

northwest

LOGISTICS PARK

BALLYCOOLIN, DUBLIN 15

LOGISTICS FACILITIES  
**FOR SALE / TO LET**

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LOGISTICS FACILITIES  
**FOR SALE / TO LET**

PLANNING SECURED FOR UNITS FROM  
1,394 – 7,254<sub>sqm</sub>



DESIGN + BUILD UNIT OPTIONS FROM  
1,394 – 50,000<sub>sqm</sub>

## 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

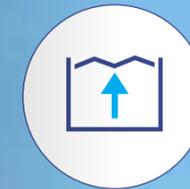
All mains services are provided and connected to each site. Additional items, including raised floors, 3 phase power and air conditioning can also be provided to cater for the diverse technological requirements of today's business users.

### Warehouse Specification

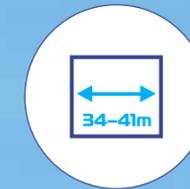
- >> Up to 15m clear internal height
- >> Dock levellers with tailgate loading to all units
- >> Automated insulated sectional doors to all units
- >> 2.1 metre high concrete walls to inside of external warehouse walls
- >> Sealed concrete floors with loading capacity of 50 kn/m<sup>2</sup>

### Office Specification

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



**Up to 15m**  
clear internal height



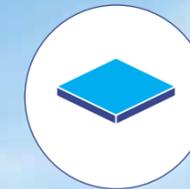
**Yard Depths**  
from 34-41m



**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



EQUINIX | TELECITY  
Where Opportunity Connects



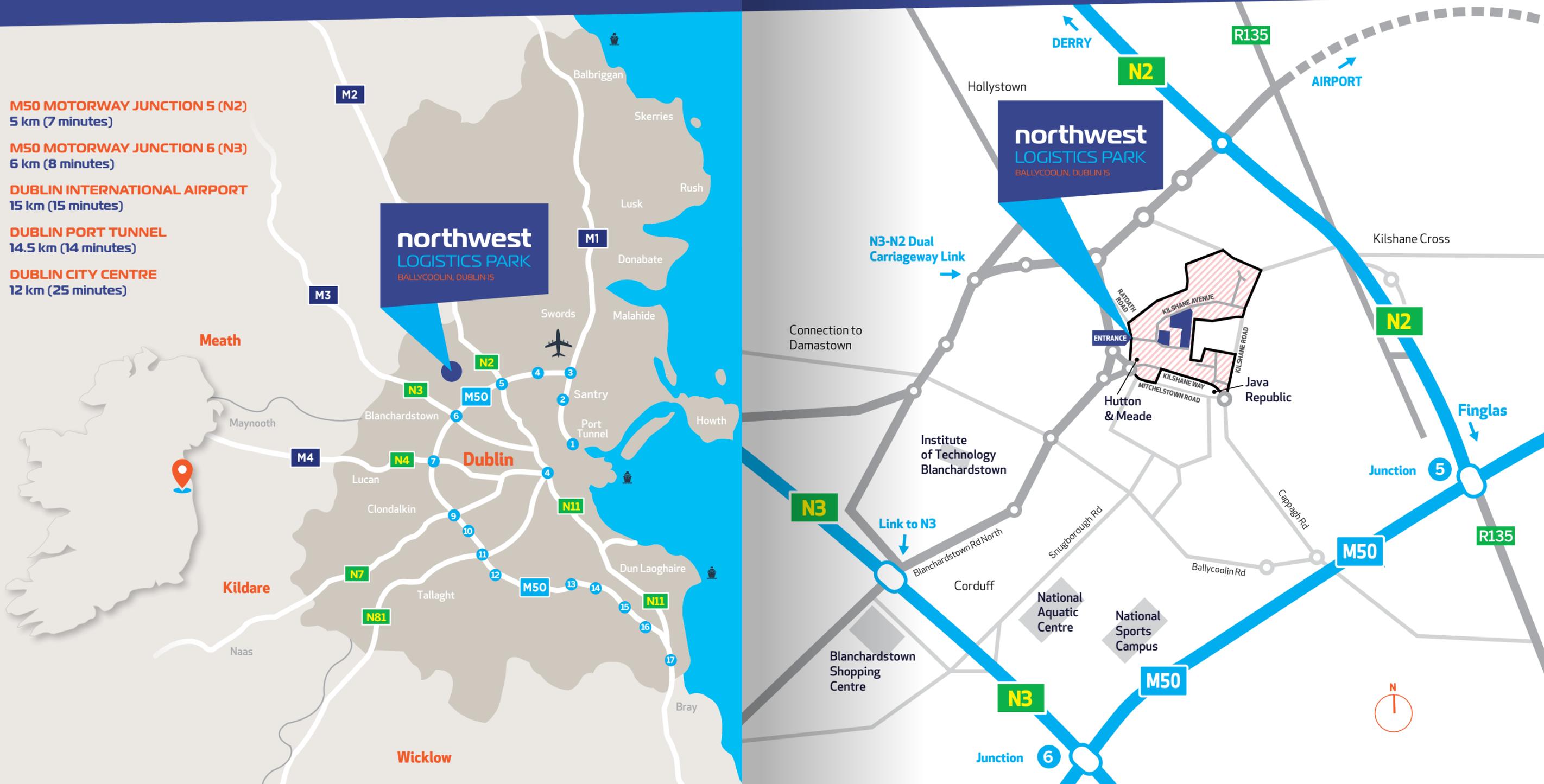
**M50 MOTORWAY JUNCTION 5 (N2)**  
5 km (7 minutes)

**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

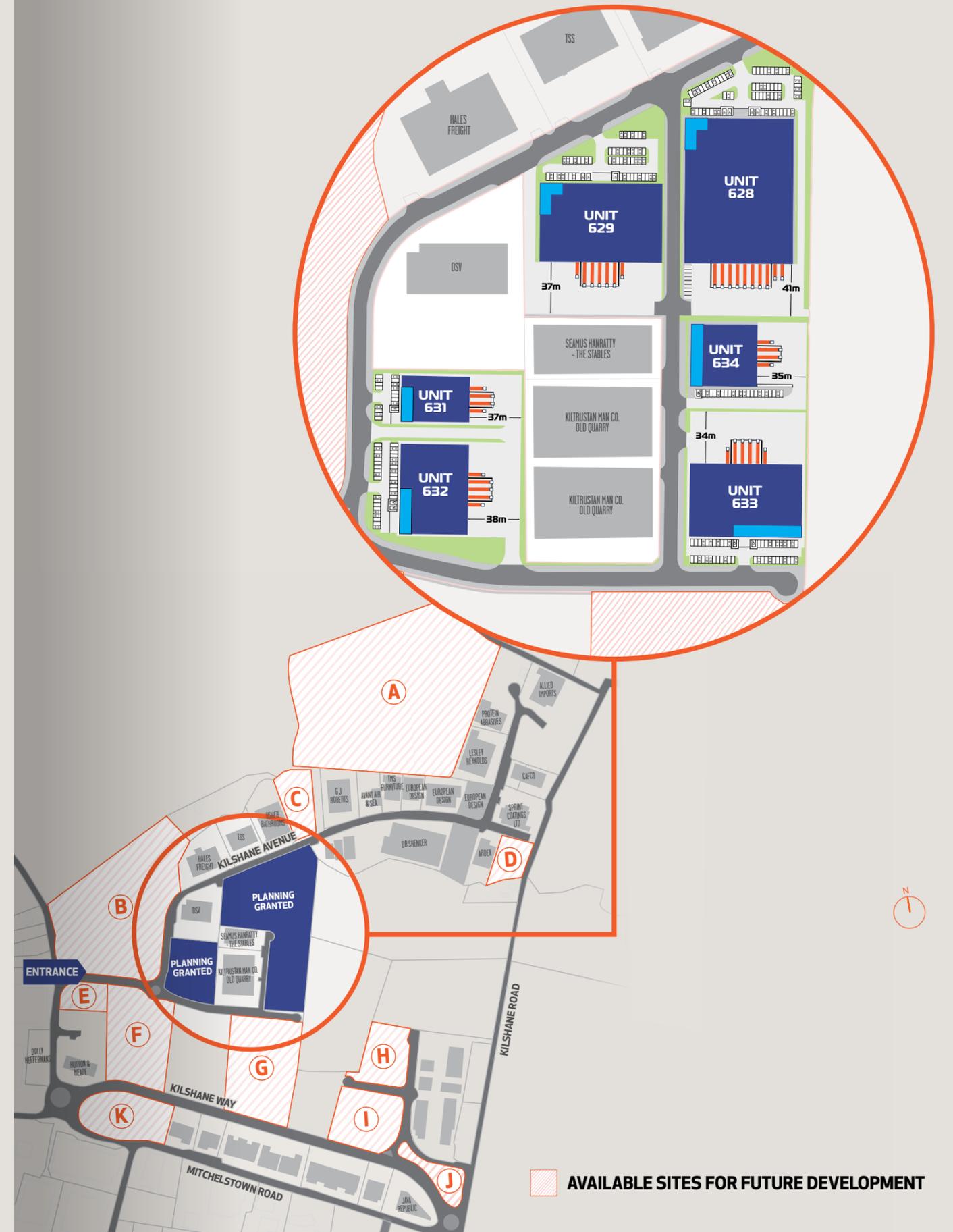
UNIT NO.	WAREHOUSE SQ M APPROX*	OFFICE SQ M APPROX*	TOTAL SQ M APPROX*	CLEAR INTERNAL HEIGHT (M) APPROX	SITE AREA (ACRES) APPROX	SITE AREA (HECTARES) APPROX	DOCK LEVELLERS	GROUND LEVEL DOORS
Unit 628	6,838	416	7,254	15	0.58	1.44	8	2
Unit 629	4,270	376	4,646	15	0.45	1.1	5	2
Unit 631	1,148	246	1,394	10	1.53	3.78	2	2
Unit 632	2,507	278	2,785	12	3.22	7.96	3	2
Unit 633	3,346	370	3,716	15	3.49	8.62	4	2
Unit 634	1,520	338	1,858	12	2.07	5.1	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	12.47
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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