

AMBONI INDUSTRIAL PARK

SPECIAL ECONOMIC ZONE

COMMERCIAL PLOTS
FOR SALE & LEASE

■ 14KM FROM TANGA PORT ■ 400M FROM RAILWAY ■ 10KM FROM AIRPORT





Gateway to Industrial Investment in Northern & Eastern Tanzania

EXECUTIVE SUMMARY

The **Amboni Industrial Zone & Special Economic Zone (AISZ)** is a master-planned industrial and logistics development strategically located in **Pongwe, Tanga City**, Tanzania. Developed by Amboni Spinning Mill Limited, a member of the Amboni Group of Companies, the project is designed to become one of Tanzania's premier private industrial investment destinations, providing fully serviced industrial land and world-class infrastructure for manufacturing, logistics, agro-processing, mineral processing, export-oriented industries, and regional distribution.

Situated along the **Tanga-Segera Highway (A14)** and only 14km to the Port of Tanga, the industrial zone provides investors with a unique opportunity to establish operations at the gateway to East and Central African markets.

The project combines strategic location, modern infrastructure, industrial planning, and investment incentives to create an ecosystem that enables industries to operate efficiently while benefiting from Tanzania's rapidly expanding economy and regional trade opportunities. The project aligns with Tanzania's broader industrialization strategy, which encourages industrial parks and Special Economic Zones to attract manufacturing, exports, and value addition.



PROJECT OVERVIEW

Project Vision

To develop Tanzania's leading integrated industrial city and port logistics center that attracts local and international investment, creates employment, drives exports, and supports sustainable industrial growth throughout East Africa.

Strategic Location

The Amboni Industrial Zone enjoys an exceptional strategic position.

Location

- Pongwe, Tanga City
- Approximately 14 km from Tanga City Centre
- Direct frontage on the A14 Tanga-Segera Highway
- Minutes from the Port of Tanga
- Close to the Tanzania-Kenya trade corridor
- Accessible to Northern Tanzania and neighboring countries
- Its location allows industries to efficiently serve: below countries through established transport corridors
 - Tanzania
 - Kenya
 - Uganda
 - Rwanda
 - Burundi
 - Democratic Republic of Congo
 - Zambia
 - Malawi



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A14

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Forest Products

PROJECT OVERVIEW

Project Size

The development comprises approximately 500 acres of industrial land.

Phase I

The first development phase covers approximately 152 acres, with:

- 142.44 acres available for industrial development
- 10 acres allocated for roads and public infrastructure

The master plan accommodates approximately 30 industrial plots, ranging from 2 acres to 10 acres, allowing flexibility for:

- Small industries
- Medium-scale manufacturers
- Large industrial investors



INDUSTRIAL FOCUS

The project has been planned to accommodate multiple industrial sectors including:

MANUFACTURING

- Building materials
- Consumer goods
- Packaging
- Engineering products
- Steel fabrication
- Plastic manufacturing

AGRO-PROCESSING

- Tea processing
- Sisal products
- Food processing
- Beverage manufacturing
- Spice processing
- Agricultural inputs



MINING & MINERAL PROCESSING

The location is ideally positioned to support mineral beneficiation industries including:

- Cement manufacturing
- Limestone processing
- Industrial minerals
- Construction materials

Logistics

- Distribution centres
- Warehousing
- Cold storage
- Inland logistics facilities

Export Industries

- Export-oriented manufacturing
- Regional distribution
- Value-added production

INFRASTRUCTURE

The project is designed as a fully serviced industrial estate.

Infrastructure development includes:

- Wide industrial access roads
- Three-phase electricity

- Reliable water supply
- Stormwater drainage
- Industrial sewer systems
- Fibre optic telecommunications
- Security infrastructure
- Street lighting
- Green areas
- Administrative facilities

Rail Connectivity

A major competitive advantage of the project is the proposed railway connection.

The industrial zone lies approximately 400 metres from the Pongwe Railway Station, with plans for a dedicated railway siding capable of supporting significant freight volumes, creating seamless multimodal transport between road, rail, and the Port of Tanga.

Port Connectivity

The project benefits from proximity to the Port of Tanga, Tanzania's second major seaport, enabling efficient import of raw materials and export of finished products to regional and international markets.





SPECIAL ECONOMIC ZONE OPPORTUNITY

Amboni Industrial Zone has been conceived to support Special Economic Zone (SEZ) and export-oriented investment opportunities, enabling qualifying investors to benefit from Tanzania's industrial development framework, investment facilitation, and export-focused manufacturing ecosystem. Applicable incentives are subject to approval by the relevant government authorities and prevailing legislation.

Sustainability

The development is committed to responsible industrial growth through:

- Efficient land planning
- Environmental management
- Sustainable infrastructure
- Green spaces
- Employment creation
- Local supplier development
- Community participation

Development by Amboni Group

The project is developed by ASML, a member of the Amboni Group of Companies, whose diversified portfolio spans:

- Industrial development
- Agriculture
- Manufacturing
- Hospitality

- Real estate
- Eco-tourism

With decades of operational experience in Tanzania, the Group brings long-term commitment, financial strength, and extensive regional expertise to the development.

Investment Opportunities

Investors may participate through:

- Purchase of serviced industrial plots
- Build-to-own industrial facilities
- Build-to-suit developments
- Warehousing projects
- Manufacturing plants
- Joint ventures
- Logistics hubs
- Distribution centres
- Regional headquarters

The Amboni Industrial Zone & Special Economic Zone offers a strategic location, modern infrastructure, and excellent regional market access, making it an ideal destination for manufacturing, logistics, and export-oriented investment. It provides a secure and scalable platform for long-term business growth in Tanzania's expanding industrial economy.

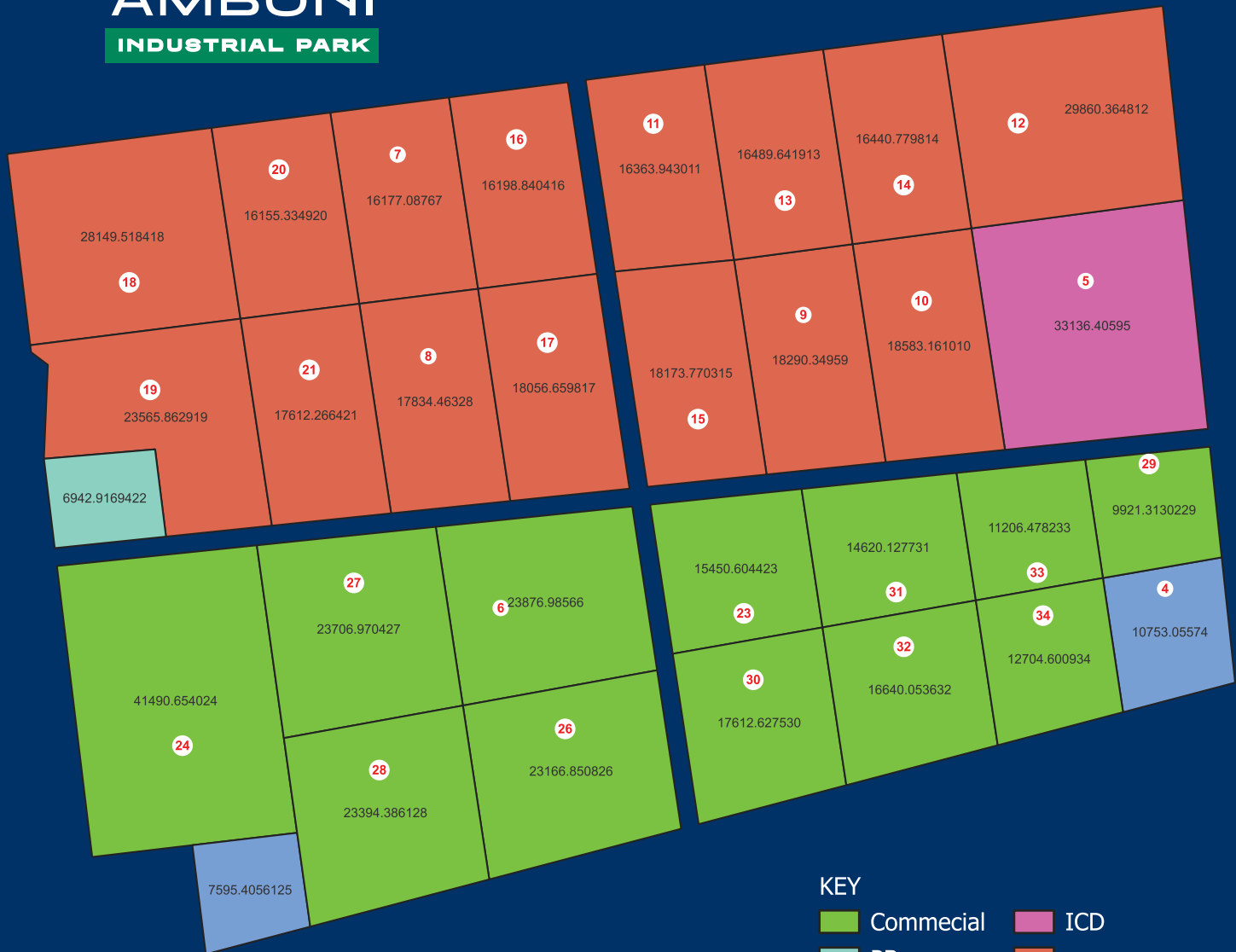
AMBONI INDUSTRIAL PARK AND SPECIAL ECONOMIC ZONE

Commercial plots for sale and lease

- **COMMERCIAL PLOTS**
- **PETROL STATION**
- **WAREHOUSE**
- **INDUSTRIAL PLOTS**
- **INLAND CONTAINER DEPOT (ICD)**



AMBONI
INDUSTRIAL PARK



KEY

- Commercial
- PB
- PS
- ICD
- INDUSTRIAL PLOTS**

■ 14KM FROM TANGA PORT ■ 400M FROM RAILWAY ■ 10KM FROM AIRPORT

PLOTS DETAILS AND PRICES

PLOT #	SIZE (SQM)	UNIT PRICE	KEY
4	10753.05574	90,000/=	
5	33136.40595	80,000/=	
6	23876.98566	80,000/=	
7	16177.08767	50,000/=	
8	17834.46328	60,000/=	
9	18290.34959	60,000/=	
10	18583.161010	60,000/=	
11	16363.943011	60,000/=	
12	29860.364812	70,000/=	
13	16486.641913	50,000/=	
14	16440.779814	50,000/=	
15	18173.770315	70,000/=	
16	16198.840416	60,000/=	
17	18056.659817	70,000/=	
18	28149.518418	60,000/=	
19	23565.862919	60,000/=	
20	16155.334920	50,000/=	
21	17612.266421	60,000/=	
23	15450.604423	80,000/=	
24	41490.654024	80,000/=	
26	23166.850826	90,000/=	
27	23706.970427	70,000/=	
28	23394.386128	90,000/=	
29	9921.3130229	80,000/=	
30	17612.627530	90,000/=	
31	14620.127731	70,000/=	
32	16640.053632	90,000/=	
33	11206.478233	70,000/=	
34	12704.600934	90,000/=	





WHY INVEST IN AMBONI INDUSTRIAL ZONE?

Strategic Position

Located within one of Tanzania's fastest-growing industrial corridors.

Ready Industrial Land

Master-planned industrial plots designed for immediate investment.

Flexible Plot Sizes

Plots from approximately 2 to 10 acres.

Modern Infrastructure

Serviced land significantly reduces development timelines.

Logistics Advantage

Excellent road, rail, and seaport connectivity.

Growing Market

Access to over 300 million consumers through the East African Community and SADC regional markets.

Long-term Growth

Strong potential for industrial expansion and capital appreciation.

TARGET INVESTORS

The project welcomes both local and international investors operating in:

- Cement
- Steel
- Food processing
- Agro-processing
- Tea manufacturing
- Sisal processing
- Textiles
- Packaging
- Pharmaceuticals
- Fertilizer
- Chemical industries
- Plastics
- Automotive assembly
- Warehousing
- Logistics
- Export processing
- Renewable energy equipment
- Construction materials





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