

# To Let

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PROPERTIES



## UNIT 3 DISTRIBUTION CENTRE, SHANNON FREE ZONE

INDUSTRIAL / WAREHOUSE



- Purpose built distribution/warehousing facility extending to 5,000 sq.ft.
- Office Space of 2,000 sq.ft. with 4 private offices
- Production area 3,000 sq. ft. The production area also has a mezzanine over the office, useful for storage
- Kitchenette
- Fibre Broadband available with choice of service providers

**PRICE/RENT**  
Negotiable

Accommodation	M2	Ft2
Production Area	279	3,000
Office Area	186	2,000

Approx. Gross External Areas

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### Description:

- Excellent location within the Shannon Free Zone
- Extensive office accommodation
- Electronic roller shutter door to warehouse/distribution area
- 20ft roof height
- Gas fired heating throughout the building
- Air conditioning units fitted in office area
- The production area enjoys ample lighting.
- Production area heated by gas burners mounted on the ceiling.

**BER D2**



## Location & Connectivity:

The Free Zone adjoins Shannon Airport on the N19 24km north east of Limerick city, home to both the University of Limerick and Limerick Institute of Technology, it is 18km south of Ennis Town and 64km south of Galway where National University of Ireland Galway and Galway / Mayo Institute of Technology are located. It enjoys excellent links to a range of road, air and port infrastructure.



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## The Shannon Free Zone:

The 600 acre Free Zone Complex is home to over 100 companies, employing over 7,000 and generating exports in excess of €3bn. per annum. The key business activities carried out at Shannon Free Zone include: Advanced Manufacturing, ICT, Financial Services, Medical Devices, Aviation & MRO.



The Shannon Free Zone complex is home to companies including:

- AerCap
- El Electronics
- EMC
- Ohshima
- Zimmer Orthopedics
- Eirtech Aviation
- Element 6 (De Beers)
- Enterprise Ireland
- United Technologies
- Molex
- GE
- Genworth
- Intel
- Irish Aviation Authority
- Lufthansa Technik

**Shannon Group plc** comprises four strategic businesses focused on delivering economic benefits for the West of Ireland and the wider national economy.



**Shannon Commercial Properties** is a subsidiary of Shannon Group plc. We provide property solutions to Irish and overseas companies of all sizes in every industry. We are based in Shannon Airport next to our largest property holding at Shannon Free Zone. Shannon Commercial Properties also owns and manages modern office accommodation in a number of the larger towns in the Shannon Region:

- Information Age Park Ennis
- Birr Technology Centre
- National Technology Park, Plassey Limerick
- Kerry Technology Park , Tralee
- Tipperary Technology Park , Thurles



Shannon Airport, Shannon, Co. Clare, IRELAND

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