

Momentum

LOGISTICS PARK

UNIT
39A, B & C



NAAS, CO. KILDARE





Central to the Future of Logistics

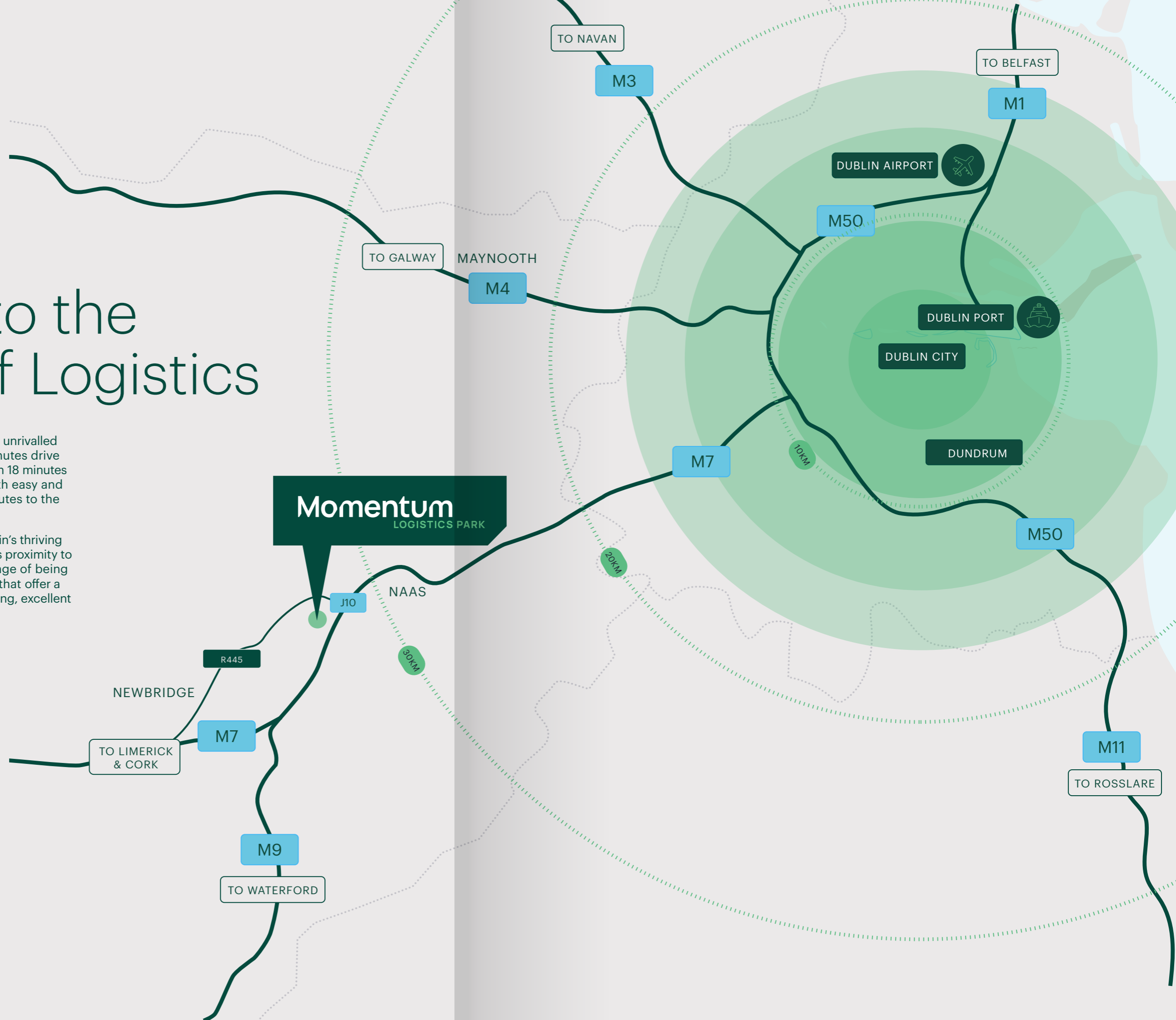
Momentum Logistics Park benefits from unrivalled access to the M7, which is within 3 minutes drive time of the park. Being situated less than 18 minutes from the M50 provides Momentum with easy and effortless connectivity to all arterial routes to the north, south and west.










Located immediately southwest of Dublin's thriving city centre, Momentum benefits from its proximity to the capital but with the added advantage of being situated between thriving local towns that offer a large skilled workforce, affordable housing, excellent amenities and congestion-free access.

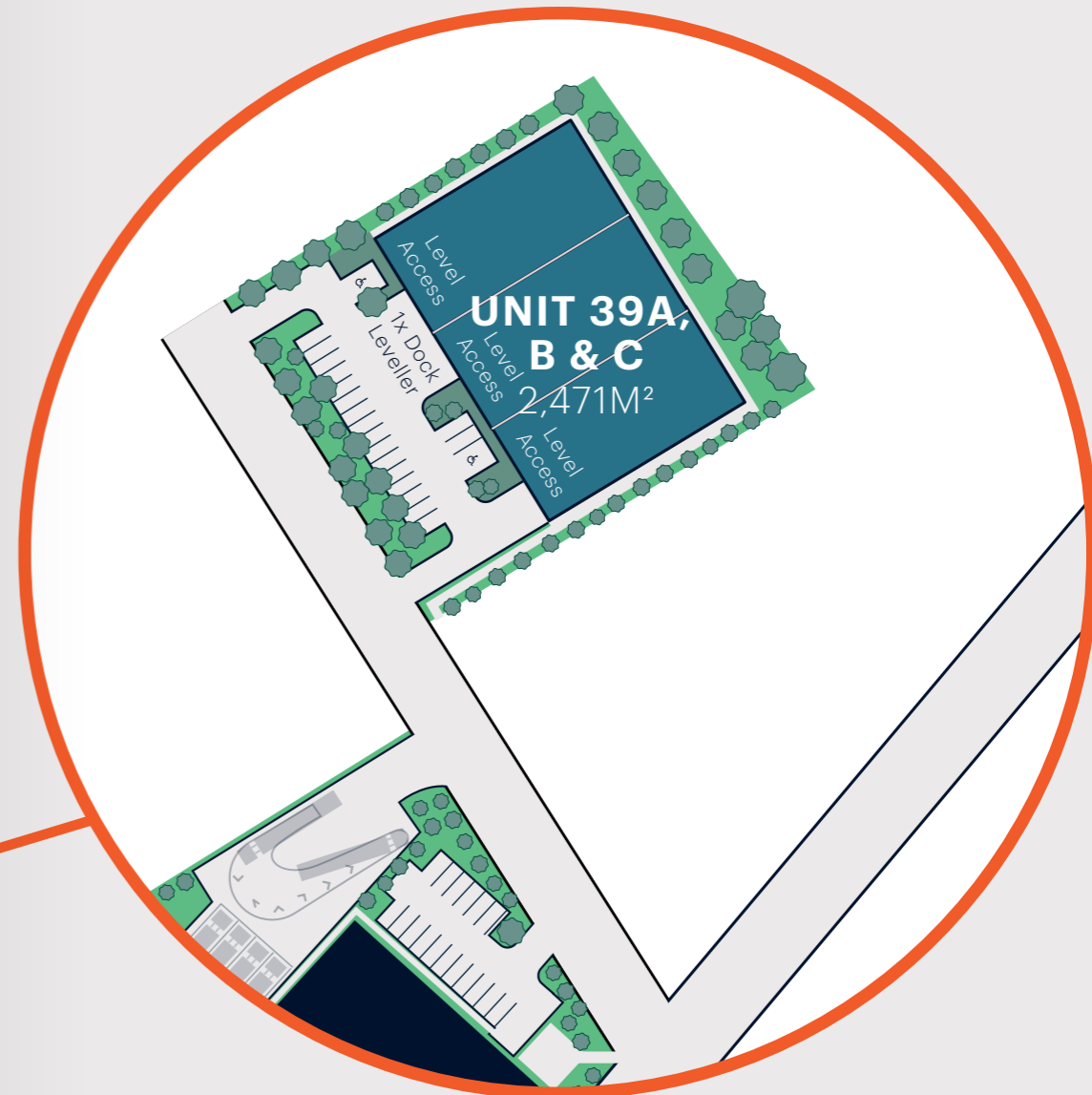
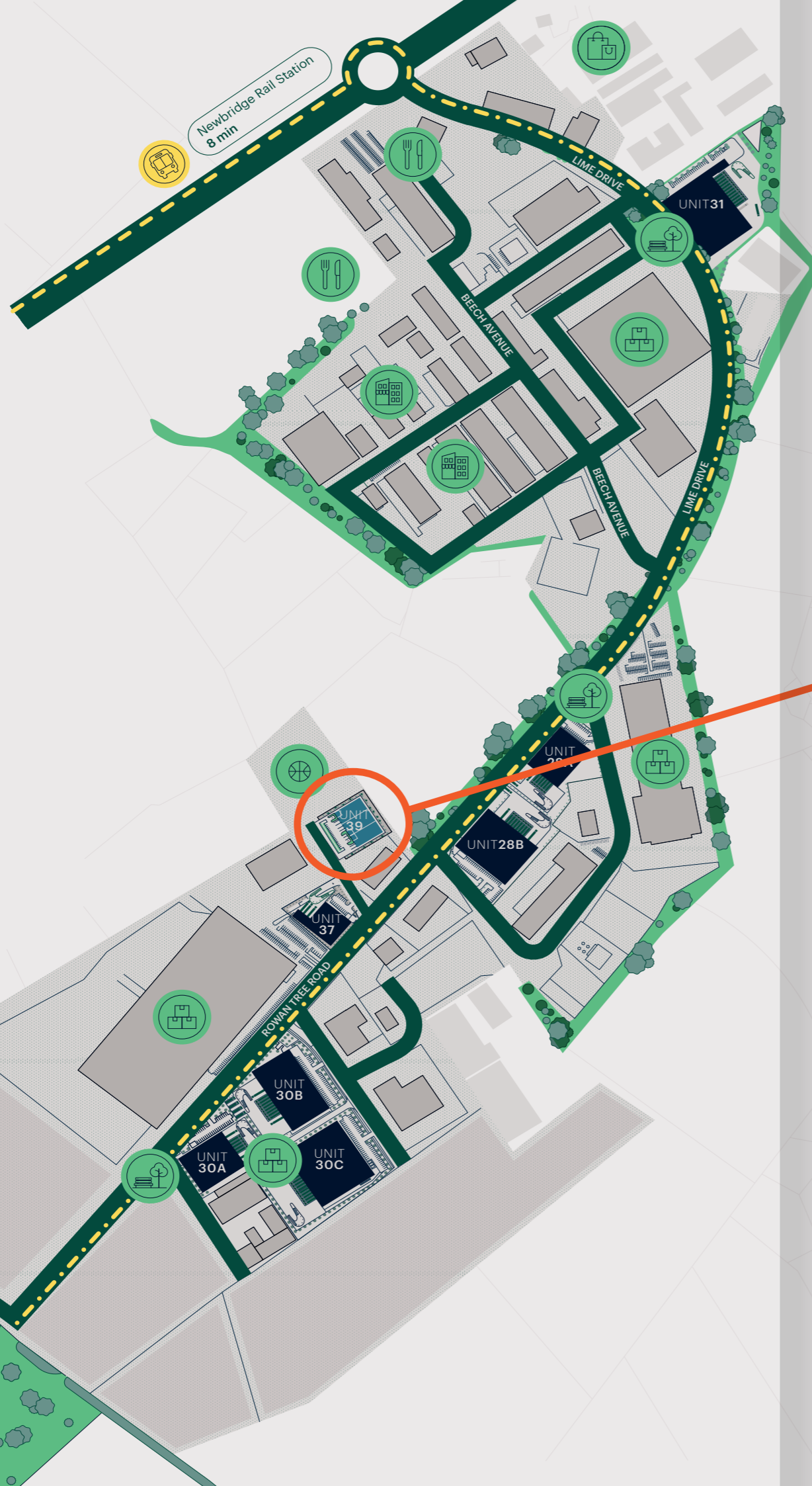
DRIVING DISTANCES

- **33km** to M50 (20min)
- **43km** to Dublin City Centre (40min)
- **51km** to Dublin Port Tunnel (35min)
- **52km** to Dublin Airport (40min)
- **57km** to Dublin Port (45min)
- **200km** to Galway (2hr15min)
- **165km** to Limerick (1hr45min)
- **220km** to Cork (2hr15min)
- **140km** to Rosslare (1hr40min)

-  Motorway
-  Regional Road
-  Proximity to Dublin (km)
-  County Border



-  BUSINESS AND LOCAL RETAIL
-  FOOD AREA
-  LOGISTICS AND DISTRIBUTION
-  LOCAL BUSINESSES AREA
-  NODES
-  GREEN AREA
-  SPORTS FACILITIES
-  BUS SERVICE
-  BUS SERVICE AND CYCLE LANE

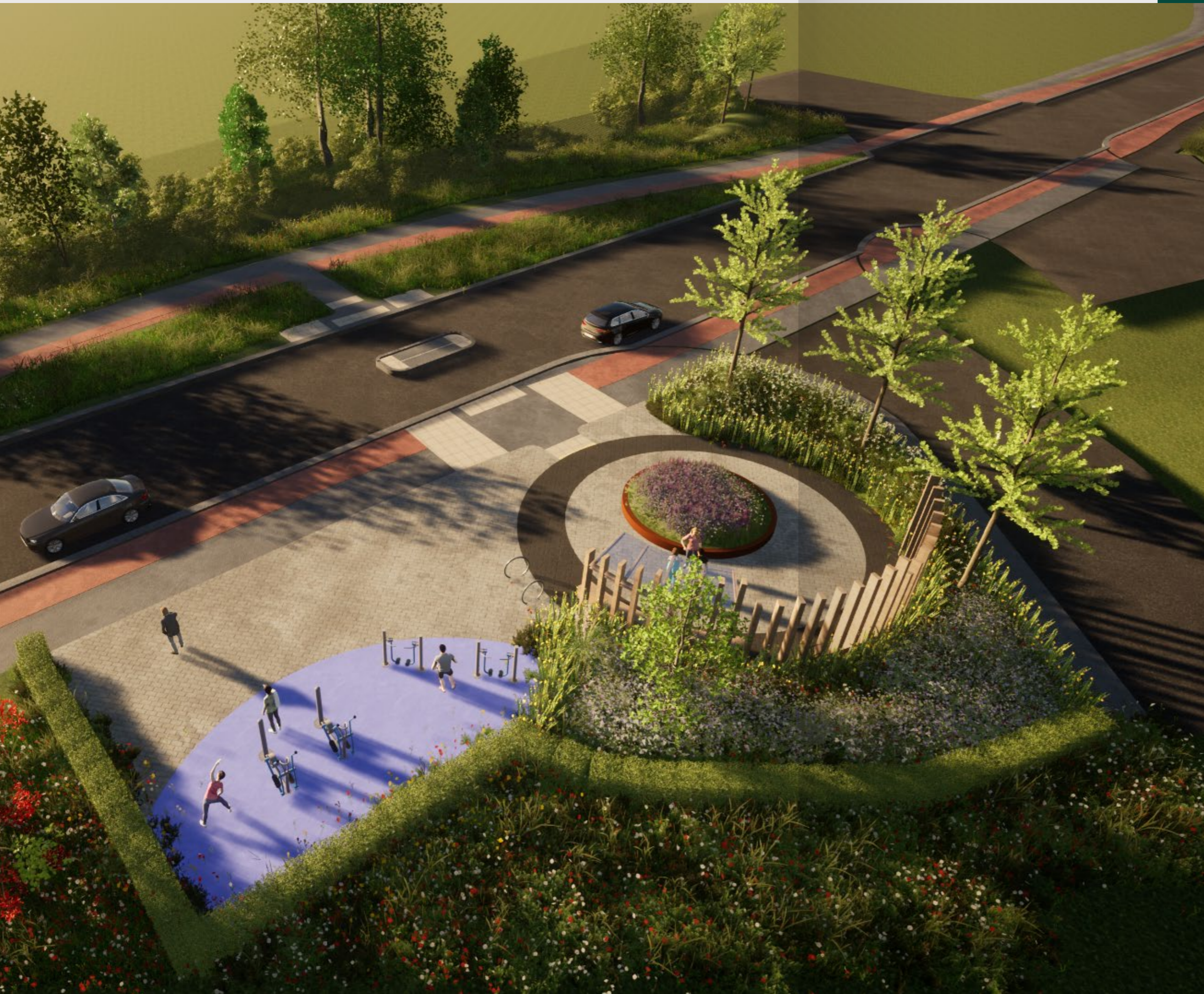


UNIT 39A, B & C

UNIT 39A		UNIT 39B		UNIT 39C	
Warehouse Sq m	656m ²	Warehouse Sq m	638m ²	Warehouse Sq m	661m ²
Office Sq m	178m ²	Office Sq m	169m ²	Office Sq m	169m ²
Total Sq m	834m²	Total Sq m	807m²	Total Sq m	830m²

- WAREHOUSE**
- 10m Clear internal height
 - Min. 50 kN/m² floor loading
 - 3 x Modern enterprise units
 - 1 x Grade level door per unit
 - EV charging
 - LED lighting
 - Targeting LEED Gold

- OFFICE**
- Open plan design suitable for compartmentation
 - Facilities at ground and first floor
 - Air conditioning
 - Suspended acoustic tiled ceilings with LED lighting
 - Painted and plastered walls
 - Fully fitted WC and tea station facilities
 - Perimeter trunking
 - Fully bonded heavy contact carpet to offices, reception and main stairs



Targeting LEED Gold

We're aspiring to the high level of LEED's globally-recognised framework for healthy, efficient, carbon and cost-saving green buildings. The LEED certification is a globally-recognised symbol of sustainability achievement.



Members of the Irish Green Building Council

We're working to accelerate Ireland's transformation to a sustainable built environment. The Irish Green Building Council is one of 80 globally, working together to bring about local and global change.



All Ireland Pollinator Plan (AIPP)

We're wholly committed to the protection of the environment – adopting AIPP's recommended actions and crafting our spaces to ensure the park is pollinator friendly.



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LOGISTICS PARK

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TARGETING



MOMENTUMLOGISTICSPARK.COM

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