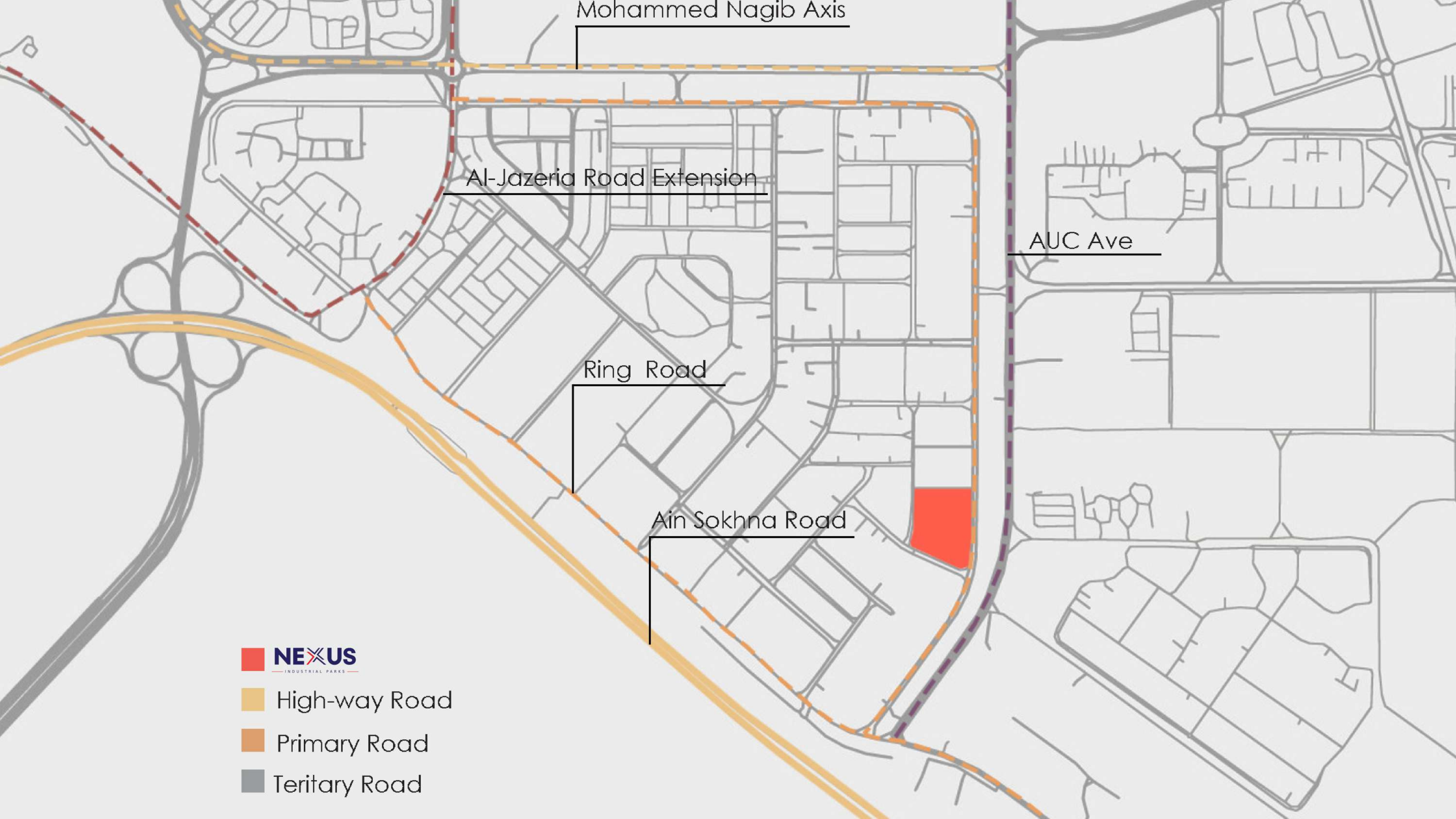
The roads and entrances are designed to ensure easy access to all units, while achieving the largest possible number of parking spaces. The design of the façades focuses on creating modern, minimal architecture, while achieving the expected design aesthetics and taking into consideration the durability and sustainability of the used materials, as well as the percentage of openings allowing for natural lighting and ventilation. The project will be developed over 3 to 4 years and will become a state-of-the-art design statement, with high quality standards.

LOCATION & SURROUNDINGS

“A prime location where your business connects effortlessly with crucial markets and logistic hubs, setting businesses apart from competition”

Only few minutes away from: Sokhna road the access to Sokhna port, Middle Ring Road, AUC Campus, 90th Street, Ring Road.





Mohammed Nagib Axis

Al-Jazeria Road Extension

AUC Ave

Ring Road

Ain Sokhna Road

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High-way Road

Primary Road

Teritary Road

6 m Corridor street that separate
between 2 lands



Secondary Street 15 m width ←



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Main Street 45 m width
Connected with the high way



Primary Street 30 m width

"Nexus" signifies a central point of connection and convergence, reflecting the park's unique role as a hub where businesses, ideas, and innovation intersect. Just as a nexus in technology connects devices and data, Nexus Industrial Parks connect businesses and opportunities, creating a dynamic ecosystem.

What "Nexus" Reflects on Industrial Parks:

Connectivity: Facilitates interaction, collaboration, and resource-sharing among diverse businesses within the park.

Economic Hub: Drives regional and national economic growth through the intersection of manufacturing, logistics, and innovation.

Logistics and Transportation: Strategically located for easy access to transport networks, enhancing logistics and distribution capabilities.

Innovation and Collaboration: Fosters innovation and collaboration, serving as a dynamic ecosystem for ideas and progress.

Efficiency and Integration: Designed for seamless integration, streamlining operational needs for businesses.

Technology and Advancement: Reflects a commitment to technological progress and sustainability in industrial practices.

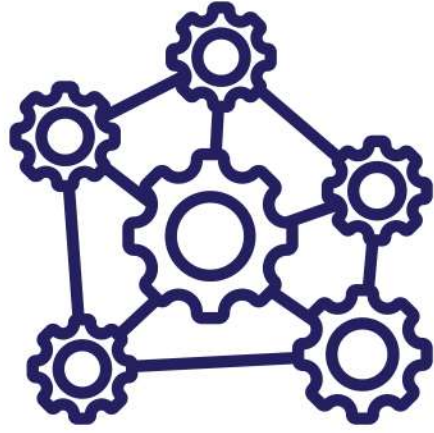
ABOUT NEXUS





NEXUS Key Features and Benefits





Unique Complex

The One-of-its-kind Industrial Complex inside New Cairo Nexus Industrial Park, a distinguished establishment, redefines New Cairo with its unparalleled uniqueness. The fusion of visionary design and exceptional amenities sets us apart, offering a distinct opportunity for business.



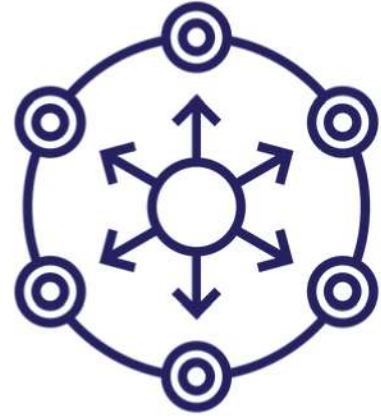
Prime Location

Strategic unparalleled Location in “New Cairo” at the crossroads of major transportation arteries, providing businesses with unmatched connectivity to key markets, logistic hubs, and beyond. This prime location offers a significant competitive advantage.



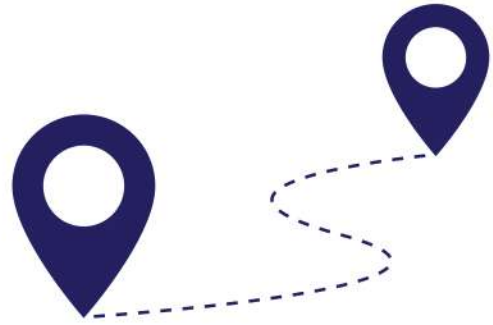
State-of-the-Art Facility Management

An advanced Facility Management System integrates cutting-edge technology, automation, and data analytics to optimize operations, enhance efficiency, and streamline maintenance in contemporary business environments.



Diversified Industries

Diversified Industries Nexus caters to a wide array of businesses, from automotive to food and beverage, electronics, textiles, and Ecommerce. This diversified industrial landscape creates opportunities for collaboration among various industrial activities.



One Stop Shop Destination

One-Stop Shop Destination Nexus offers businesses a specialized center for professional services to facilitate and expedite the government and administrative procedures. This convenience simplifies the business environment and promotes efficient operations.



Safety and Security

Nexus places a high priority on safety and security, employing advanced technologies such as fire detection and suppression systems, access control, and video surveillance with analytics, along with dedicated on-site personnel to provide businesses with peace of mind and maintain a secure and productive work environment.



Premium Services

Our Services and Utilities are built on industry standards, offer reliable energy, clean water, telecommunications, and effective sewage and waste management, ensuring efficiency, sustainability, and compliance for smooth operations.



Synergistic Ecosystem

Supportive Ecosystem Nexus Industrial Park New Cairo is more than just a space; it's a supportive ecosystem where collaboration is encouraged. Shared spaces and amenities foster a sense of community and provide opportunities for synergistic partnerships.



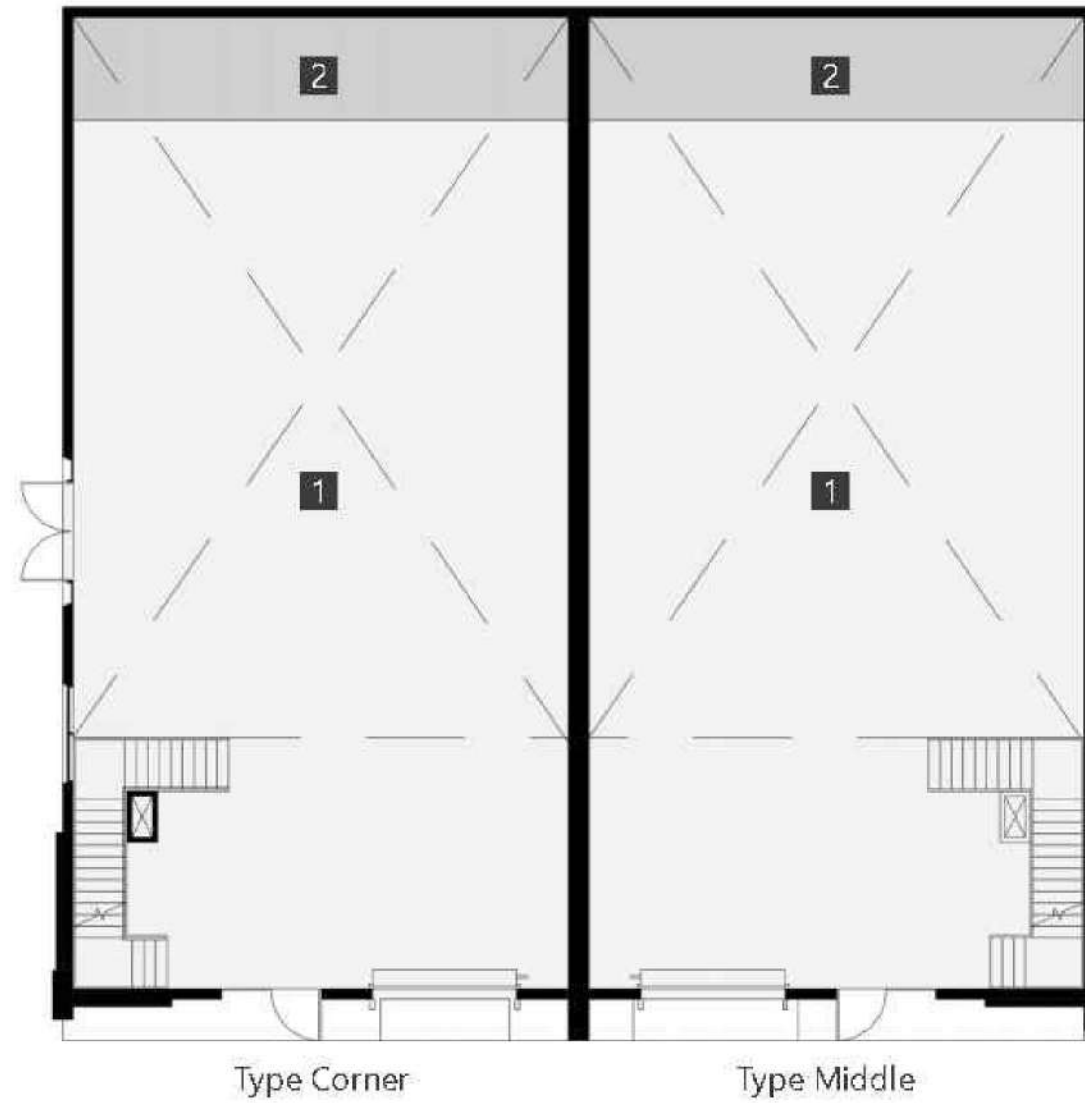
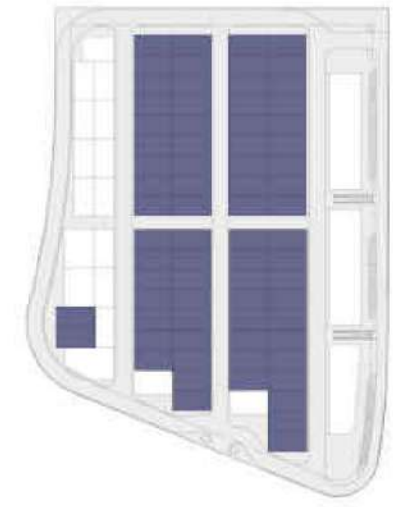
Highest Financial Returns

Nexus Industrial Park New Cairo stands out as the premier choice for those seeking maximum financial returns on their investment. It represents the ideal avenue for savvy investments with the potential for significant financial gains, ultimately fostering business growth and prosperity.

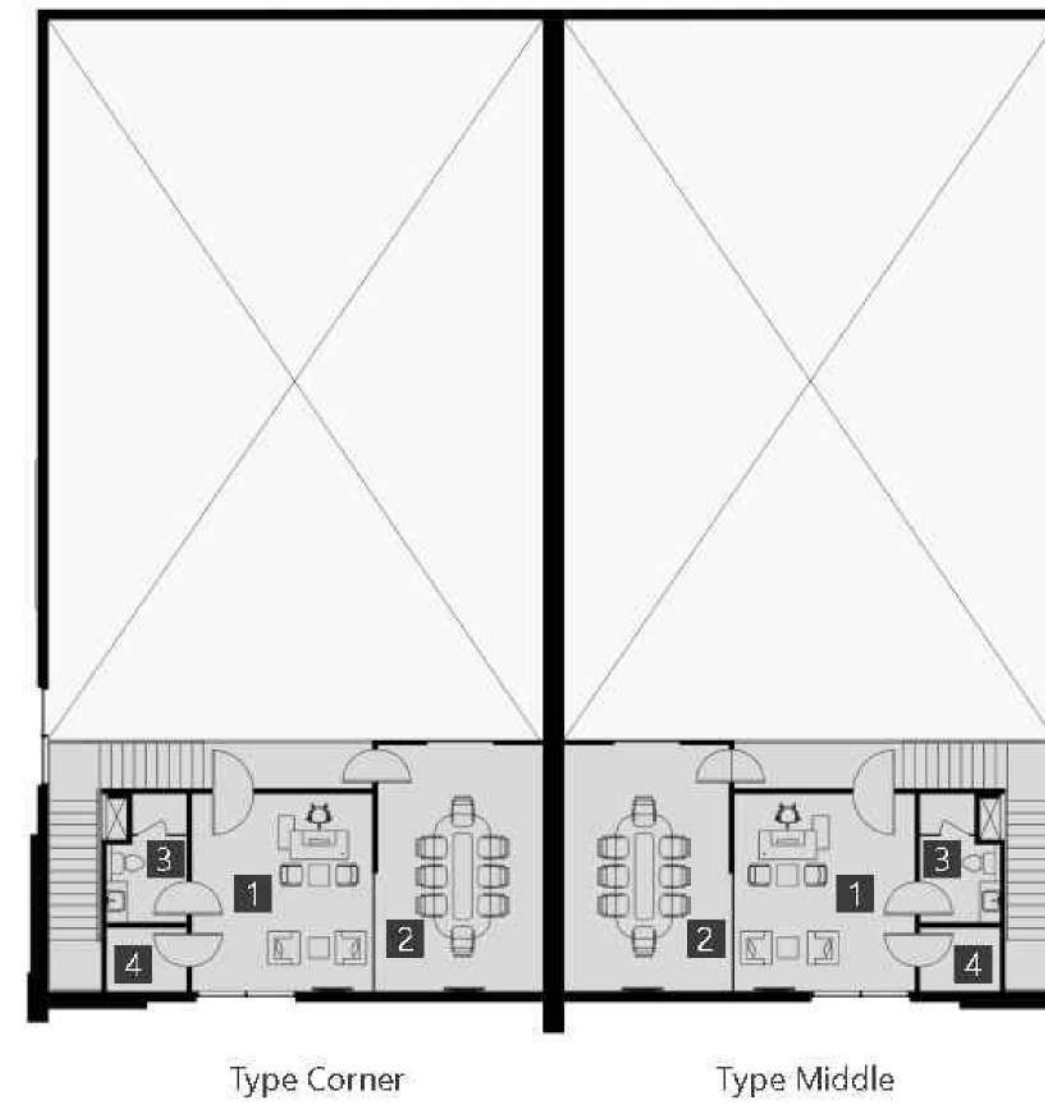
UNIT TYPES

Industrial and Warehouse Facilities

TYPE 1H
BUA : 300 m²



- Ground Floor **300 m²**
- 1 Manufacturing Zone
 - 2 Storage Area



- Mezzanine Floor **82.8 m²**
- 1 Management Office
 - 2 Meeting Room
 - 3 Private Toilet
 - 4 Storage Room

Nexus industrial parks, New Cairo

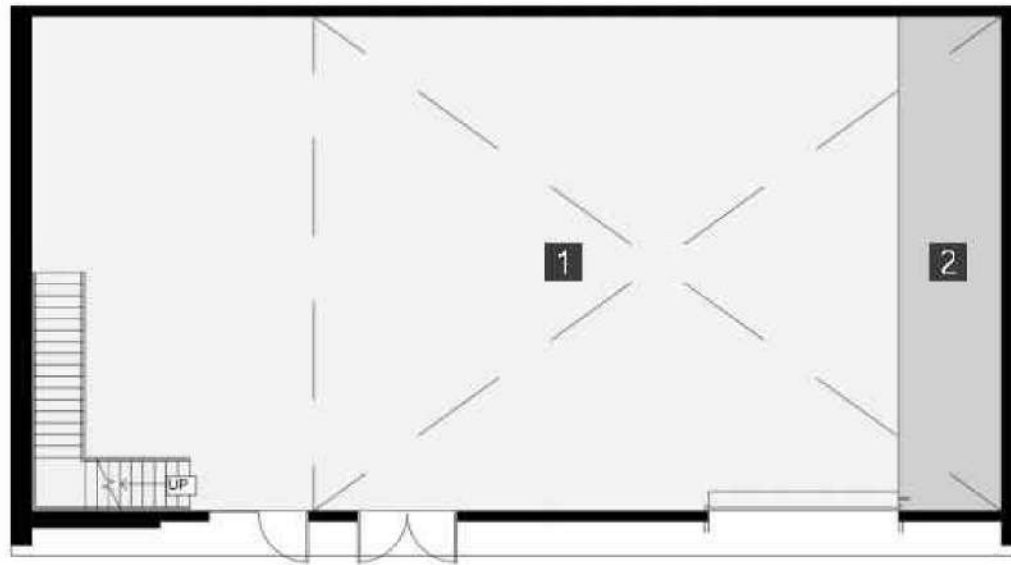


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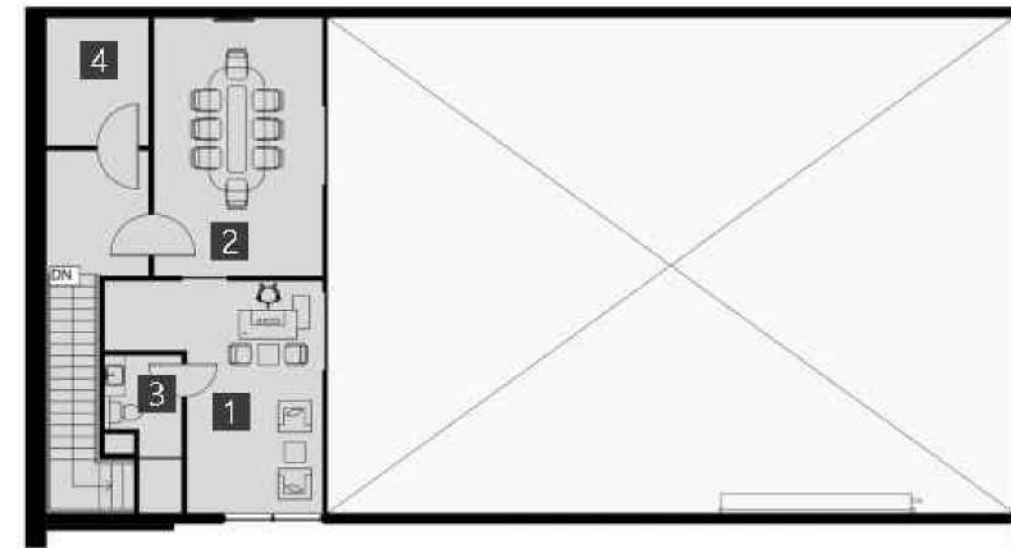
TYPE 1V

BUA : 300 m²



Ground Floor **300 m²**

- 1 Manufacturing Zone
- 2 Storage Area



Mezzanine Floor **105.2 m²**

- 1 Management Office
- 2 Meeting Room
- 3 Private Toilet
- 4 Storage Room



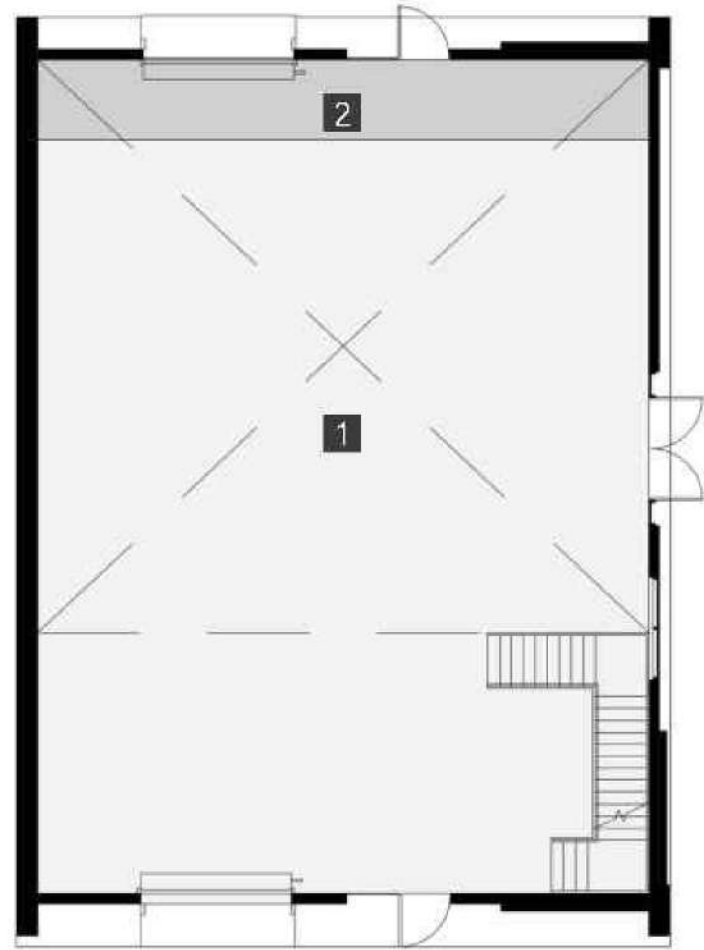
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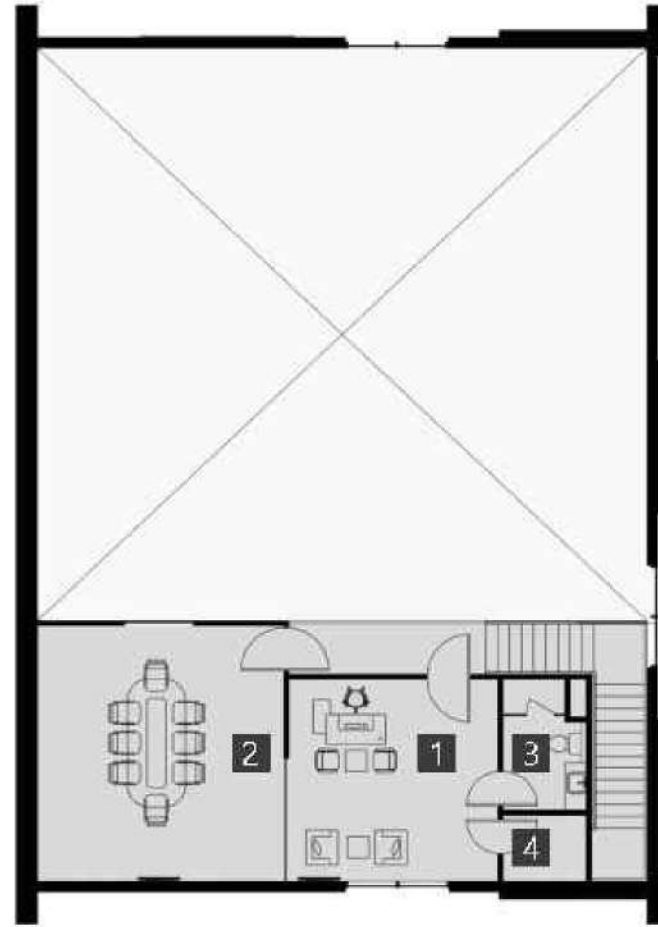
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TYPE 2
BUA : 300 m²



Ground Floor **300 m²**

- 1 Manufacturing Zone
- 2 Storage Area



Mezzanine Floor **99.3 m²**

- 1 Management Office
- 2 Meeting Room
- 3 Private Toilet
- 4 Storage Room



Nexus industrial parks, New Cairo

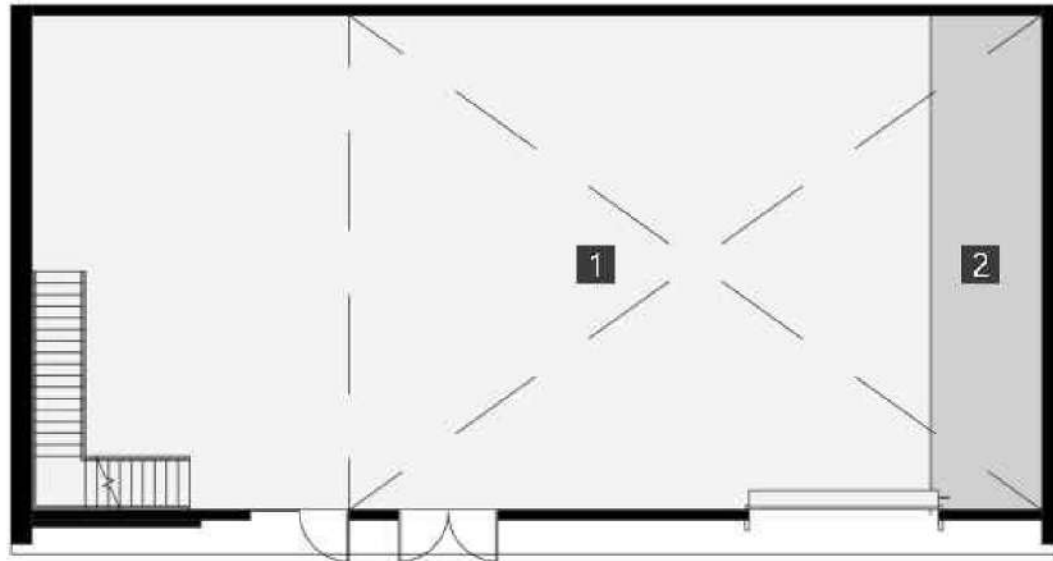


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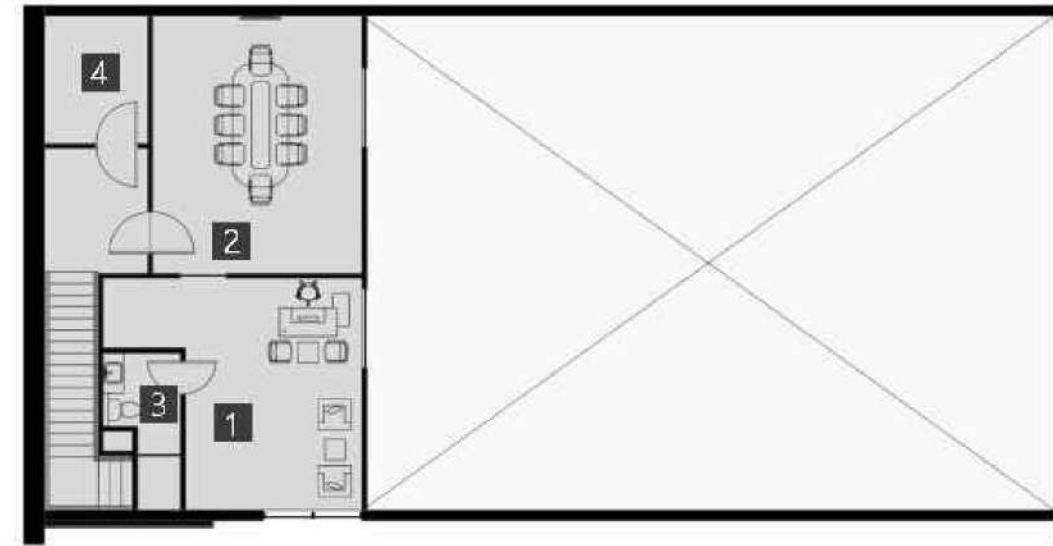
TYPE 3

BUA : 312.5 m²



Ground Floor 312.5 m²

- 1 Manufacturing Zone
- 2 Storage Area



Mezzanine Floor 105.2 m²

- 1 Management Office
- 2 Meeting Room
- 3 Private Toilet
- 4 Storage Room



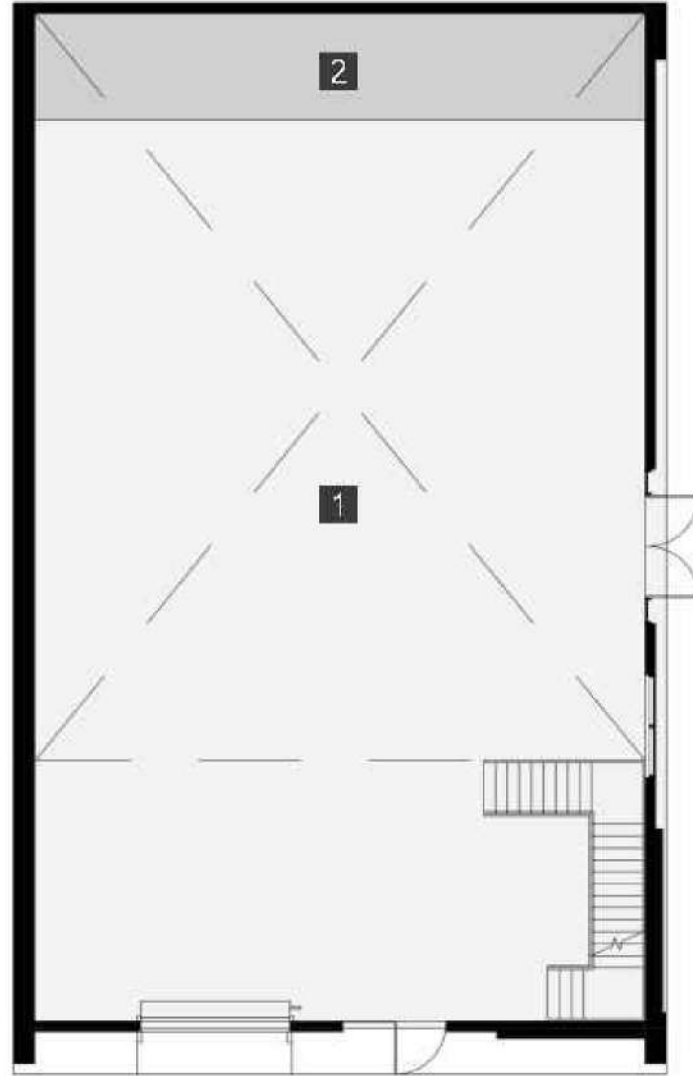
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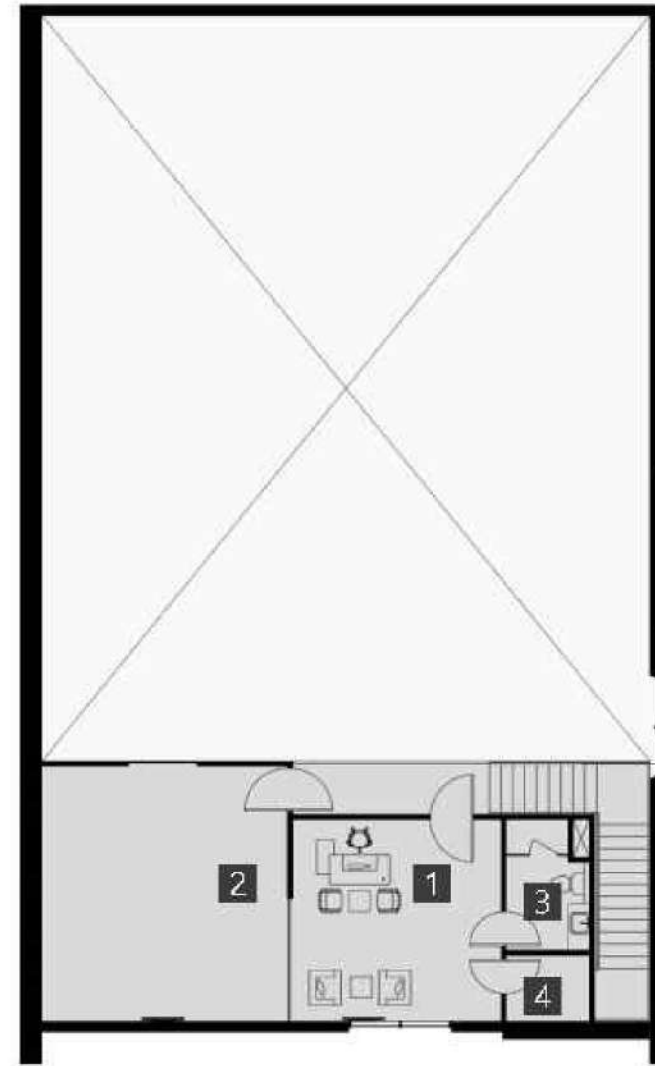
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TYPE 4
BUA : 360 m²



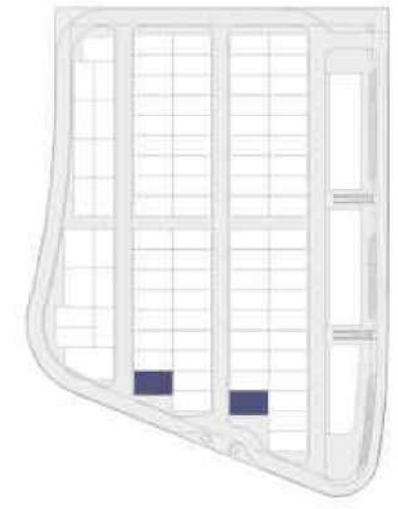
Ground Floor **360 m²**

- 1 Manufacturing Zone
- 2 Storage Area



Mezzanine Floor **99.3 m²**

- 1 Management Office
- 2 Meeting Room
- 3 Private Toilet
- 4 Storage Room



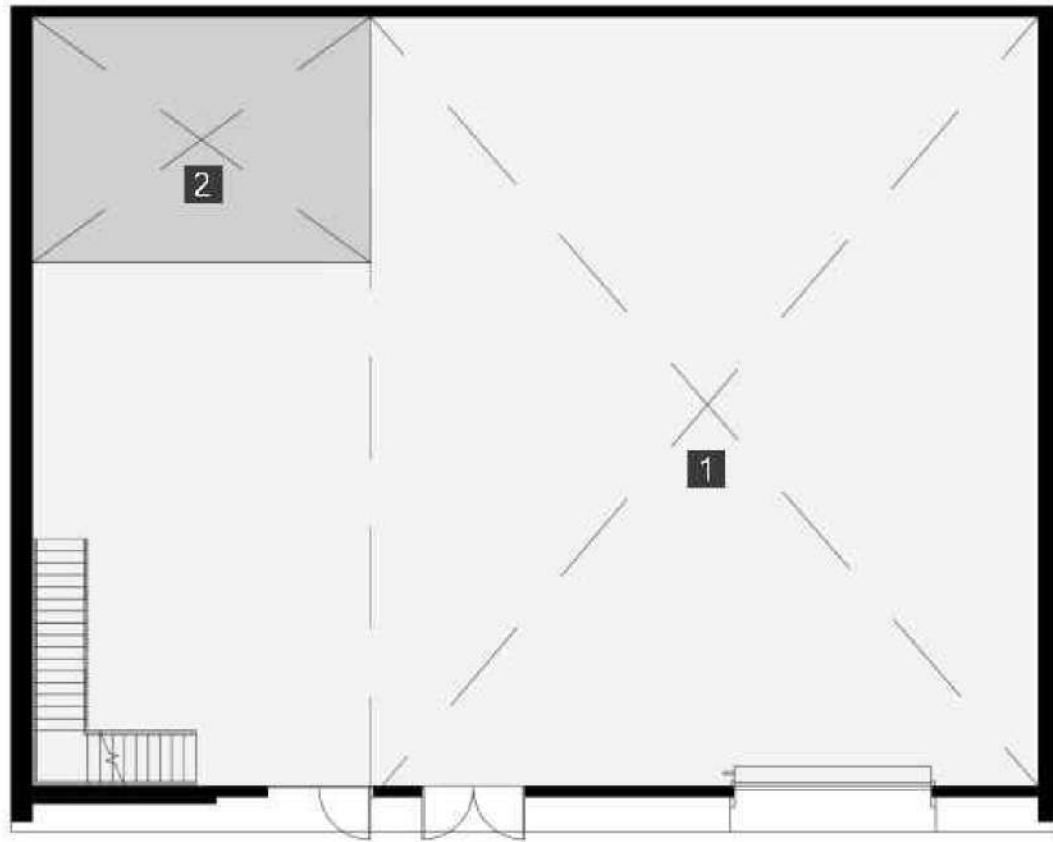
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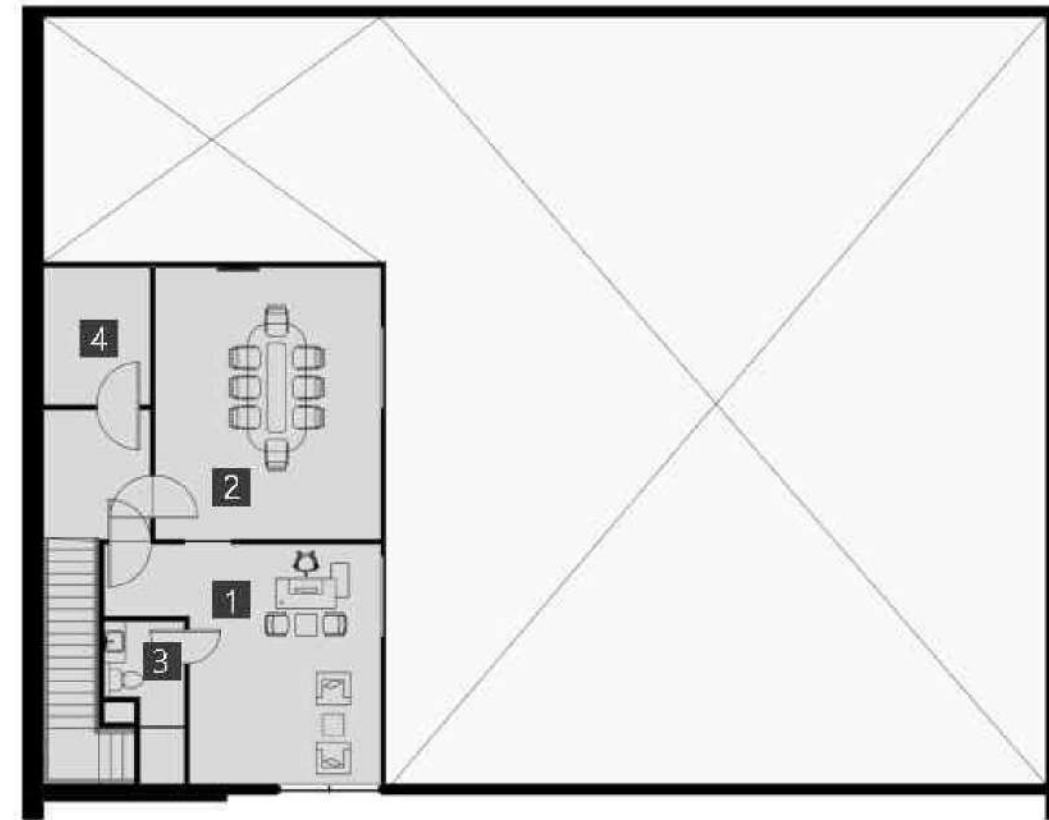
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TYPE 5
BUA : 444 m²



Ground Floor **444 m²**

- 1 Manufacturing Zone
- 2 Storage Area



Mezzanine Floor **155.6 m²**

- 1 Management Office
- 2 Meeting Room
- 3 Private Toilet
- 4 Storage Room



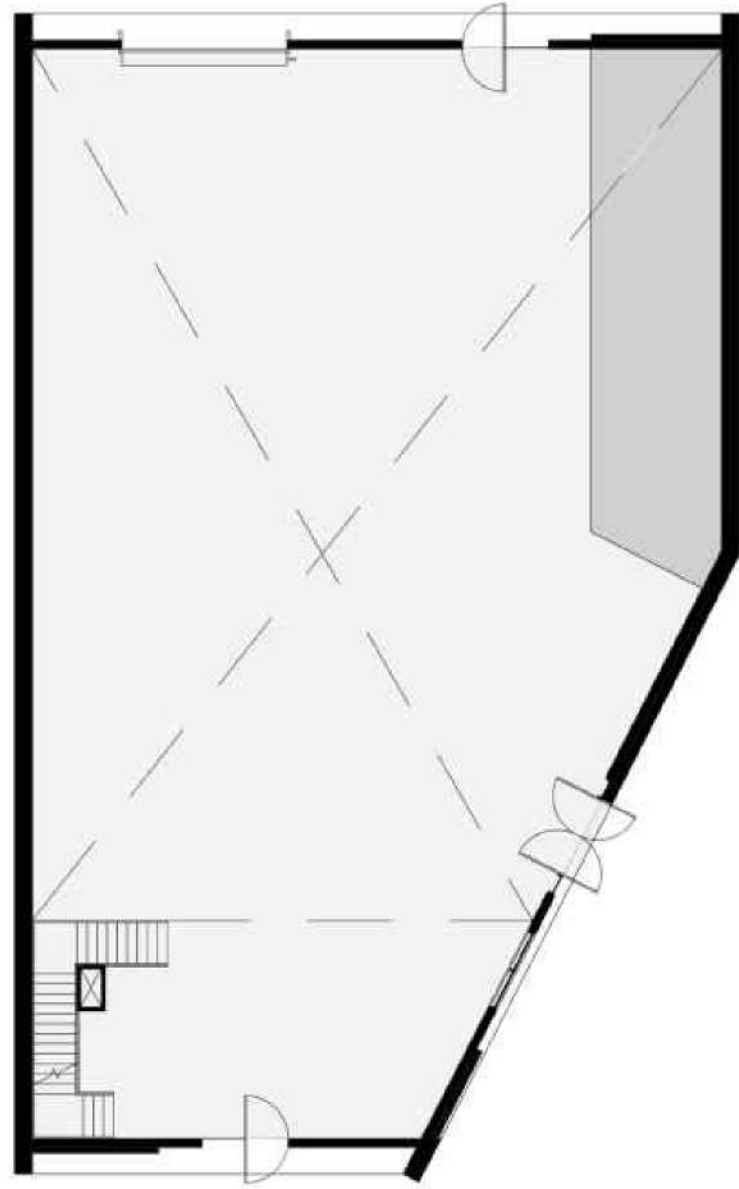
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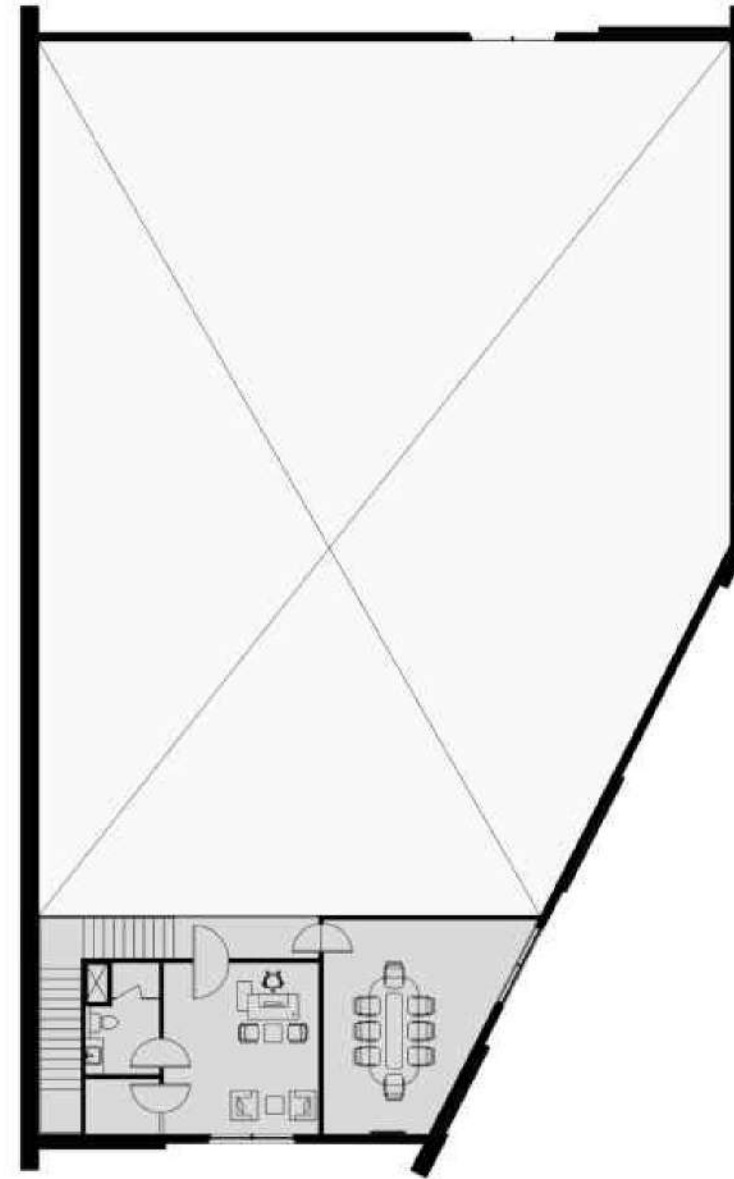
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TYPE 6
BUA : 550 m²



Ground Floor **550 m²**

- 1 Manufacturing Zone
- 2 Storage Area



Mezzanine Floor **87.4 m²**

- 1 Management Office
- 2 Meeting Room
- 3 Private Toilet
- 4 Storage Room



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Commercial, Showroom & Administrative Area





Unit Interiors







Own Your Office and Warehouse Under One Roof



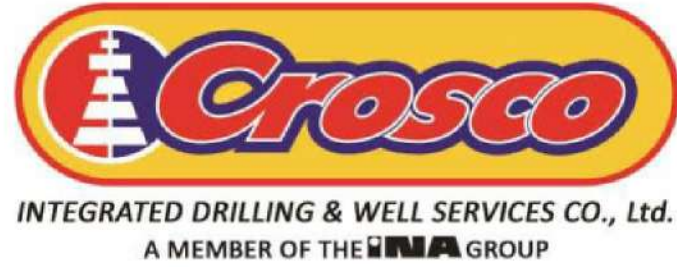
Manage Your Industrial
Unit/Warehouse From
Anywhere Using



Mobile App



Our Credentials



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