



GREENOGUE
LOGISTICS
PARK

Building One

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 m ²	50kN per m ²
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.

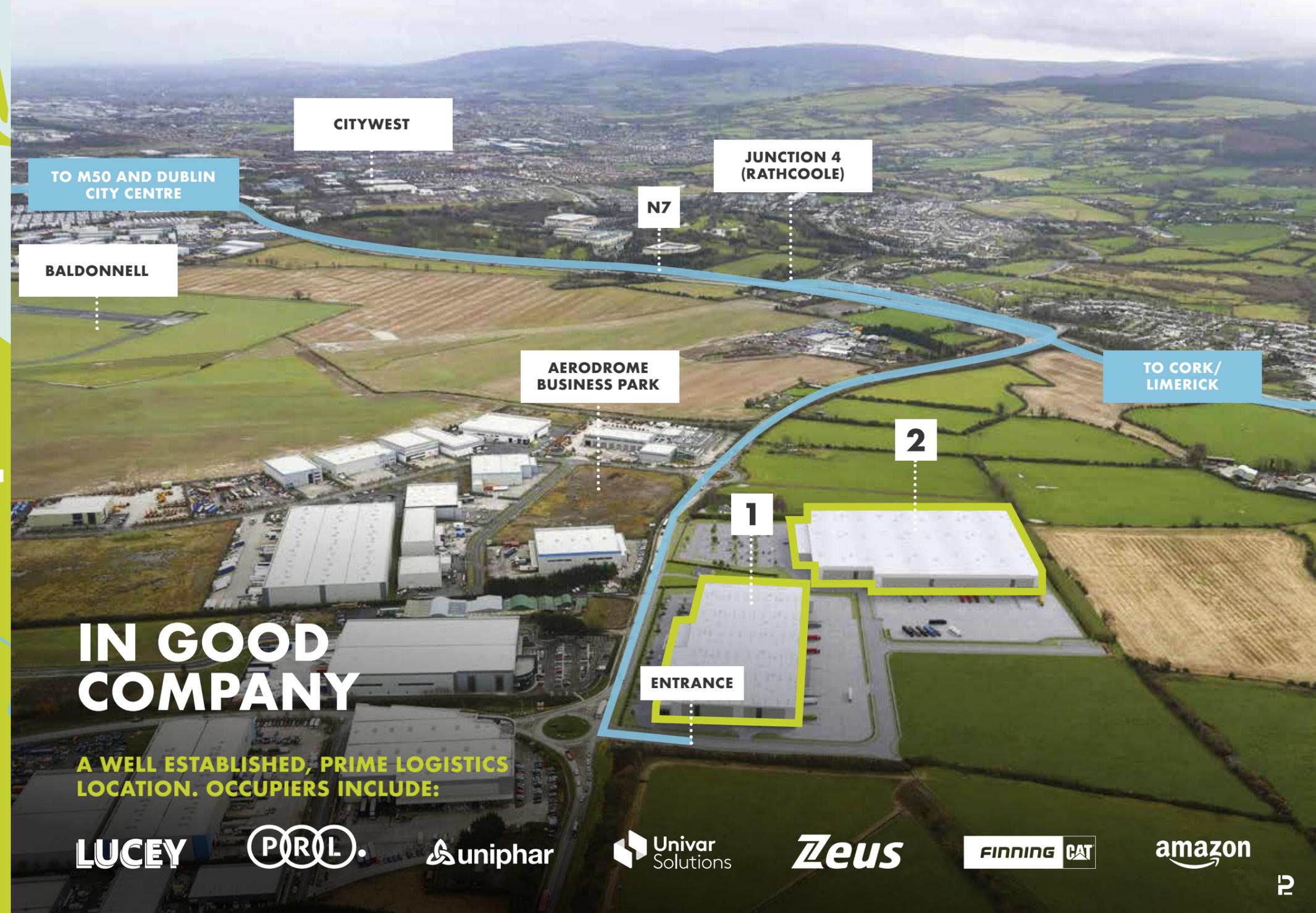
Building One and Building Two are located on standalone, high profile sites with dedicated access from the R120. The scheme is conveniently located within 2 minutes of Junction 4 of the N7 / M7 Motorway, which provides direct links to Dublin City Centre, the Midlands and to the cities of Cork and Limerick. 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)







SITE PLAN

CAR PARKING SPACES
Building One: 151
Building Two: 271

DOCK LEVEL DOORS
Building One: 18
Building Two: 23

GRADE LEVEL DOORS
Building One: 9
Building Two: 3

TOILET BLOCK
Building One: 1
Building Two: 2

OFFICE AREA
Building One: 8,263 sq ft
Building Two: 26,754 sq ft

WAREHOUSE OFFICES & STAFF FACILITIES
Building One: 3,235 sq ft
Building Two: 6,377 sq ft

SPECIFICATIONS

Air conditioning

Staff facilities

Ample parking facilities

Secure service yards

WAREHOUSE

- Trussed roof structure
- Insulated metal deck roof with perspex rooflights incorporating 10% translucent panels
- Reinforced concrete jointless floor to FM2 grade
- Solid concrete block infill wall to a height of 2.4m around warehouse perimeter
- High bay LED lighting
- Secure / fenced concrete service yards incl. ample space for trailer parking

OFFICE

- VRF heating and cooling system in open plan office areas
- Suspended ceilings with recessed light fittings
- Raised access floors to 1st and 2nd floor office areas
- Finished in open plan format, painted, plastered, carpeted and ready for occupier fit out
- Staff canteen areas provided at each floor level
- Ancillary offices in warehouse area include staff canteen, showers and locker areas

FLOOR AREAS

	BUILDING ONE		BUILDING TWO	
	SQ M	SQ FT	SQ M	SQ FT
Warehouse	14,408	155,089	23,535	253,331
Offices	1,068	11,498	3,078	33,131
TOTAL	15,476	166,587	26,613	286,462

Please note that the floor areas as provided above are indicative only and will be subject to a full measurement, on a Gross External Area (GEA) basis, upon completion.

SPECIFICATION

	BUILDING ONE	BUILDING TWO
Site Size	8.03 acres	13.15 acres
Warehouse Floor Loading Capacity	50 kN/per m ²	50 kN/per m ²
Clear Internal Height	12.2 metres	12.5 metres
Loading Yard Depth	avg 44 metres*	83 metres*
Dock Level Doors	18	24
Grade Level Doors	9	3
Pallet Spaces VNA	31,640	55,286
Pallet Spaces WA	23,642	46,613
Staff / Visitor Car Parking Spaces	151**	271***

* electronically operated access gate
** includes 11 EV Charging spaces
*** includes 21 EV Charging spaces

SERVICES

	BUILDING ONE	BUILDING TWO
Power	300 kVa (Low voltage) dedicated sub-station	575 kVa (Medium voltage) dedicated sub-station
Gas	180 mm, 4-bar supply	
Telecoms in each warehouse	3 telecom ducts to PABX location	
Fibre	Readily available	

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 Jordanstown 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



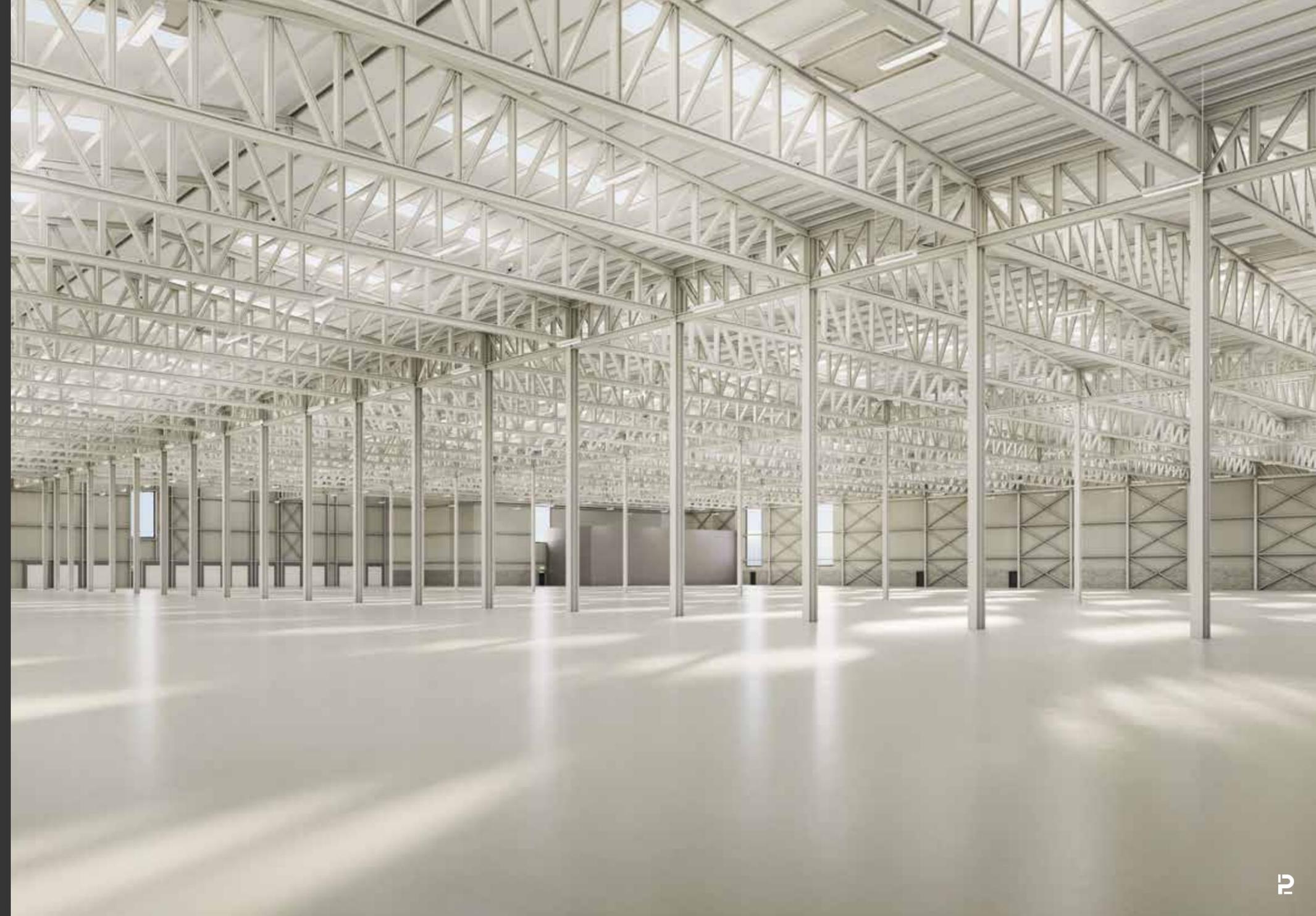
Copenhagen Airport Logistics Hub



665 Greenogue Business Park



527 Greenogue Business Park





GREENOGUE LOGISTICS PARK

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PALM LOGISTICS

DEVELOPMENT PARTNER

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PROPERTIES LTD.**

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CONSULTING ENGINEERS

CONTRACTOR

Castlebrowne

M&E CONSULTANTS

axiseng
consulting engineers

SUSTAINABILITY

BER A2



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