



GREENOGUE
LOGISTICS
PARK

TO LET

Two Prime HQ
Logistics Facilities

Building One: 166,587 sq ft

Building Two: 286,462 sq ft

BER A2



Rathcoole, N7 Corridor, Southwest Dublin



PALM LOGISTICS



A UNIQUE OPPORTUNITY

GREENOGUE LOGISTICS PARK PROVIDES A UNIQUE OPPORTUNITY FOR OCCUPIERS TO ACQUIRE A NEW GRADE A HIGH BAY LOGISTICS FACILITY, IN ONE OF DUBLIN’S PREMIER LOGISTICS LOCATIONS.

THE OPPORTUNITY

Two buildings with a combined floor area of 42,090 sq m (c. 453,000 sq ft)

LOCATION

Positioned in Dublin’s prime logistics corridor and only minutes from the city’s motorway network

CIRCULATION AREAS

Concrete service yards including ample truck and trailer parking

EAVES

12.2 m to 12.5 m

OFFICES

Finished to highest specification to incorporate air conditioning, raised access floors and suspended ceilings

SUSTAINABILITY

LEED Certified Buildings

SPECIFICATION	BUILDING ONE	BUILDING TWO
Total Floor Area	15,476 sq m (166,587 sq ft)	26,613 sq m (286,462 sq ft)
Clear Internal Height	12.2 m	12.5 m
Yard Depth	44 m	83 m
Dock Level Doors	18	23
Floor Loading Capacity	50kN per m²	50kN per m²
Site Area in Acres	8.03	13.15
Open Plan Office	Fully finished	Fully finished

UNRIVALLED ACCESS

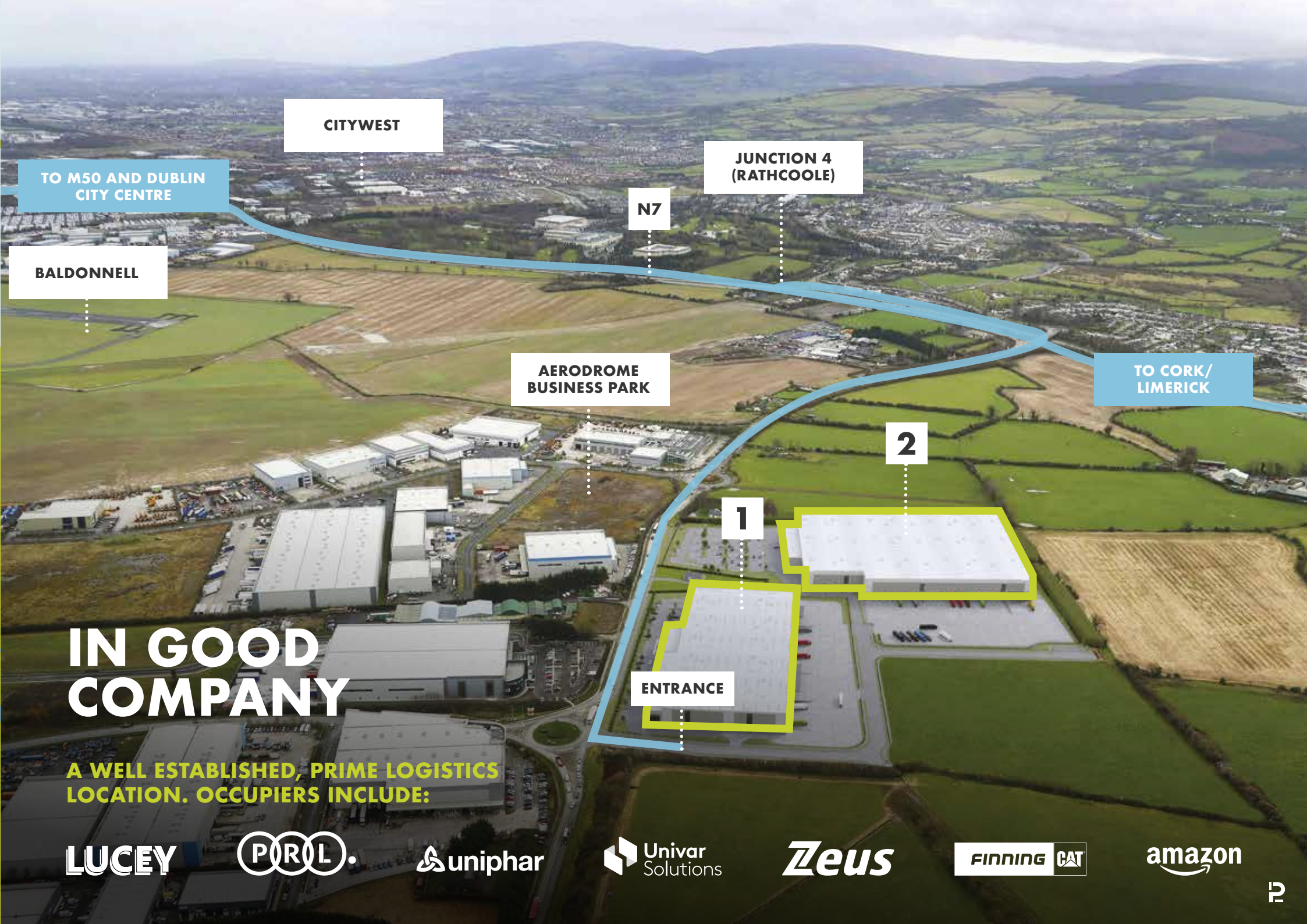
GREENOGUE LOGISTICS PARK IS DUBLIN'S NEWEST PRIME LOGISTICS DEVELOPMENT, WITH UNRIVALLED ACCESS TO AND FROM ALL MAJOR TRANSPORTATION ROUTES.

Building One and Building Two are located on standalone, high profile sites with dedicated access from the R120. The scheme is conveniently located within 2 minutes of Junction 4 of the N7 / M7 Motorway, which provides direct links to Dublin City Centre, the Midlands and to the cities of Cork and Limerick. The M50 Motorway is located approximately 7 mins from the development and is Dublin's principal circumnavigation route, which provides access to all main transport routes.

GEOCODE 53.292294, -6.472726

KEY TRAVEL TIMES

2	N7/M7 MOTORWAY 2-minutes, drive time	22	M1 / DUBLIN PORT TUNNEL 22-minutes, drive time (30 km to Tunnel Entrance)
7	M50 MOTORWAY 7-minutes, drive time (8 km to Junction 9)	26	DUBLIN PORT 26-minutes, drive time (36 km to Port Terminals)
20	DUBLIN AIRPORT 20-minutes, drive time (29 km to Terminals 1 & 2)	26	DUBLIN CITY CENTRE 26-minutes, drive time (18 km to O' Connell Street)



IN GOOD COMPANY

A WELL ESTABLISHED, PRIME LOGISTICS LOCATION. OCCUPIERS INCLUDE:







DEVELOPMENT TEAM

PALM LOGISTICS
Palm Logistics is a privately held international real estate investment firm with over £800m of assets under management. Palm Logistics, a subsidiary of Palm Capital, was founded in 2017, as a pan-European logistics platform specialising in development and procurement of logistics buildings in gateway European cities. To date Palm Logistics has acquired over 2,000,000 sq ft of logistics buildings in 3 locations, Madrid, Copenhagen and Dublin.

	DEAL ONE	DEAL TWO
Country	Spain	Denmark
Asset	Getafe Madrid-Gavilanes	Copenhagen Airport Logistics Hub
Asset Type	Logistics Development	Airside Logistics Asset
Size	1,130,000 sq ft	300,000 sq ft

JORDANSTOWN PROPERTIES
The buildings are being developed by Jordantown Properties Ltd., a Sandymark managed company. The company has over 25 years of experience in developing logistics buildings in Dublin’s south-west corridor and over that time have developed circa 3,000,000 sq ft in the Greenogue area alone.

	DEAL ONE	DEAL TWO
Country	Ireland	Ireland
Asset	665 Greenogue Business Park	527 Greenogue Business Park
Asset Type	Logistics Development	Logistics Development
Size	130,000 sq ft	110,000 sq ft



Getafe Madrid-Gavilanes



Copenhagen Airport Logistics Hub



665 Greenogue Business Park



527 Greenogue Business Park





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PALM LOGISTICS

DEVELOPMENT PARTNER

**JORDANSTOWN
PROPERTIES LTD.**

CONTRACTOR

Castlebrowne

SUSTAINABILITY

BER A2

ARCHITECT / ENGINEER

KAVANAGH BURKE
CONSULTING ENGINEERS

M&E CONSULTANTS

axiseng
consulting engineers



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