

**FOR SALE - HIGH PROFILE SITE AT NORTHWEST LOGISTICS PARK, BALLYCOOLIN, DUBLIN 15**

**2.53 Hectares (6.26 Acres)**

*Exceptional Industrial / Logistic development opportunity within premium logistics park (S.P.P)*



# NORTHWEST LOGISTICS PARK BALLYCOOLIN, DUBLIN 15

## Property Highlights

- High profile site extending to approximately 2.53 hectares (6.26 acres).
- Zoned 'General Employment - GE' under the Fingal Development Plan 2023-2029.
- Situated within Northwest Logistics Park within close proximity to Dublin Airport, M2 and M3 Motorways.
- Industrial development potential within an established logistics park.

## DESCRIPTION

- The lands located within the highly successful Northwest Logistics Park extend to approximately 2.53 hectares (6.26 acres).
- The regular shaped site benefits from extensive frontage of approx. 135m to the main estate road and Kilshane Way to the rear, with an approx. average depth of 185m.
- Vehicle access and mains services connections will be directly off the estate road.



## LOCATION

- Northwest Logistics Park is conveniently located in Ballycoolin, Dublin 15. The park is within ease of access to the N2/N3 link road which provides dual carriageway access to N2 (J3) & N3 (J2) routes, which are both within 2kms of Northwest Logistics Park.
- Northwest Logistics Park also within 5kms of J5 & J6 on the M50 which provides access to the main arterial routes from Dublin, Dublin Airport, and the Port Tunnel.
- The area is also served well by public transport with Dublin bus routes 40E and 40D linking the Park to Dublin City Centre via Broombridge, which provides a direct link to the Luas.
- The surrounding area is a sought-after location for prime industrial and logistics facilities.

## ZONING

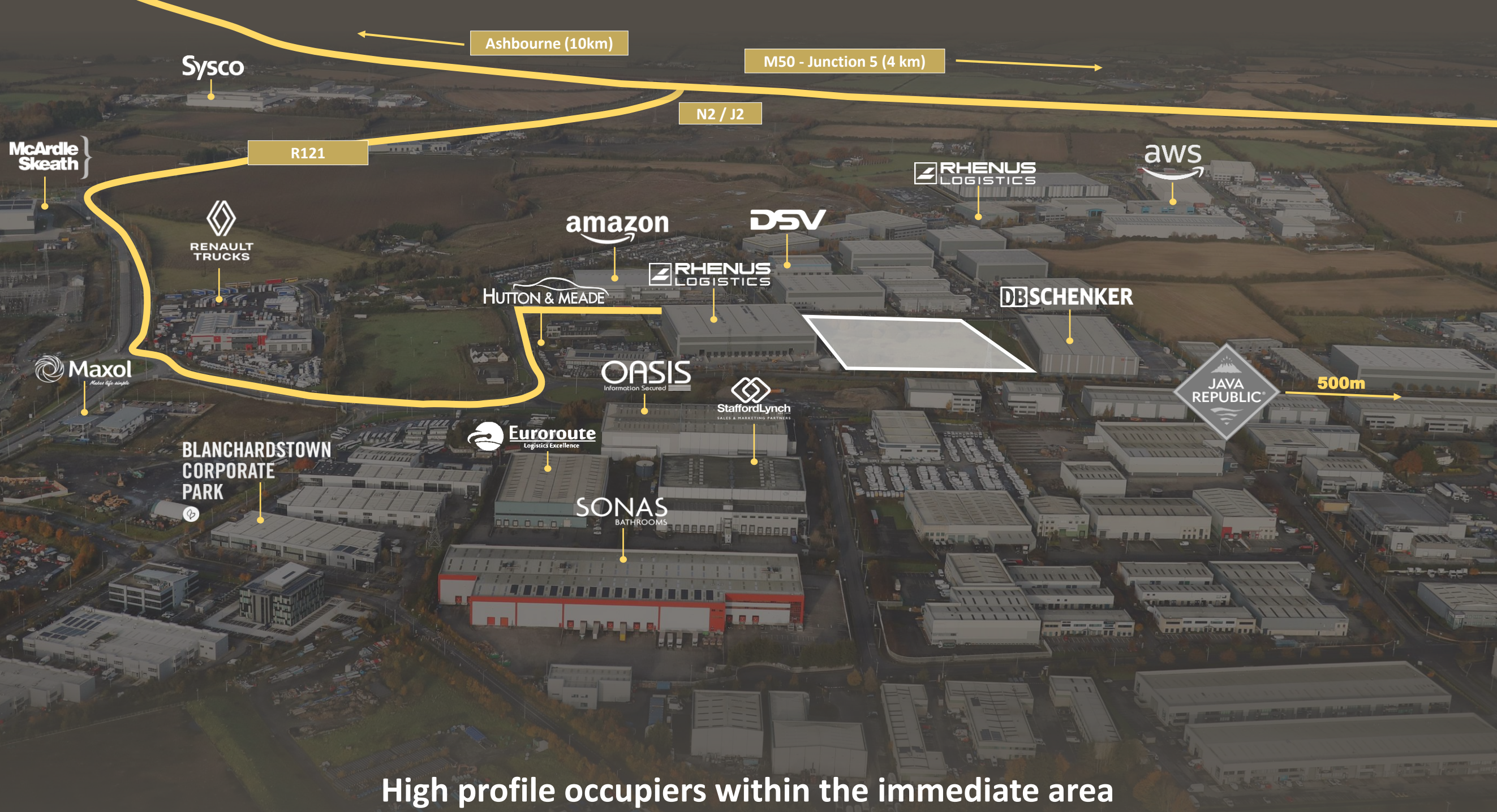
The lands are zoned Objective GE – “Provide opportunities for general enterprise and employment” within in the Fingal Development Plan 2023-2029.

Uses permitted related to the zoning objective include: Storage High Technology, Manufacturing Industry, Industry – General, Industry – Light, Logistics, Office Ancillary to Permitted Use, Vehicle Sales Outlet – Small Vehicles, Vehicle Sales Outlet – Large Vehicles, Vehicles Servicing / Maintenance Garage, Warehousing etc.

## SERVICES

We understand all services are available at the estate road boundary. All parties must satisfy themselves with the availability.





Sysco

Ashbourne (10km)

M50 - Junction 5 (4 km)

N2 / J2

R121

McArdle  
Skeath

RENAULT  
TRUCKS

Maxol  
Make life simple

BLANCHARDSTOWN  
CORPORATE  
PARK

amazon

DSV

RHENUS  
LOGISTICS

aws

RHENUS  
LOGISTICS

HUTTON & MEADE

DBSCHENKER

OASIS  
Information Secured

StaffordLynch  
SALES & MARKETING PARTNERS

Euroroute  
Logistics Excellence

SONAS  
BATHROOMS

JAVA  
REPUBLIC

500m

High profile occupiers within the immediate area

## Price

On application.

## Inspection

All inspections are strictly by appointment through the sole selling agent, Savills.

## For further information or to arrange a viewing please contact:

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