

# 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. Additional items, including raised floors, 3 phase power and air conditioning can also be provided to cater for the diverse technological requirements of today's business users.

### 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/m<sup>2</sup>

### Office Specification

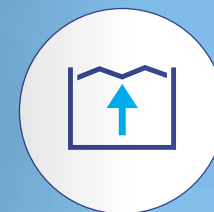
- >> Painted and plastered walls
- >> Suspended ceilings
- >> Recessed LED lights
- >> Gas fired central heating
- >> Perimeter trunking
- >> Toilets and tea stations

LOGISTICS FACILITIES  
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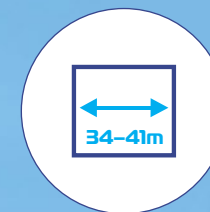
BER B3

PLANNING SECURED FOR UNITS FROM  
1,394 – 7,254 SQ M

DESIGN + BUILD UNIT OPTIONS FROM  
1,394 – 50,000 SQ M



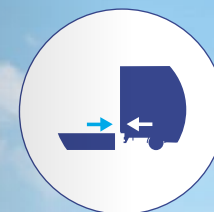
**Up to 15m**  
clear internal height



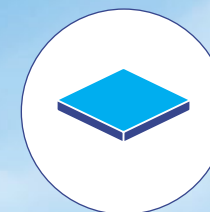
**Yard Depths**  
from 34-41m



**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/M<sup>2</sup>



**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.

# IN GOOD COMPANY



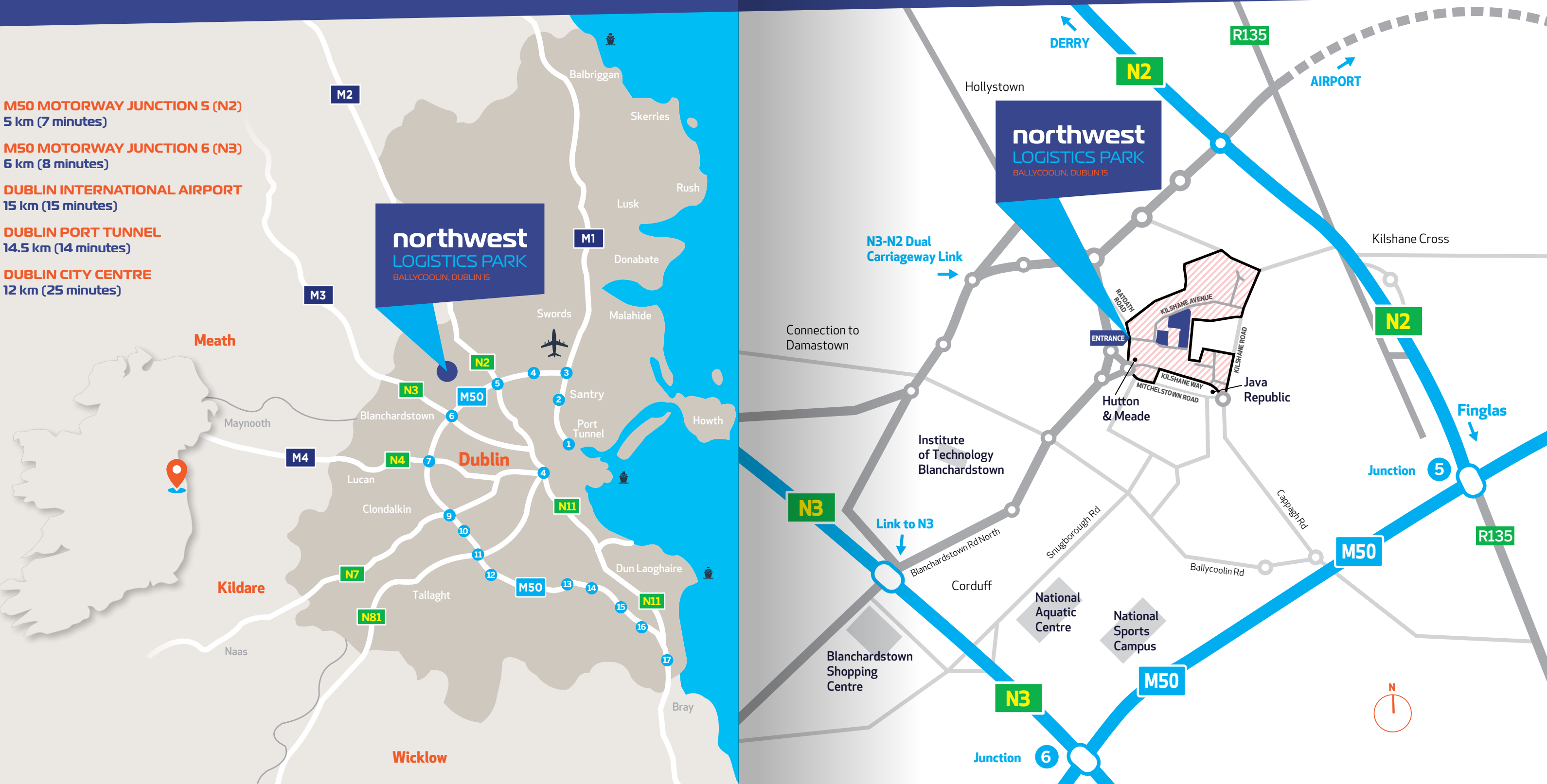
M50 MOTORWAY JUNCTION 5 (N2)  
5 km (7 minutes)

M50 MOTORWAY JUNCTION 6 (N3)  
6 km (8 minutes)

DUBLIN INTERNATIONAL AIRPORT  
15 km (15 minutes)

DUBLIN PORT TUNNEL  
14.5 km (14 minutes)

DUBLIN CITY CENTRE  
12 km (25 minutes)





# HIGH QUALITY LOGISTICS UNITS TO SUIT YOUR BUSINESS NEEDS

- Planning permission granted for 6 new units from **1,394 sq m – 7,254 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 SQ M APPROX* | OFFICE SQ M APPROX* | TOTAL SQ M APPROX* | CLEAR INTERNAL HEIGHT (M) APPROX | SITE AREA (ACRES) APPROX | SITE AREA (HECTARES) APPROX | DOCK LEVELLERS | GROUND LEVEL DOORS |
|----------|------------------------|---------------------|--------------------|----------------------------------|--------------------------|-----------------------------|----------------|--------------------|
| Unit 628 | 6,838                  | 416                 | 7,254              | 15                               | 3.55                     | 1.44                        | 8              | 2                  |
| Unit 629 | 4,270                  | 376                 | 4,646              | 15                               | 2.71                     | 1.1                         | 5              | 2                  |
| Unit 631 | 1,148                  | 246                 | 1,394              | 10                               | 0.93                     | 0.378                       | 2              | 2                  |
| Unit 632 | 2,507                  | 278                 | 2,785              | 12                               | 1.97                     | 0.796                       | 3              | 2                  |
| Unit 633 | 3,346                  | 370                 | 3,716              | 15                               | 2.13                     | 0.862                       | 4              | 2                  |
| Unit 634 | 1,520                  | 338                 | 1,858              | 12                               | 1.26                     | 0.51                        | 2              | 2                  |

\* (APPROXIMATE GROSS EXTERNAL FLOOR AREAS)

### AVAILABLE SITES FOR DESIGN AND BUILD OPTIONS

| UNIT NO. | APPROX. SITE AREA (ACRES) | APPROX. SITE AREA (HECTARES) |
|----------|---------------------------|------------------------------|
| Site A   | 30.00                     | 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 F   | 6.56                      | 2.65                         |
| Site G   | 7.34                      | 2.97                         |
| Site H   | 3.01                      | 1.22                         |
| Site I   | 4.06                      | 1.64                         |
| Site J   | 1.38                      | 0.56                         |
| Site K   | 4.03                      | 1.63                         |

# 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 is synonymous with an established brand and a quality finished product that is consistently delivered to the highest building standards.

## Architect



## Engineers



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