



Fingal Logistics Park

Zoned Industrial & Logistics Development Opportunity
Extending to approx. 116 Acres (46.94 Ha)

LOCATION

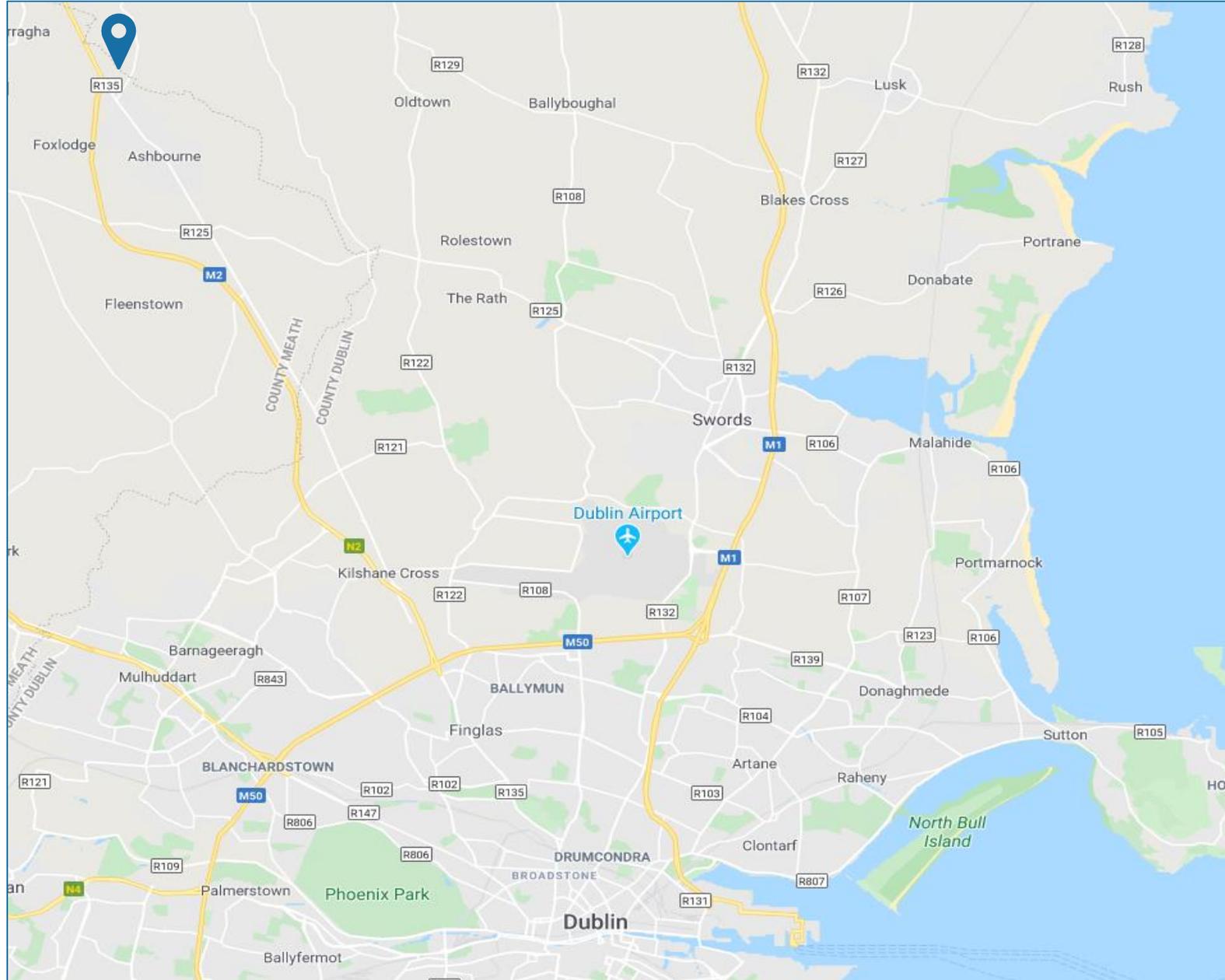


Fingal Logistics Park is situated adjacent to the new M2 Interchange and Pillo Hotel, on the northern side of Ashbourne Town within Fingal County Council. Ashbourne town is located on the N2 National Primary route, approx. 23km from Dublin City Centre and approx. 19km from Dublin Airport. The site benefits from a direct link to the M50 via the M2 / Ashbourne Bypass Motorway.

This strategic zoned land bank has the benefit of being situated adjacent to the fast growing town of Ashbourne which offers a substantial local labour pool. The lands are within the Fingal County Council boundary. There is currently two agricultural type access points, one directly off the N2 and the other to the rear of the Pillo Hotel opposite the established Ashbourne Business Park on Garristown Road.

★ Existing agricultural access points

LOCATION



ACCESS



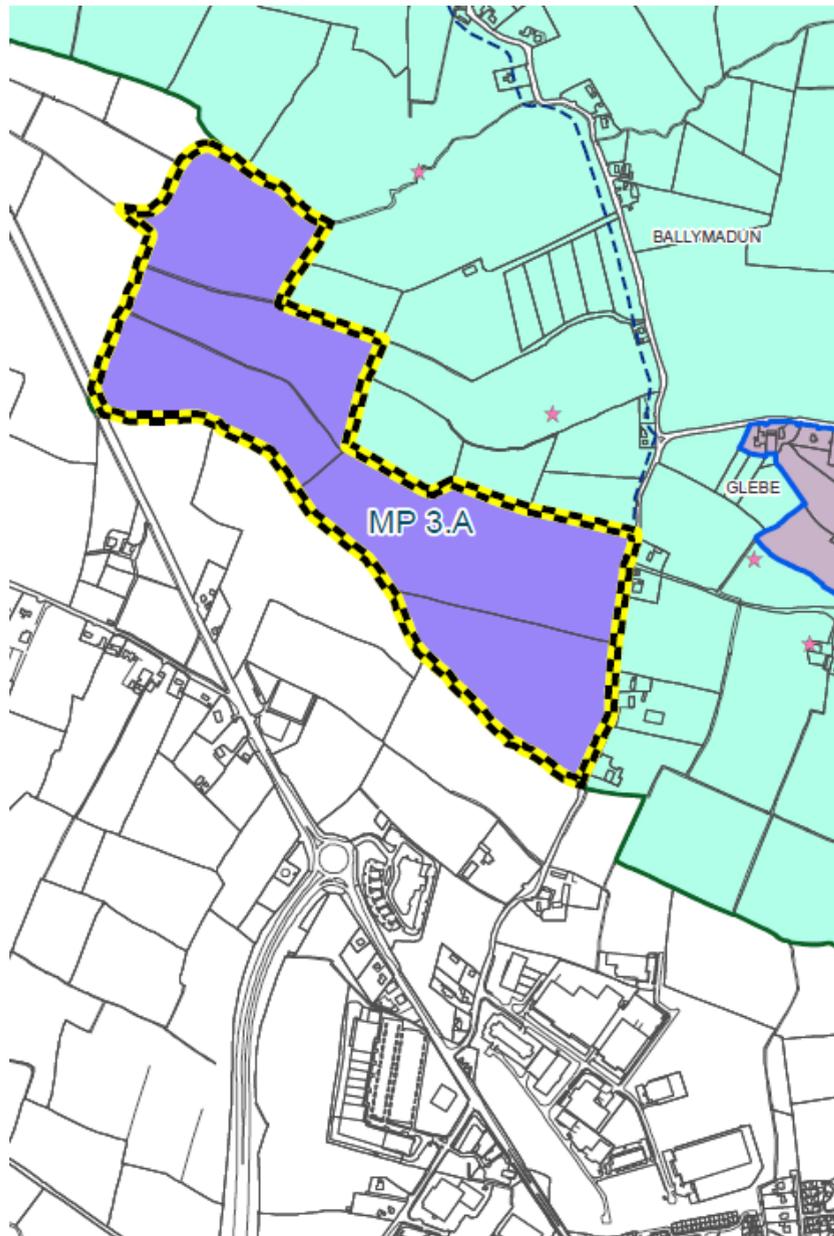
FLP
Fingal Logistics Park

DESCRIPTION



- Fingal Logistics Park represents an exceptional industrial development opportunity along one of Ireland's main logistics corridors.
- Substantial industrial and logistics land holding of 116 acres (46.94 ha) able to cater for larger land hungry requirements.
- Highly accessible location with immediate access to M2 and in turn the M50, Dublin Airport and Dublin Port Tunnel.
- Directly accessed via the N2 and the Ballymadun Road offering dual access to the entire site subject to planning permission.
- Zoned to accommodate General Employment which includes light industrial, logistics and warehousing.

ZONING



Zoning Objective “GE” General Employment: Provide opportunities for general enterprise and employment.

Vision: Facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible.

USE CLASSES PERMITTED IN PRINCIPAL		
Builders Provider/Yard	Civic Waste Facility	Enterprise Centre
Food, Drink and Flower Preparation/Processing	Fuel Depot/Fuel Storage	High Technology Manufacturing
Industry – General	Industry – Light	Logistics
Office Ancillary to Permitted Use	Open Space	Petrol Station
Research and Development	Restaurant/Café	Retail - Local < 150 sqm
Road Transport Depot	Telecommunication Structures	Training Centre
Utility Installations	Vehicle Sales Outlet - Small Vehicles	Vehicle Sales Outlet - Large Vehicles
Vehicle Servicing/Maintenance	Garage	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Wholesale	

DEVELOPMENT POTENTIAL

The N2 corridor has a proven development track record with a high calibre of established parks including: Dublin Airport Logistics Park (DALP), North Park, North City Business Park, Northern Cross Business Park and Ashbourne Business Park.

Given Fingal Logistics Park's scale and accessibility there is a substantial opportunity to develop a world class logistics hub 10 minutes North of the M50 and 15 minutes North of Dublin Airport and Dublin Port Tunnel.

OCCUPIERS WITHIN THE IMMEDIATE AREA OF FINGAL LOGISTICS PARK INCLUDE:





Fingal Logistics Park

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The logo for CBRE, consisting of the letters 'CBRE' in a bold, white, sans-serif font.



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