34 | MAGNA AVENUE

Prime Logistics Facility
With Staff Amenities Like No Other





34 | MAGNA AVENUE

Magna Business Park, Citywest, Dublin 24

PRESTIGIOUS, HEADQUARTERS LOGISTICS & OFFICE FACILITY





LUAS Stop 13 minutes walk

POSITION

- Prime south Dublin location
- Prominent corner position
- Managed, corporate environment

AMENITIES

- 3 mins walk to Spar and creche
- 9 mins walk to shopping centre
- 9 mins walk to cafes & restaurants

ACCESS

- 13 mins walk to LUAS stop
- 4 mins drive to N7
- 8 mins drive to M50

CAPACITY

- 14 Dock Levellers and 2 Level Access Doors
- 17 No. HGV parking spaces
- 12 m. clear internal height

STAFF AMENITIES LIKE NO OTHER

9 mins walk

COFFEE, FOOD, GYM, HEALTH, BEAUTY & OTHER SERVICES











CITYWEST SHOPPING CENTRE

3 mins walk

CONVENIENCE & CHILDCARE

Just 9 minutes walk from 34 Magna Avenue, and with its own LUAS Stop, Citywest Shopping Centre provides a wealth of staff amenities unrivalled by other industrial & logistics developments.





























SPAR (A)



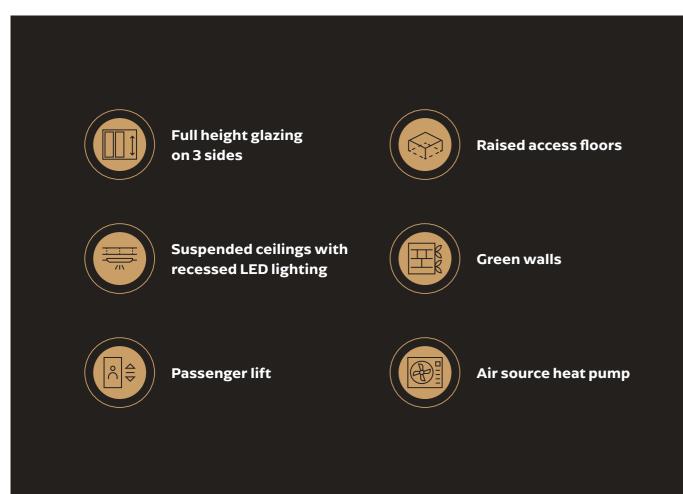


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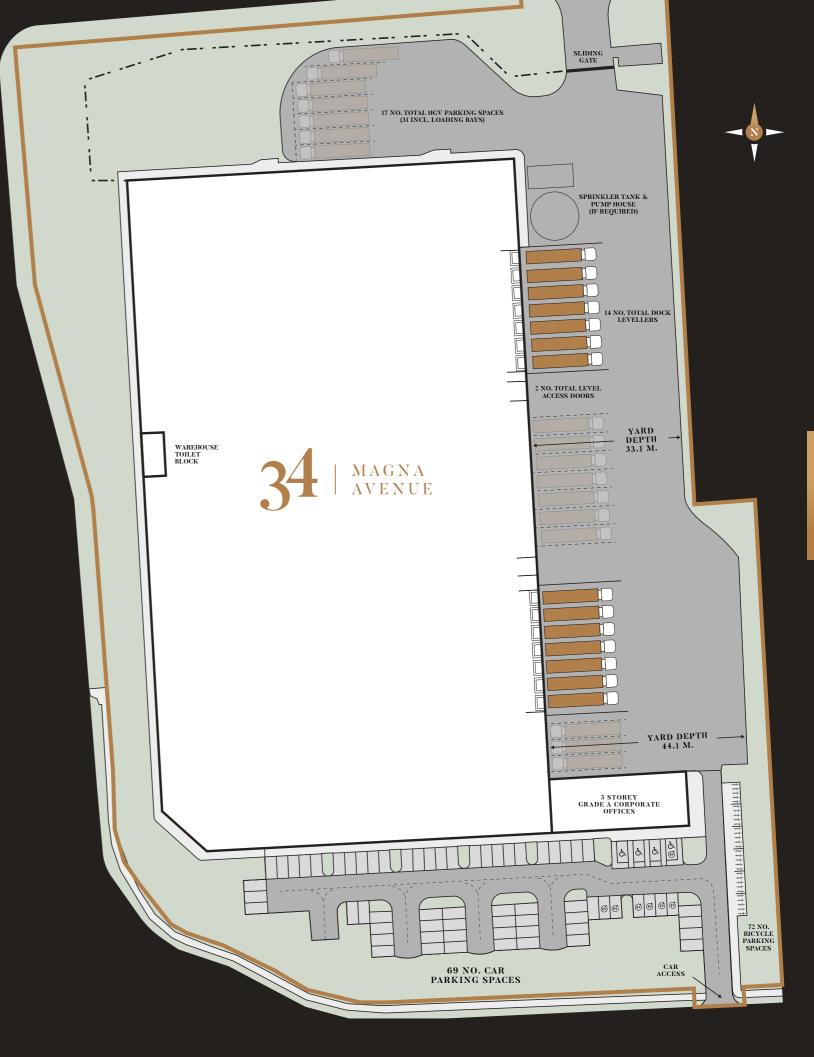


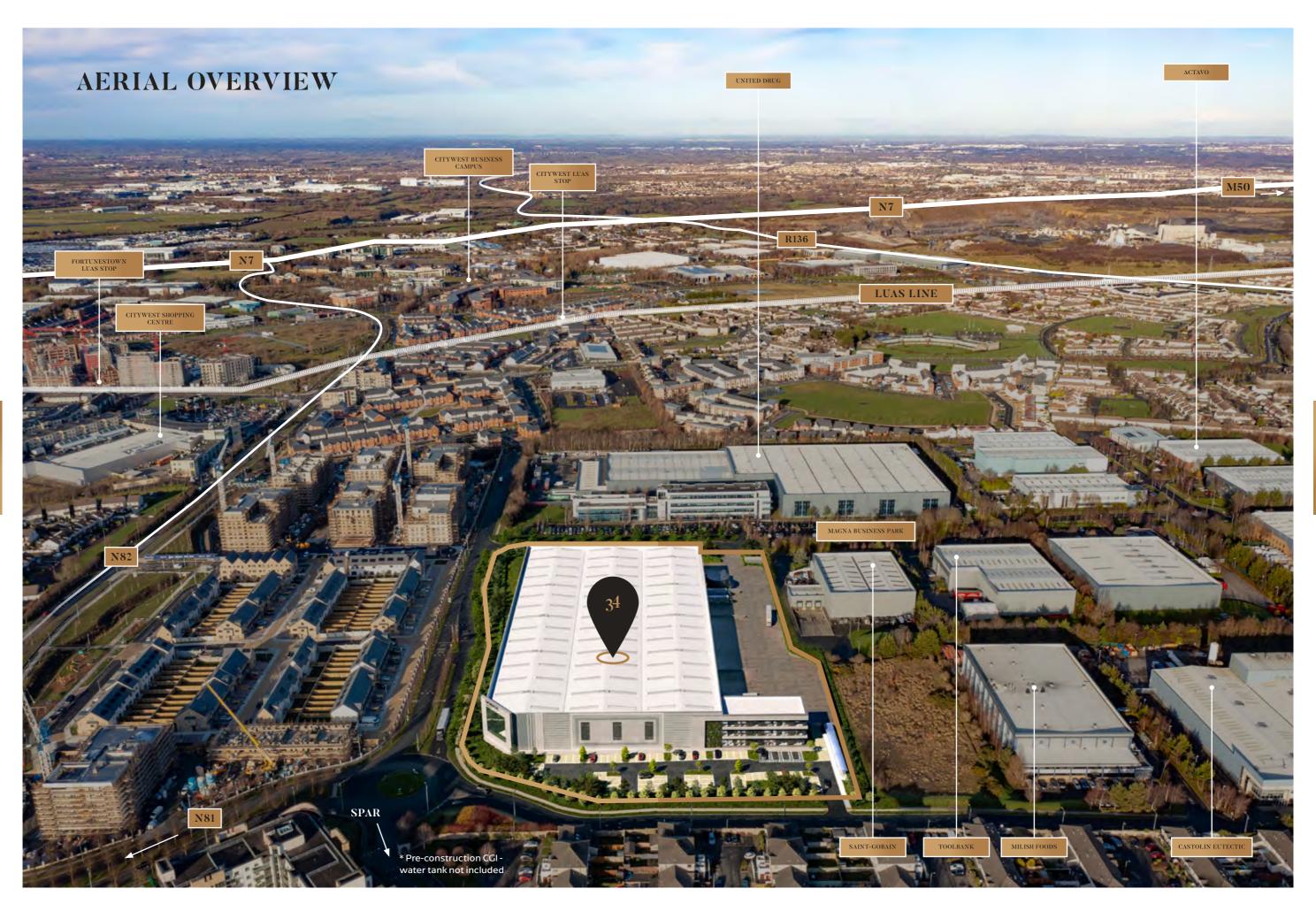
ACCOMMODATION

Gross External Areas	Sq. m.	Sq. ft.
Warehouse	12,794	137,710
Ground Floor Offices and Staff Facilities	370	3,985
First Floor Offices and Staff Facilities	370	3,985
Second Floor Offices and Staff Facilities	370	3,985
Total	13,904	149,665



SITE AREA 3.03 HA. / 7.48 ACRES







Source: Google Maps (Off-Peak)









M50 Motorway (Junction 9)



Dublin International Airport **22 Mins**



Dublin Port Tunnel **22 Mins**

M7

ABOUT THE OWNER

See: eqtgroup.com/real-estate



EQT Real Estate, created through the merger of EQT and Exeter Property Group in 2021, is a global leader in real estate investment management. With 35+ billion USD in total property gross asset value since inception, we invest capital for sophisticated institutional clients worldwide, including public, union, and corporate pension funds, sovereign wealth funds, foundations, university endowments, insurers, family offices, and funds of funds.

With a legacy spanning over five decades, EQT Real Estate acquires, develops, and manages logistics, office, life science, and residential properties that adapt to evolving tenant needs driven by logistical, commercial, and demographic trends. Owning and operating over 2,000 properties and 400+ million square feet, we are among the largest real estate developers in the world.

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DISCLAIMER

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