

northwest

LOGISTICS PARK

BALLYCOOLIN, DUBLIN 15

LOGISTICS FACILITIES
FOR SALE / TO LET

northwest

LOGISTICS PARK

BALLYCOOLIN, DUBLIN 15



BIG ON QUALITY

ALL NEW UNITS WILL BE
FINISHED TO THE HIGHEST
SPECIFICATIONS

Management

An active management company ensures that the highest standards are maintained throughout Northwest Logistics Park to provide a quality working environment and protect your investment. Each occupier will join the management company and a service charge will be payable towards the cost of security, landscaping, lighting and road maintenance etc.

Services

All mains services are provided and connected to each site including 3 phase power. There are also numerous telecommunication providers in the immediate area including Eir, Magnet Networks and Virgin offering a choice and enhanced connectivity.

Warehouse Specification

- >> Up to 15m clear internal height
- >> Dock levellers with tailgate loading to all units
- >> Automated insulated sectional doors to all units
- >> 2.1 metre high concrete walls to inside of external warehouse walls
- >> Sealed concrete floors with loading capacity of 50 kn/m²

Office Specification

- >> Painted and plastered walls
- >> Suspended ceilings
- >> Recessed LED lights
- >> Gas fired central heating
- >> Perimeter trunking
- >> Toilets and tea stations
- >> Raised access floors
- >> Air conditioning

NZEB

- >> The building will be compliant with Nearly Zero Energy Building standards (NZEB)

LOGISTICS FACILITIES
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PLANNING SECURED FOR UNITS FROM

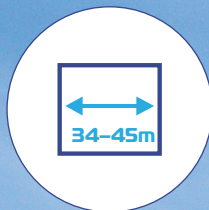
3,723 – 11,077 SQ M

DESIGN + BUILD UNIT OPTIONS FROM

3,723 – 50,000 SQ M



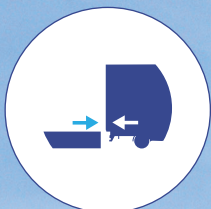
15m
eaves heights



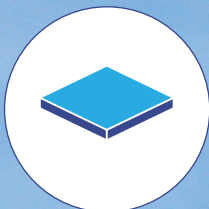
Yard Depths
from 34-45m



Easy Access
to M50 & M1 motorways, N2, N3,
Dublin airport and port tunnel



Dock levellers
and grade level doors
to all units



Sealed concrete floors
loading capacity of 50 KN/M²



Actively Managed
secure logistics park



A PROVEN LOCATION

GPS: 53.417658, -6.356523

Northwest Logistics Park is one of Dublin's premier and most established logistics locations. The park is within 200m of the of the N2/N3 link road which provides dual carriageway access to the N2 (J3) & N3 (J2) routes, both of which are within 2kms of Northwest Logistics Park.

Northwest Logistics Park is within 5kms of J5 & J6 on the M50 which provides motorway access to all of the main arterial routes from Dublin, to Dublin International Airport and the Port Tunnel. The logical location for Logistics.



NEIGHBOURING OCCUPIERS



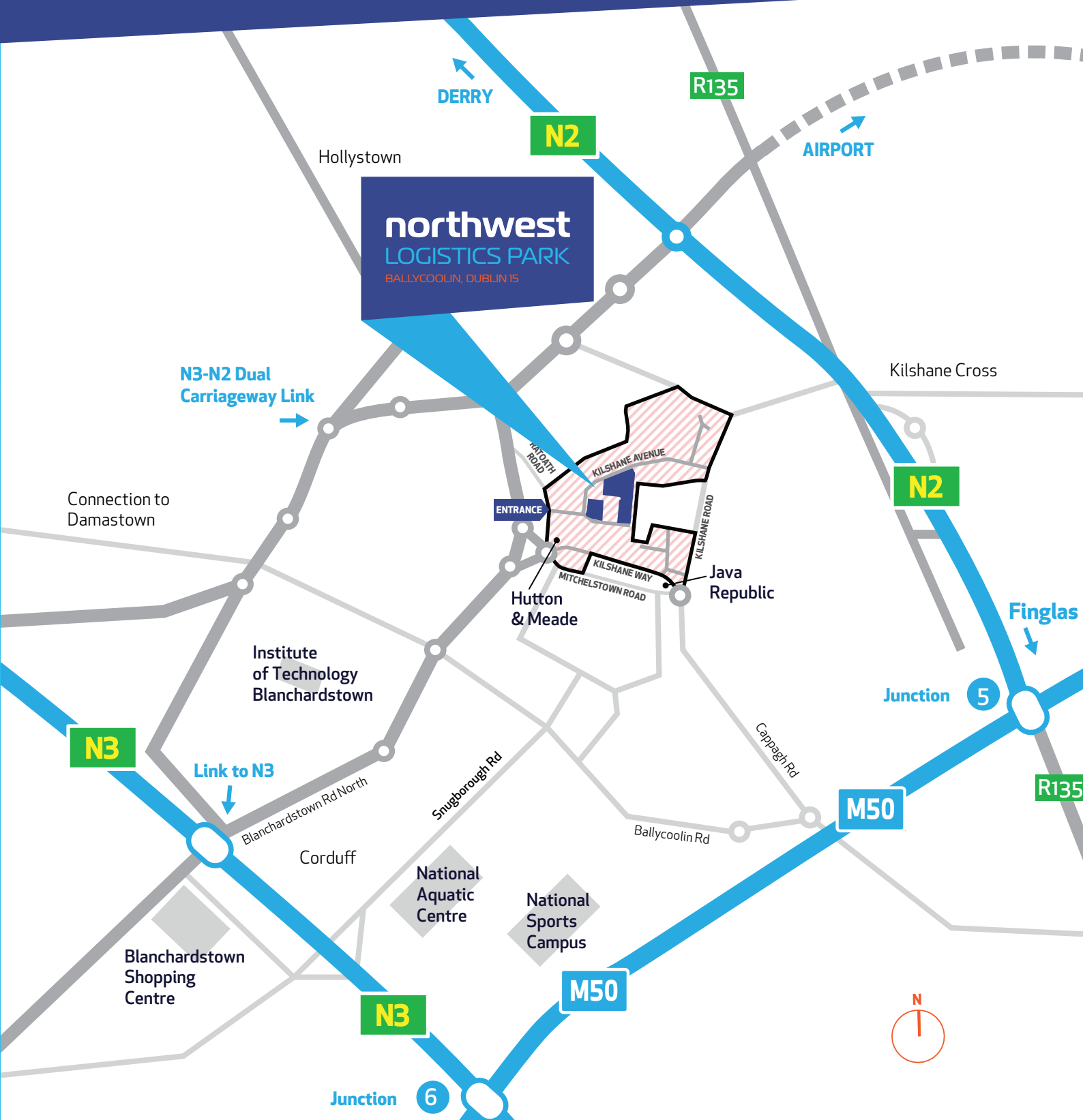
EQUINIX | TELECITY
Where Opportunity Connects



INDEPENDENT
EXPRESS
CARGO 



DB SCHENKER



HIGH QUALITY LOGISTICS UNITS TO SUIT YOUR BUSINESS NEEDS

- Planning permission granted for 6 new units from **3,723 sq m – 11,077 sq m**
- **Over 26 hectares** (64 acres) available for future development
- Buildings can be provided for **sale or lease** to occupiers' specifications

Accommodation

UNITS WITH PLANNING PERMISSION

Unit No.	Warehouse Sqm Approx*	Office Sqm Approx*	Total Sqm Approx*	Clear Internal Height(M) Approx*	Site Area (Acres) Approx	Site Area (Hectares) Approx	Yard Depth (Metres)	Dock Levellers	Ground Level Doors
Unit 628	3,439	372	3,811	15	2.18	0.88	35	4	2
Unit 632	5,113	446	5,559	15	3.22	1.3	40	6	2
Unit 633 (Pre-let)	3,320	403	3,723	15	2.18	0.88	35	4	2
Unit 634	4,342	482	4,824	15	2.37	0.96	35	5	2
Unit 635 (Pre-let)	8,794	491	9,285	15	7.2	2.92	45	10	2
Unit 637	10,584	493	11,077	15	6.59	2.67	45	12	2

UNITS PENDING PLANNING PERMISSION

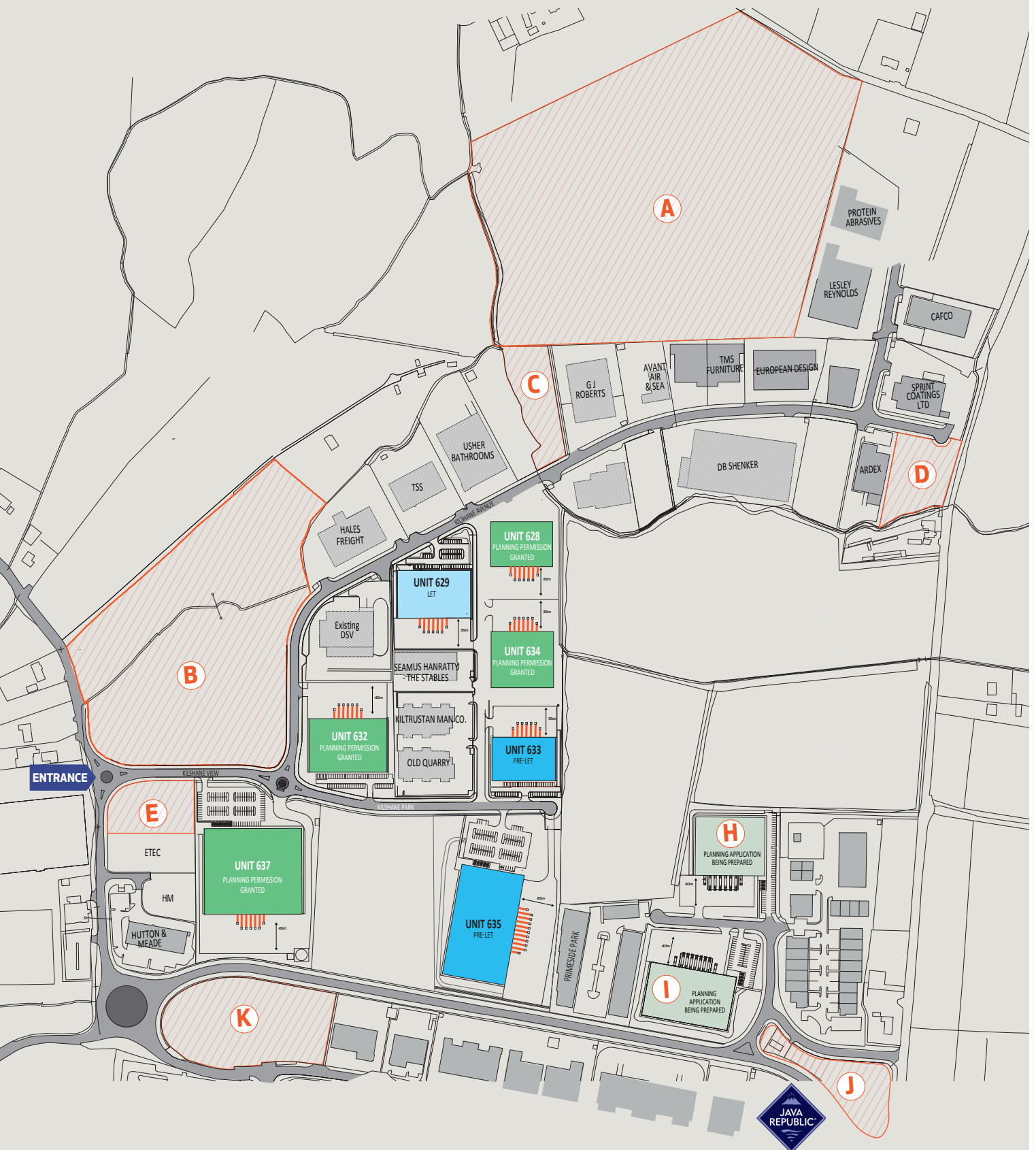
Unit No.	Warehouse Sqm Approx*	Office Sqm Approx*	Total Sqm Approx*	Clear Internal Height(M) Approx*	Site Area (Acres) Approx	Site Area (Hectares) Approx	Yard Depth (Metres)	Dock Levellers	Ground Level Doors
Site H	5,124	450	5,574	15	3.56	1.44	40	6	2
Site I	5,928	575	6,503	15	4.06	1.64	40	7	2

AVAILABLE SITES FOR DESIGN AND BUILD OPTIONS

UNIT NO.	APPROX. SITE AREA (ACRES)	APPROX. SITE AREA (HECTARES)
Site A	30	12.14
Site B	15.36	6.22
Site C	2.99	1.21
Site D	1.51	0.61
Site E	1.40	0.57
Site J	1.38	0.56
Site K	4.03	1.63

* APPROXIMATE GROSS EXTERNAL FLOOR AREAS

MASTERPLAN



PROFESSIONAL TEAM

Developer



Park Developments is one of Ireland's most respected and long established development and building companies. Established in 1962, it has forged a reputation for building high quality residential and commercial properties. Park Developments is synonymous with a quality finished product that is consistently delivered to the highest building standards.

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