



GREENOQUE
LOGISTICS
PARK

TO LET

Prime HQ
Logistics Facility

Building 2.0: 287,120 sq ft
Available for immediate occupation

BER A2



Rathcoole, N7 Corridor, Southwest Dublin



PALM LOGISTICS

IRELAND'S LARGEST SPECULATIVELY DEVELOPED DISTRIBUTION FACILITY

NOW AVAILABLE FOR OCCUPATION





A UNIQUE OPPORTUNITY

BUILDING 2, 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

Prime high bay facility, extending to 26,674 sq m (287,120 sq ft)
- available intermediately

LOCATION

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

CIRCULATION AREAS

Concrete service yards including 83m yard depth and ample truck/trailer parking

CLEAR INTERNAL HEIGHT

12.5m

OFFICES

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

SUSTAINABILITY

Targeting LEED Silver

SPECIFICATION	BUILDING 2.0
Total Floor Area	26,674 sq m (287,120 sq ft)
Clear Internal Height	12.5 m
Yard Depth	83 m
Dock Level Doors	23
Floor Loading Capacity	50kN per m ²
Open Plan Office	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 Two is 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)



CITYWEST

TO M50 AND DUBLIN CITY CENTRE

JUNCTION 4 (RATHCOOLE)

N7

BALDONNELL

TO CORK/LIMERICK

AERODROME BUSINESS PARK

2.0

1.0

LET

ENTRANCE

IN GOOD COMPANY

A WELL ESTABLISHED, PRIME LOGISTICS LOCATION. OCCUPIERS INCLUDE:

LUCEY

PORL

uniphar

Univar Solutions

Zeus

FINNING CAT

amazon



Warehouse 23,601 sq ft
/ 254,040 sq ft



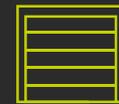
23 Dock
levellers



83m yard
depth



CIH 12.5m



3 Grade
doors



Offices 3,073 sq m
/ 33,080 sq ft



Open plan
format



Staff facilities &
canteen areas



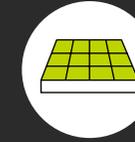
VRF heating &
cooling system



SITE PLAN



CAR PARKING SPACES
27 EV charging spaces



SOLAR PANELS
Accounting for 5% of entire electric load



DOCK LEVEL DOORS
23



GRADE LEVEL DOORS
3



TOILET BLOCK
3



OFFICE AREA
29,501 sq ft



STAFF FACILITIES
3,579 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
- LED lighting with PIR motion sensors
- 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
- Hot water and heating system heated via a air-to-water heat pump system, a cost-effective and energy efficient heating solution
- Energy efficient ventilation system with a heat recovery mechanism
- Rain water harvesting system servicing all toilet areas

FLOOR AREAS

	BUILDING 2.0	
	SQ M	SQ FT
Warehouse	23,601	254,040
Offices	3,073	33,080
TOTAL	26,674	287,120

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 2.0
Warehouse Floor Loading Capacity	50 kN/per m ²
Clear Internal Height	12.5 metres
Loading Yard Depth	83 metres*
Dock Level Doors	24
Grade Level Doors	3
Pallet Spaces VNA	55,286
Pallet Spaces WA	46,613
Staff / Visitor Car Parking Spaces	271**

* electronically operated access gate

** includes 21 EV Charging spaces

SERVICES

	BUILDING 2.0
Power	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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DEVELOPMENT MANAGER

**JORDANSTOWN
PROPERTIES LTD.**

ARCHITECT / ENGINEER

KAVANAGH BURKE
CONSULTING ENGINEERS

CONTRACTOR

Castlebrowne

M&E CONSULTANTS

axiseng
consulting engineers

SUSTAINABILITY



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