



**Dundalk  
North**

## **Business Park Sites for Sale**

**From 2 to 92 acres  
Armagh Road, Dundalk**

[dundalknorth.com](http://dundalknorth.com)





# Primed with potential

This is a rare chance to acquire superb, strategically positioned sites with a huge range of potential industrial and logistic uses.



- ▶ Full planning permission for 1.3m sq ft of industrial/logistics/warehousing/office units
- ▶ Zoning for employment (mixed use)
- ▶ Units range in size up to 240,000 sq ft and 14m high
- ▶ Live planning permission up to April 2024... with potential to refine and further improve
- ▶ Close proximity to M1 via Dundalk North Junction 18
- ▶ Dundalk is one of only 5 cities designated as a Gateway Centre for Development under the National Plan



# It's easy getting from A to B, Via D

## Accessibility

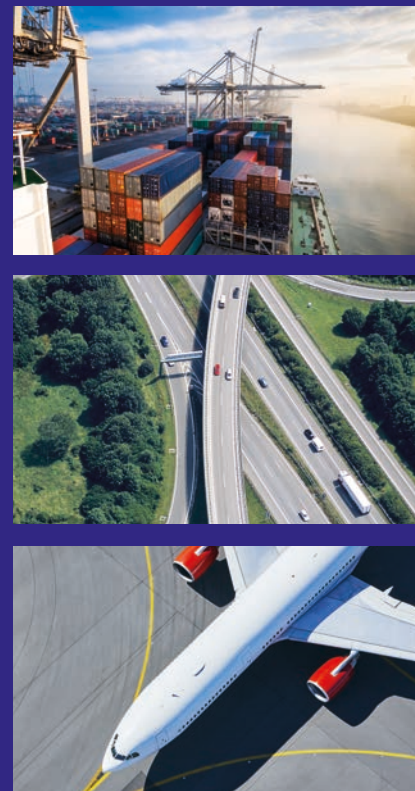
Located in a highly accessible location within 48 minutes of both Dublin and Belfast and less than 90km from Dublin and Belfast ports and airports. Under the Dundalk Development Plan, there is provision to extend the link road from the current network at the M1 to the roundabout at the entrance of Dundalk North. This will enhance access to the subject lands.

## Flexibility

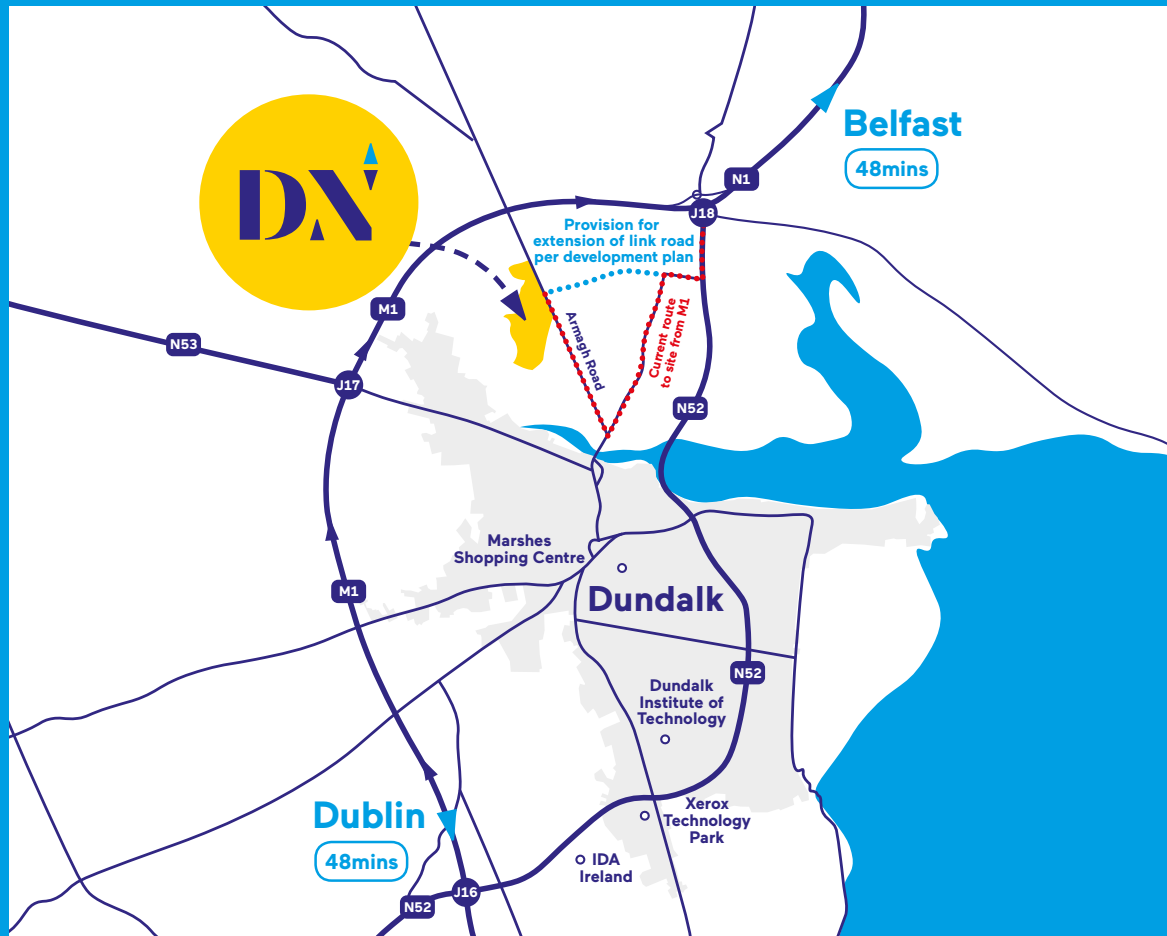
The site zoning encourages a wide and mixed variety of uses, in line with current planning permission with sites ranging from 2 to 92 acres in size. The planning permission, for over 1.3m sq ft in total, allows for industrial/logistics/warehousing/office units of up to 240,000sq ft and 14m in height with a high standard of finish throughout.

## Ready to go

The site is graded and ready for building foundations. The base for the spine road is in place and the next phase of site servicing is ongoing.



# Superbly located strategic lands



Dundalk North, one of Ireland’s best connected logistic hubs, benefits from a dedicated access directly off the Armagh Road.

There is a proposed new roundabout at the entrance of the park which will enhance access to the site.

In addition, the Dundalk Development Plan makes provision to extend the link road, currently in place from the M1 Junction 18 to the Newry Road, directly to the roundabout at the entrance of Dundalk North. This will improve site accessibility.

The site also benefits from being graded, ready for building foundations.

Destination	km	Hr:Min
M1/M50 Junction	80	0:48
Greenore Port	24	0:24
Newry	15	0:10
Belfast	82	0:48
Belfast Port	86	0:56
Belfast Airport	88	0:59
Belfast International Airport	96	1:07
Dublin	84	0:48
Dublin Airport	78	0:47
Dublin Port	87	0:56
Larne	115	1:15
Drogheda Port	41	0:35
Dundalk Port	5	0:09
Galway	247	2:57
Sligo	170	2:30
Limerick	300	2:45
Cork	342	3:15
Waterford	254	2:24
Rosslare Port	251	2:38

- Located off the main M1 Dublin to Belfast route via Junction 18
- Less than 48 minutes from both Dublin and Belfast centres
- Excellent proximity to major airports and ports
- Extensive frontage to, and access directly off the Armagh Road

Occupiers within the immediate area of Dundalk North Business Park include —





The site benefits from proven development potential with full planning permission (ref- 18407) for over 1,300,000 sq ft of industrial and office accommodation which runs until April 2024.

The current planning permission allows for:

x1, 14m high High Bay Distribution Ind Unit (at 22210msq)
x3, 14m high major warehouses (10205msq, 9370msq, 9335msq)
x11, 14m high medium density industrial units (5 units at 955msq, 1 @ 1220msq, 1 @ 1350msq, 1 @ 1445msq, 1 @ 1480msq, 1 @ 1740msq, 1 @ 2005msq)
x1, 9m high enterprise centre & crèche (5875msq)
x2, 9m high office units (1 @ 5875msq & 1 @ 6430msq)
x16, 9m high wholesale warehouse showrooms (6 units @ 1045msq, 6 units @ 1190msq, 1 @ 1310msq & 1 @1845msq, 1 @ 1470msq, 1 @ 1345msq)
x18, 9m high lockup units (units 90msq)
x24, 9m high incubator office units (all 265msq)
x37, 9m high incubator warehouses (25 at 295msq & 12 at 400msq)
37 hectares (92 acres) of land for a business park
Provision for a new wastewater pumping station, electricity substation, petrol filling station and shop
Outline planning permission for petrol station and shop

NB: There is excellent planning precedent and potential to apply for revised planning permissions for alternative layouts to cater for a variety of requirements.

Large scale highly flexible site which can cater for a huge variety of sizes and uses.





# Land Use Zoning

Zoned objective “EM - Employment Mixed Use” under the terms of the Dundalk Development Plan. The “EM” Zoning Objective is to “provide opportunities for general enterprise and employment”.

The site zoning facilitates an extensive range of uses, as demonstrated under the current planning permission.

### Uses Permitted in Principle

- Logistics/Warehousing
- High Technology Manufacturing
- Industry – General Manufacturing
- Office Ancillary to Permitted Use
- Vehicle Sales Outlet – Large Vehicles
- Wholesale
- Industry – Light
- Builders Provider/Yard
- Food, Drink, Flower Preparation/Processing
- Research and Development
- Road Transport Depot
- Training Centre
- Enterprise Centre

- Petrol Station
- Waste Disposal and Recovery Facility (Excluding High Impact)
- Civic Waste Facility
- Fuel Depot/Fuel Storage
- Open Space
- Restaurant/Cafe
- Sustainable Energy Installation
- Utility Installations
- Retail – Local < 150 sqm nfa
- Telecommunications Structures
- Vehicle Sales Outlet – Small Vehicles
- Vehicle Servicing/Maintenance Garage



- Petrol Station / Service Area
- Wholesale Warehouse Showrooms (up to approx 19,860 sq ft, 9m high)
- Enterprise Centre, Offices and Crèche (up to approx 69,200 sq ft, 9m high)
- Incubator Warehouses, Incubator Offices and Lockup Units (up to approx 4,300 sq ft, 9m high)
- Major Warehouse (up to approx 110,000 sq ft, 14m high)
- High Bay Distribution Depot (approx 240,000 sq ft, 14m high)
- Medium Density Industrial Unit (up to approx 21,500 sq ft, 14m high)

All layouts/specifications/uses can be changed with a revised planning application.





# Dundalk North

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## The professional purchasing partnership

An experienced team has been assembled to provide  
expertise at every stage of the purchase journey

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