



## Average Industrial Rental Rates in Springfield Park, Durban

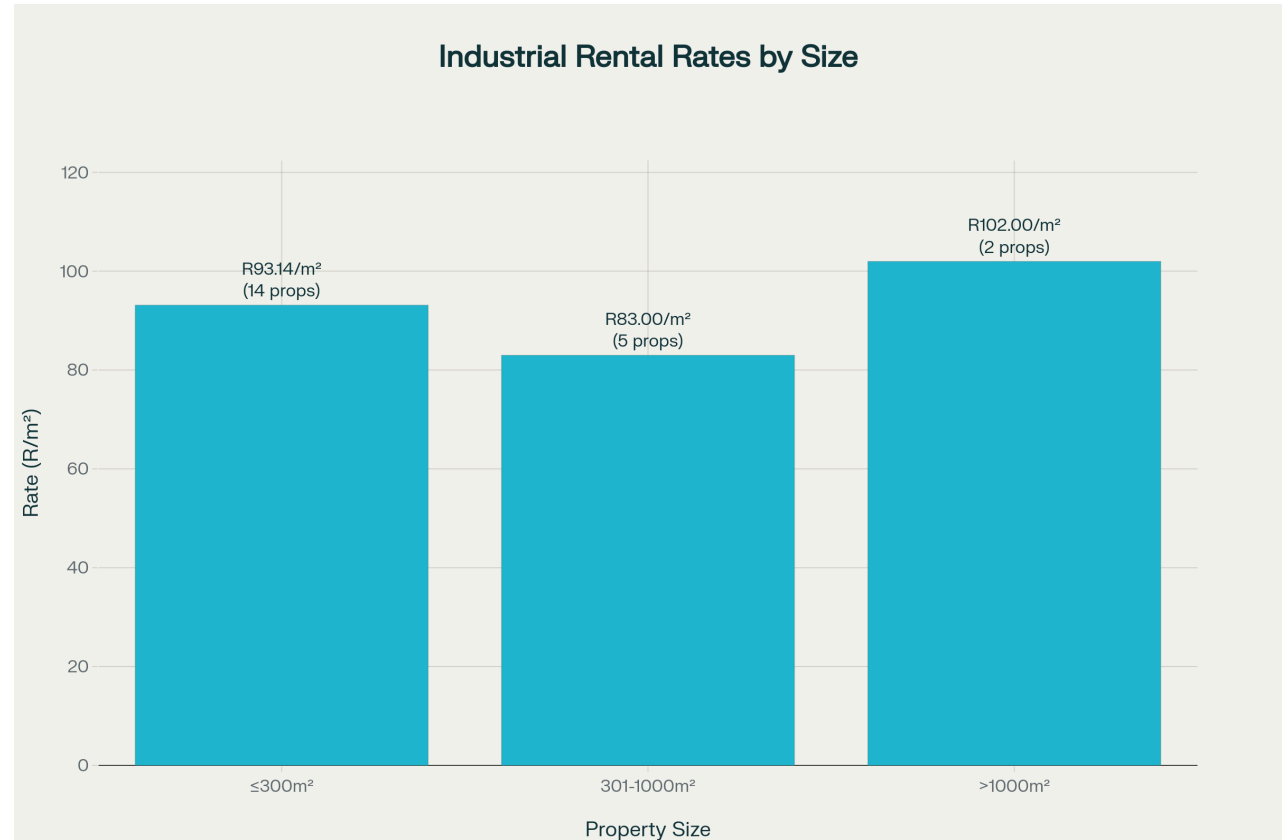
Based on comprehensive market research analyzing 21 industrial properties in Springfield Park, Durban, the **average rental rate for 3-phase industrial buildings is R91.57 per square meter**, with a median rate of R91.00 per square meter. [\[1\]](#) [\[2\]](#) [\[3\]](#) [\[4\]](#) [\[5\]](#) [\[6\]](#)

### Market Analysis Summary

The analysis reveals that rental rates in Springfield Park range from **R63 to R136 per square meter**, with most properties featuring 3-phase power as standard for industrial facilities. The data shows a standard deviation of R17.63, indicating relatively consistent pricing across the area. [\[1\]](#) [\[2\]](#) [\[3\]](#) [\[4\]](#) [\[5\]](#) [\[6\]](#) [\[7\]](#)

### Rental Rates by Property Size

The market demonstrates distinct pricing patterns based on property size:



Average industrial rental rates per square meter in Springfield Park, Durban by property size category

**Small Properties ( $\leq 300\text{m}^2$ ):** These command the highest rates at an average of **R93.14 per square meter**, representing 67% of available properties (14 out of 21 analyzed). Examples include: [\[2\]](#) [\[3\]](#) [\[4\]](#) [\[5\]](#) [\[6\]](#) [\[7\]](#)

- 296m<sup>2</sup> warehouse at R90/m<sup>2</sup> [\[6\]](#) [\[2\]](#)
- 204m<sup>2</sup> factory at R95/m<sup>2</sup> [\[3\]](#) [\[7\]](#)
- 185m<sup>2</sup> warehouse at R86/m<sup>2</sup> [\[3\]](#)

**Medium Properties (301-1,000m<sup>2</sup>):** These offer more competitive rates at **R83.00 per square meter** on average. Notable examples: [\[4\]](#) [\[6\]](#)

- 406m<sup>2</sup> warehouse at R80/m<sup>2</sup> [\[8\]](#) [\[2\]](#)
- 450m<sup>2</sup> warehouse at R65/m<sup>2</sup> [\[4\]](#) [\[6\]](#)
- 900m<sup>2</sup> warehouse at R100/m<sup>2</sup> [\[6\]](#) [\[4\]](#)

**Large Properties (>1,000m<sup>2</sup>):** Premium facilities over 1,000m<sup>2</sup> average **R102.00 per square meter**, with examples including: [\[5\]](#)

- 5,300m<sup>2</sup> facility at R94/m<sup>2</sup> [\[2\]](#)
- 10,600m<sup>2</sup> new build warehouse at R110/m<sup>2</sup> [\[5\]](#)

## Market Context and Trends

### Regional Comparison

Springfield Park's rates align with broader Durban industrial market trends, where similar properties in areas like Congella range from R50-R80 per square meter, and Mount Edgecombe properties range from R73-R135 per square meter. This positions Springfield Park competitively within Durban's industrial corridor. [\[9\]](#) [\[10\]](#)

### National Industrial Market Performance

South Africa's industrial property market demonstrates strong fundamentals, with national industrial rental growth of 7.5% year-on-year in Q2 2025. KwaZulu-Natal specifically shows robust performance, with Durban recording 7% rental growth in recent quarters. [\[11\]](#) [\[12\]](#) [\[13\]](#)

### Key Property Features

Most Springfield Park industrial properties include:

- **3-phase power supply** (typically 60-100 amps) [\[1\]](#) [\[2\]](#) [\[3\]](#) [\[7\]](#)
- **Roller shutter doors** for vehicle access [\[2\]](#) [\[6\]](#) [\[1\]](#)
- **Security features** including boom gates and 24-hour security [\[4\]](#) [\[1\]](#) [\[2\]](#)
- **Office components** with mezzanine levels [\[6\]](#) [\[2\]](#) [\[4\]](#)
- **Yard space** for truck maneuvering and loading [\[5\]](#) [\[2\]](#) [\[4\]](#)

## Market Drivers

Several factors support Springfield Park's industrial rental market:

- **Strategic location** with excellent access to N2 highway and major transport routes<sup>[2] [5] [6]</sup>
- **Port proximity** benefiting from Durban's harbour logistics network<sup>[14]</sup>
- **Growing e-commerce demand** increasing warehouse space requirements<sup>[11] [15]</sup>
- **Limited speculative development** maintaining supply-demand balance<sup>[11]</sup>

## Investment Considerations

The Springfield Park industrial market offers **stable rental yields** with low vacancy rates typical of South Africa's industrial sector (averaging 3.8% nationally). Properties with 3-phase power infrastructure command premium rates due to their suitability for manufacturing and heavy machinery operations.<sup>[11] [16] [17]</sup>

For investors and tenants, Springfield Park represents a **well-established industrial node** offering competitive rates within Durban's industrial property market, particularly attractive for logistics, warehousing, and light manufacturing operations requiring reliable power infrastructure and strategic transport access.

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