



HORIZON

LOGISTICS PARK

NEW PHASE OF PRIME INDUSTRIAL DEVELOPMENT
8 UNITS ADJACENT TO DUBLIN AIRPORT

UNITS N1 - N8

SIZES RANGING FROM APPROX. 30,000 SQ. FT. TO 90,000 SQ. FT.

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OVERVIEW



EIGHT PRIME LOGISTICS FACILITIES
EXTENDING FROM 30,000 SQ. FT.
TO 90,000 SQ. FT.



3 MINUTES (2KM)
FROM THE M50



7 MINUTES (5KM) FROM THE
PASSENGER AND CARGO TERMINALS



8 MINUTES TO
PORT TUNNEL



LOCATION

IRELAND'S BEST LOCATED LOGISTICS HUB

Superb North Dublin location adjacent to Dublin Airport with excellent access to the M1 motorway and less than 7 km from Dublin Port Tunnel via the M50.

Horizon Logistics Park has direct access to the M50 motorway at Junction 4 (Ballymun), which provides connectivity to all major transportation routes.

The development overlooks Dublin Airport, with all passenger and cargo terminals capable of being reached within minutes.

DRIVING TIMES FROM HORIZON LOGISTICS PARK

- » **M50**
3 minutes
- » **Dublin Airport**
7 minutes
- » **M1**
6 minutes
- » **Port Tunnel**
8 minutes
- » **Broombridge Green Luas Stop**
19 minutes
- » **Connolly Station**
22 minutes
- » **City Centre**
24 minutes

HORIZON LOGISTICS PARK PROVIDES UNRIVALLED ACCESS TO ALL MAJOR TRANSPORTATION ROUTES WITH DUBLIN AIRPORT'S CARGO AND PASSENGER TERMINALS, CAPABLE OF BEING REACHED WITHIN 7 MINUTES.



An architectural rendering of a modern commercial building named 'THE PARK'. The building features a large, flat, terracotta-colored roof and a facade with extensive glass windows and dark grey panels. A prominent glass entrance is visible on the left. The building is surrounded by a landscaped area with green hedges, small trees, and a paved parking lot. Several cars, including a green SUV in the foreground, and a few people are shown. In the background, a white airplane is flying in a blue sky with scattered white clouds. The title 'THE PARK' is displayed in large, white, serif capital letters in the upper right, followed by a series of orange chevron arrows pointing right.

OFFERS UNRIVALLED PROFILE NEXT TO THE AIRPORT

Horizon Logistics Park consists of approximately 300 acres of zoned industrial land where a number of high quality distribution facilities have already been developed and occupied.

These existing facilities comprise of either single or double span, structural steel portal frames supporting composite insulated cladding panels.

The properties have separate car parking and dedicated loading areas to the rear with yard depths ranging from 35 to 50 metres. Horizon Logistics park is set out in a managed purpose built environment catering for Logistics and Warehousing occupiers with 24 hour site security.

The buildings overlook the main airport runway and offer occupiers unrivalled profile to the growing passenger traffic using Dublin Airport.



EXISTING OCCUPIERS INCLUDE



THE BUILDINGS



WAREHOUSE SPECIFICATION

- » Steel portal frame construction
- » 12m clear internal height
- » Extensive concrete yard depths ranging from 35m to 50m depending on unit size
- » Dock level doors with tailgate loading roller shutters (No. depending on unit size)
- » Grade level electric roller shutter doors (No. depending on unit size)
- » 60kn/sq. m. (1000lbs/sq. ft.) uniform floor loading with a point load of 90kn
- » 2.4 metre high block wall to inside of external cladding wall
- » Three phase electrical supply and CT metering are available, subject to confirmation of loading requirement
- » High quality actively managed estate 24 hour security
- » FM1 - jointless floor slab
- » 10% roof lights

SUSTAINABILITY

- » LEED Gold
- » NZEB compliant
- » PV panels on the roof
- » Low energy LED lighting
- » Electric car charging points





OFFICE SPECIFICATION

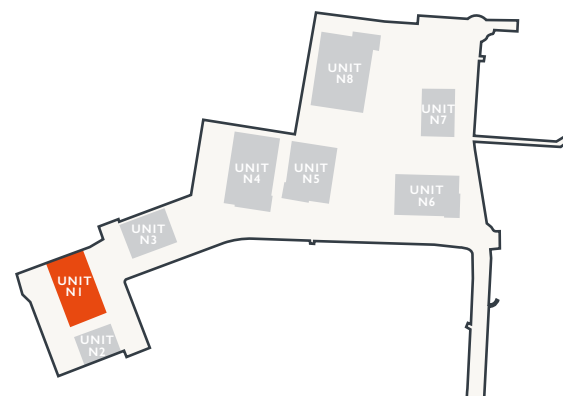
- » Feature entrance area
- » Open plan design suitable for compartmentation
- » Suspended tiled ceilings with recessed LED light fittings
- » Painted and plastered walls
- » Fully fitted toilet and tea station
- » Raised access floors
- » Toilets and changing facilities including shower and locker rooms
- » 10 Person Passenger Lifts provided as required under statutory requirements
- » Air conditioned offices for heating and cooling



SITE PLAN



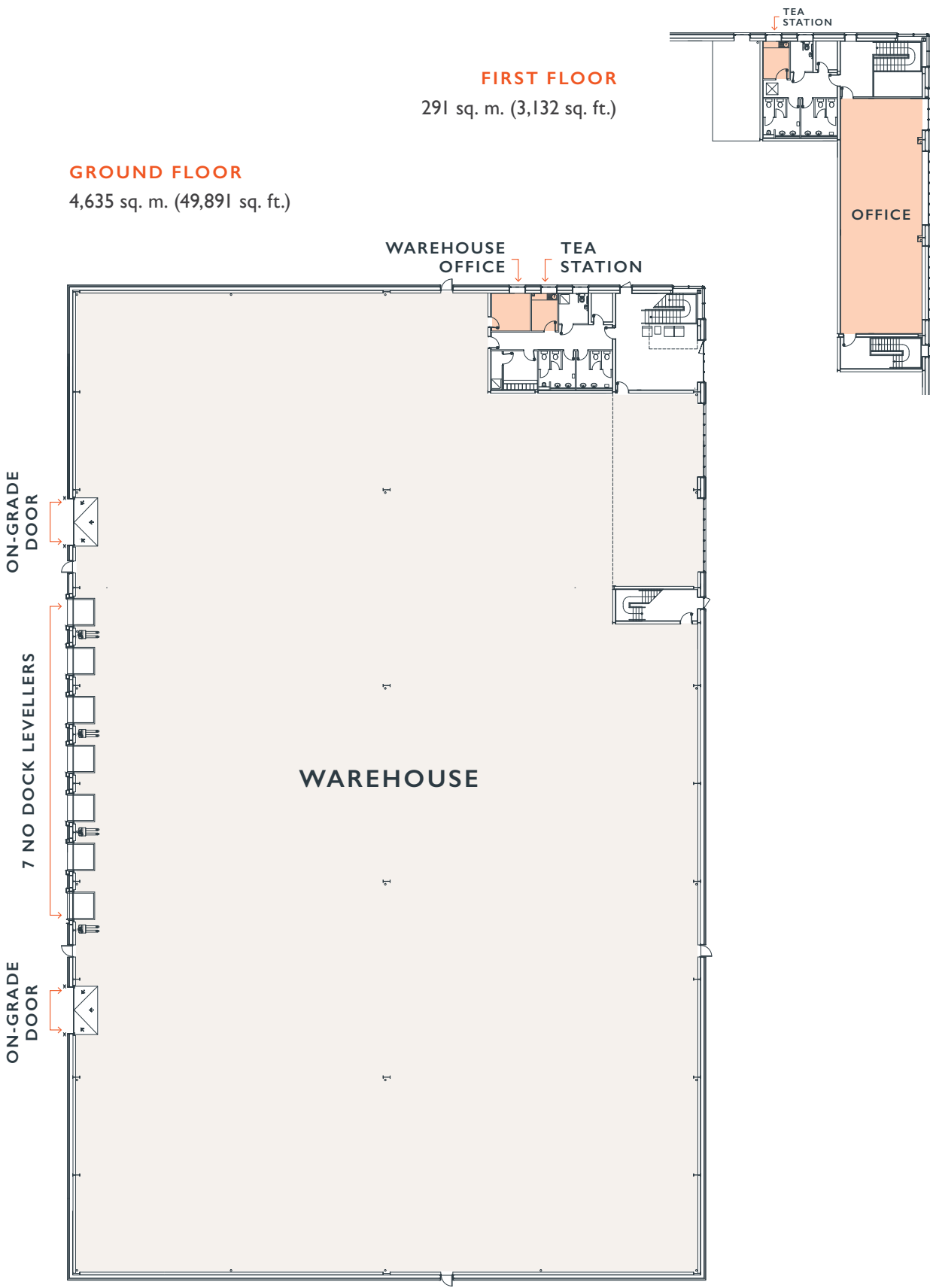
UNIT N1



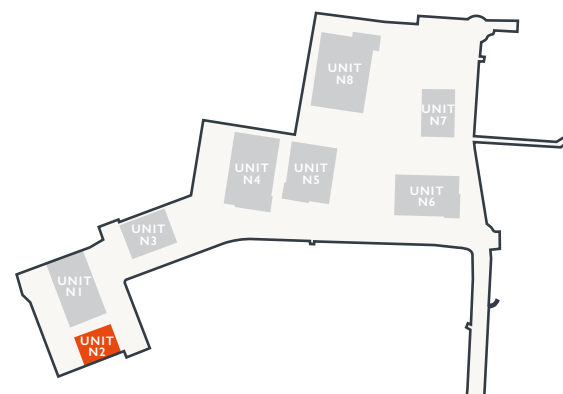
GROSS EXTERNAL AREA (GEA)	SQ. M.	SQ. FT.
Warehouse	4,437	47,760
Two Storey Offices	489	5,263
TOTAL	4,926	53,023

Car Parking	47
Bicycle	24

SPECIFICATION	
Site Size	2.627 Acres
Warehouse Floor Loading Capacity	60 kN/per m²
Clear Internal Height	12 metres
Loading Yard Depth	35 metres
Dock Level Doors	7
Grade Level Doors	2



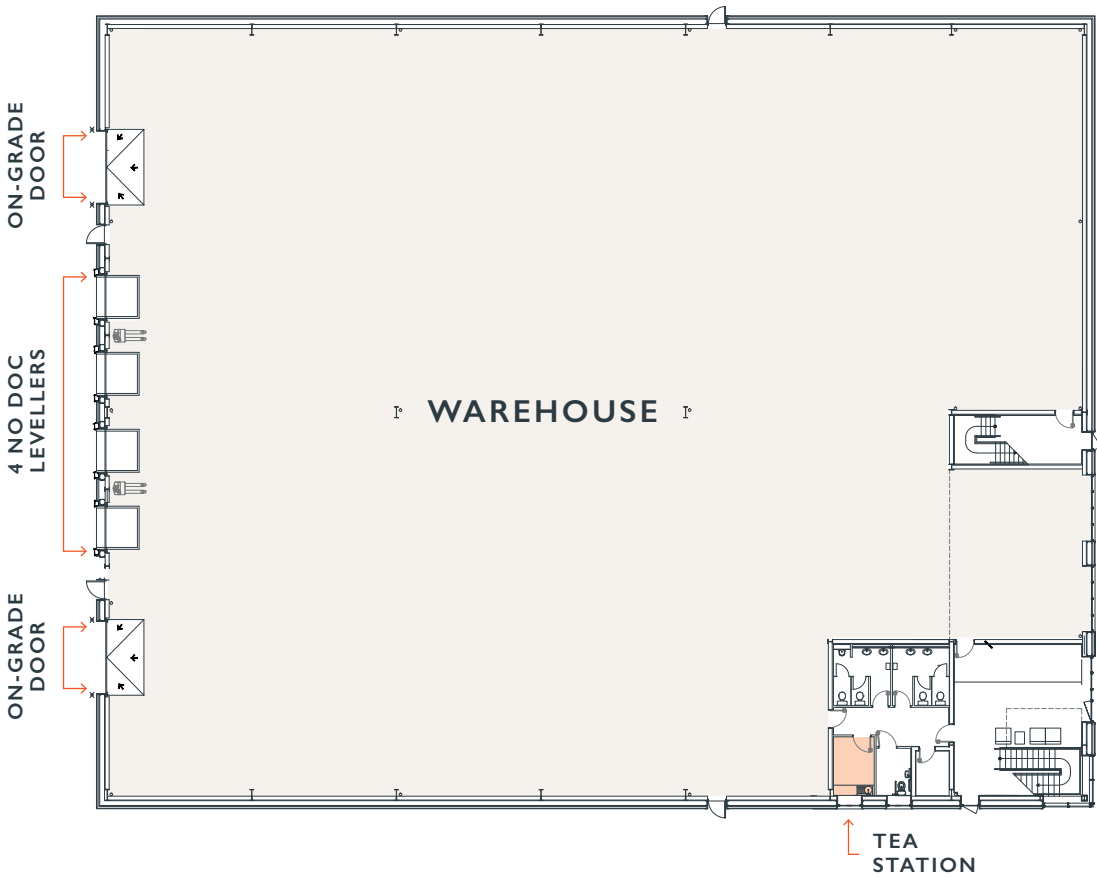
UNIT N2



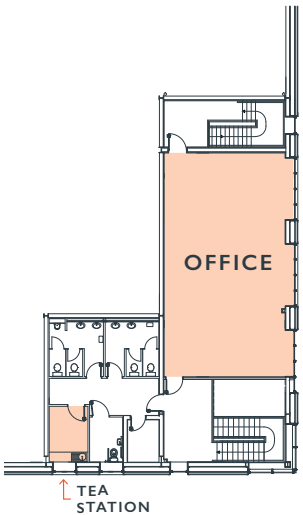
GROSS EXTERNAL AREA (GEA)	SQ. M.	SQ. FT.
Warehouse	2,200	23,681
Two Storey Offices	394	4,241
TOTAL	2,594	27,922

Car Parking	24
Bicycle	12

SPECIFICATION	
Site Size	1.517 Acres
Warehouse Floor Loading Capacity	60 kN/per m²
Clear Internal Height	12 metres
Loading Yard Depth	35 metres
Dock Level Doors	4
Grade Level Doors	2



GROUND FLOOR
2,360 sq. m. (25,403 sq. ft.)



FIRST FLOOR
234 sq. m. (2,519 sq. ft.)

UNIT N3



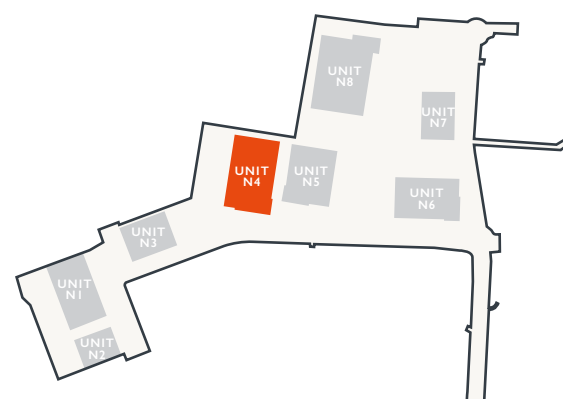
GROSS EXTERNAL AREA (GEA)	SQ. M.	SQ. FT.
Warehouse	3,257	35,058
Two Storey Offices	425	4,575
TOTAL	3,682	39,633

Car Parking	35
Bicycle	18

SPECIFICATION	
Site Size	1.914 Acres
Warehouse Floor Loading Capacity	60 kN/per m²
Clear Internal Height	12 metres
Loading Yard Depth	35 metres
Dock Level Doors	4
Grade Level Doors	2



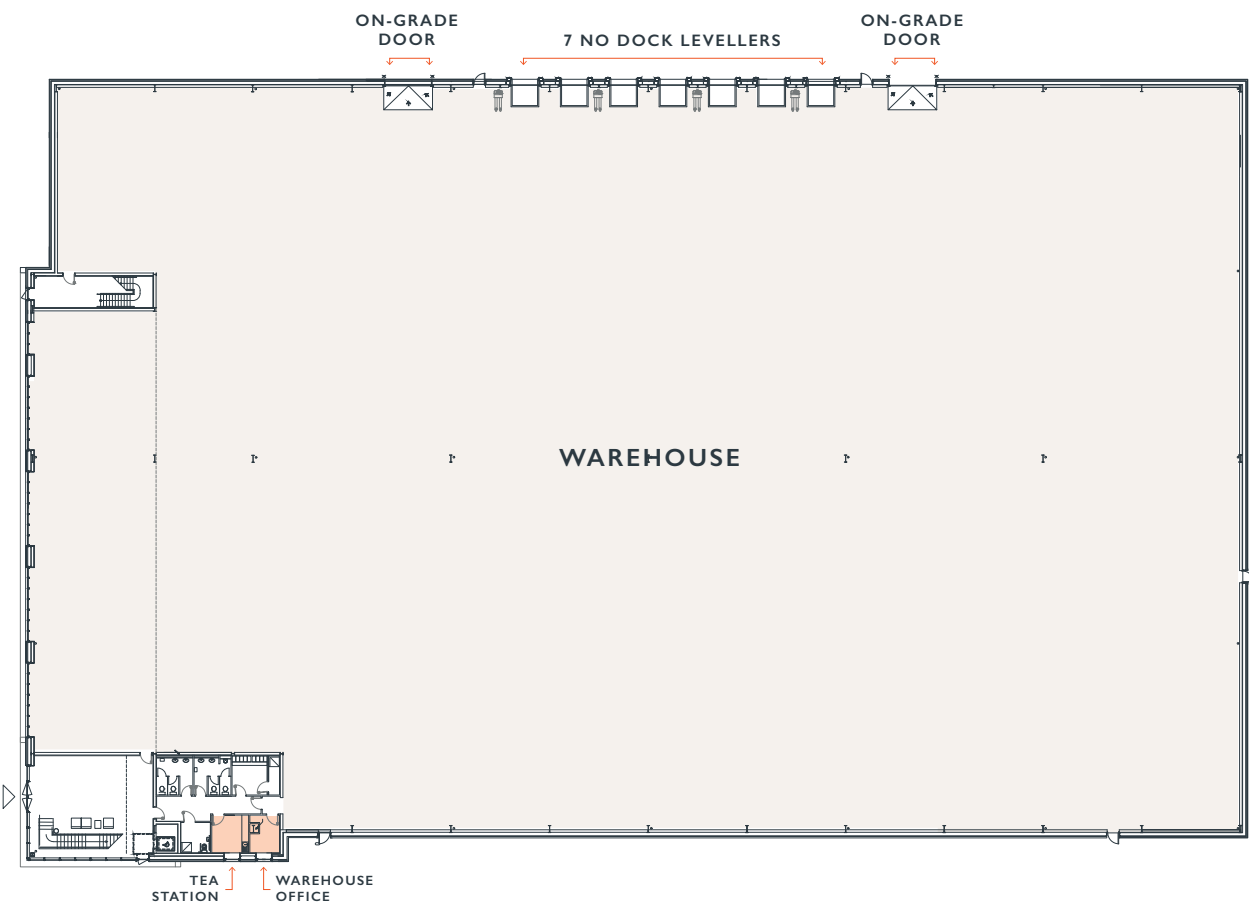
UNIT N4



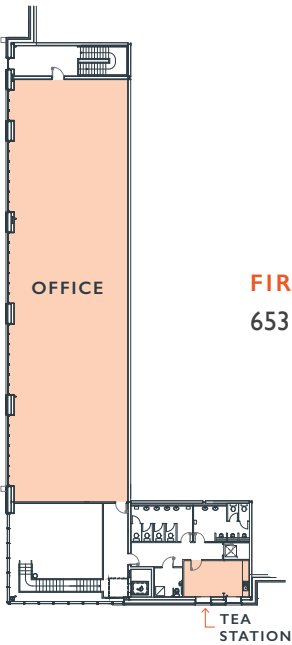
GROSS EXTERNAL AREA (GEA)	SQ. M.	SQ. FT.
Warehouse	6,537	70,364
Two Storey Offices	783	8,428
TOTAL	7,320	78,792

Car Parking	68
Bicycle	34

SPECIFICATION	
Site Size	4.156 acres
Warehouse Floor Loading Capacity	60 kN/per m²
Clear Internal Height	12 metres
Loading Yard Depth	45 metres
Dock Level Doors	7
Grade Level Doors	2

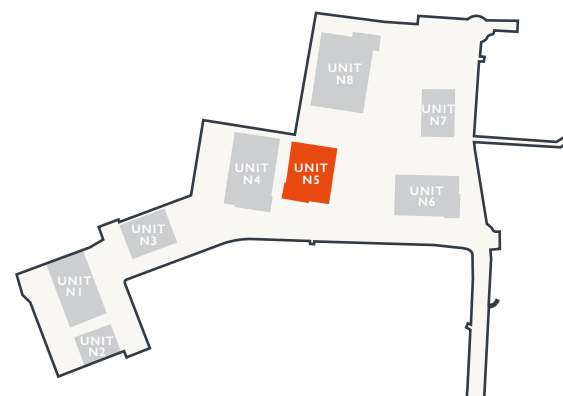


GROUND FLOOR
6,667 sq. m. (71,763 sq. ft.)



FIRST FLOOR
653 sq. m. (7,029 sq. ft.)

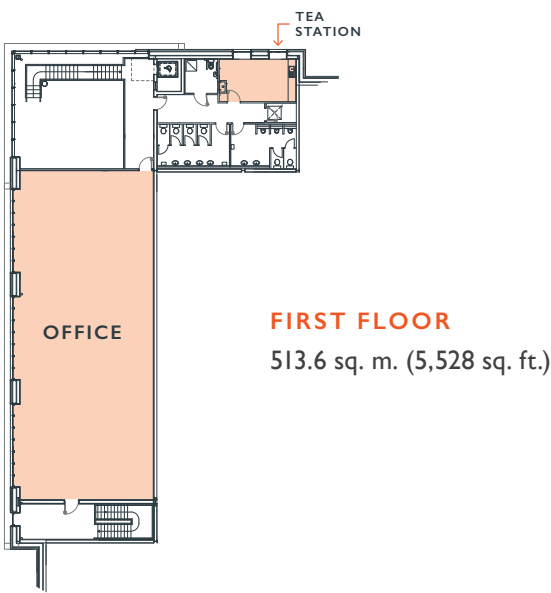
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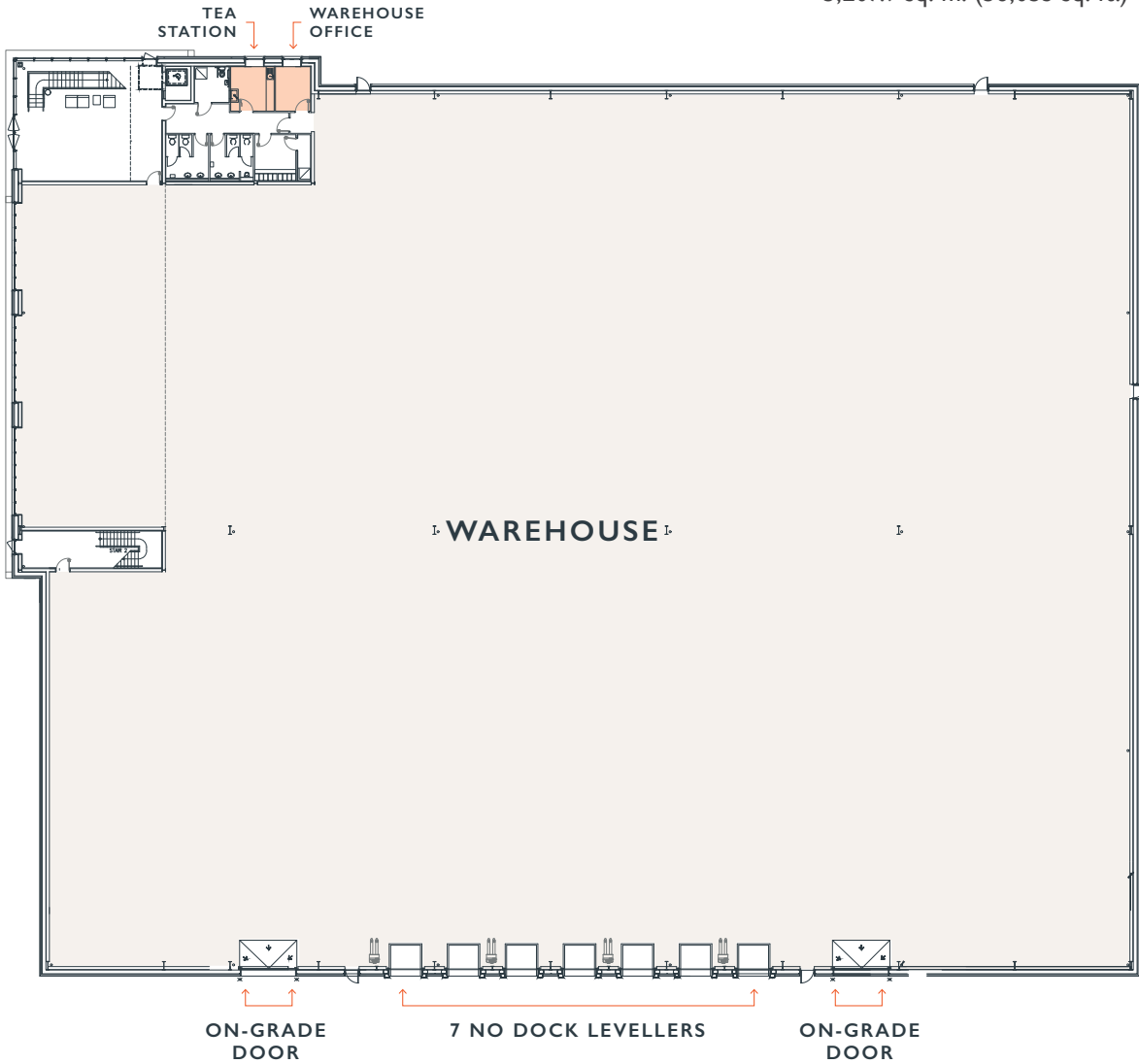
GROSS EXTERNAL AREA (GEA)	SQ. M.	SQ. FT.
Warehouse	5,065	54,520
Two Storey Offices	656	7,061
TOTAL	5,721	61,581

Car Parking	54
Bicycle	28

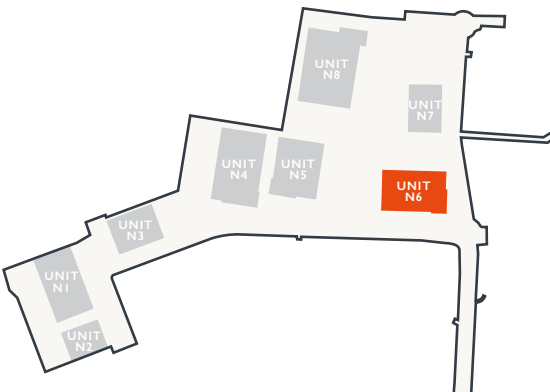
SPECIFICATION	
Site Size	3.161 acres
Warehouse Floor Loading Capacity	60 kN/per m²
Clear Internal Height	12 metres
Loading Yard Depth	40 metres
Dock Level Doors	7
Grade Level Doors	2



GROUND FLOOR
5,207.9 sq. m. (56,053 sq. ft.)



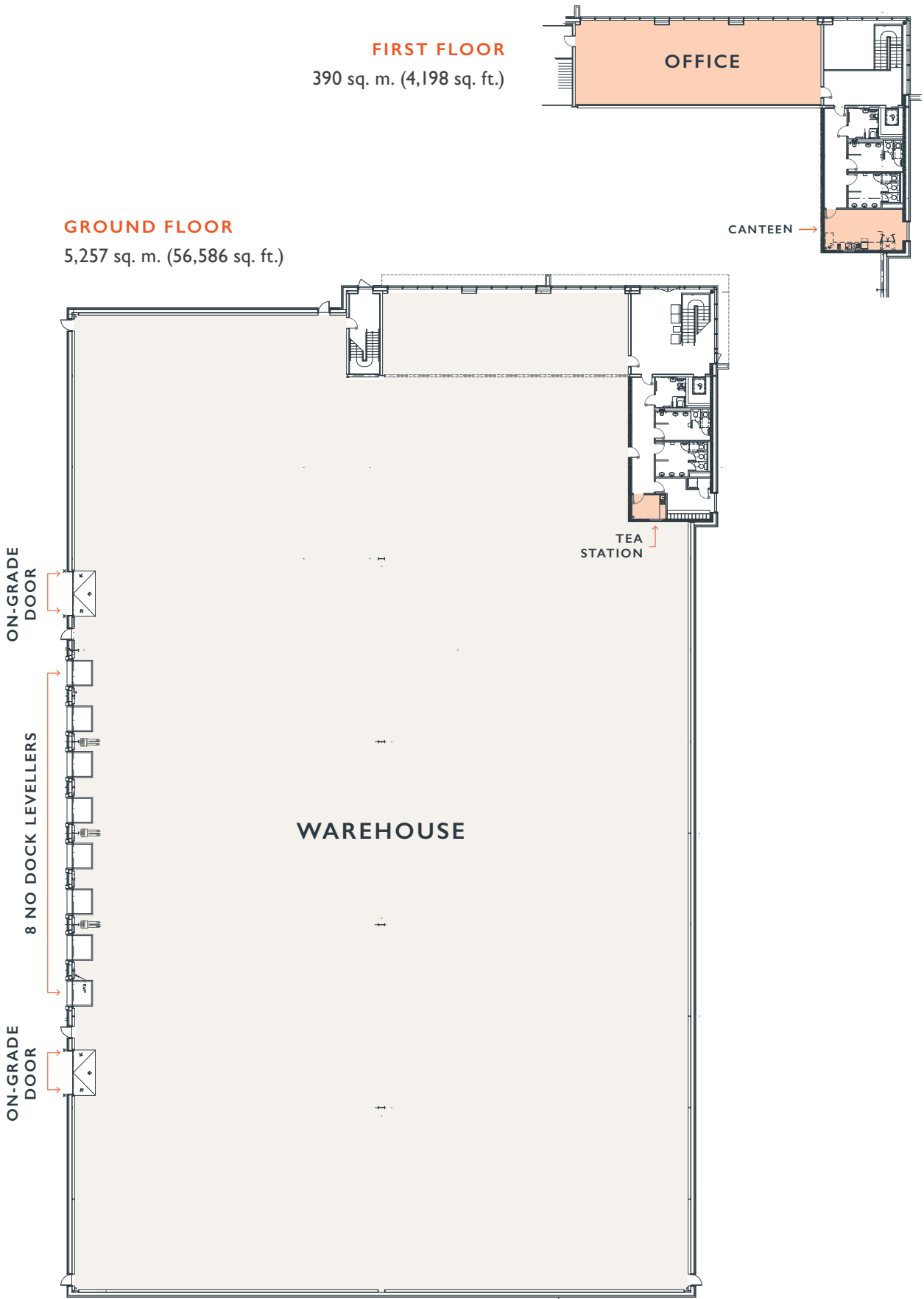
UNIT N6



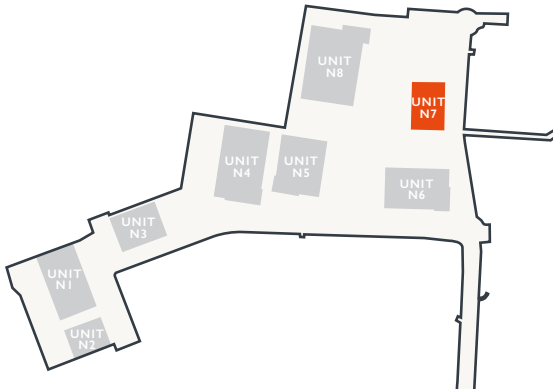
GROSS EXTERNAL AREA (GEA)	SQ. M.	SQ. FT.
Warehouse	5,052	54,380
Two Storey Offices	595	6,404
TOTAL	5,647	60,784

Car Parking	54
Bicycle	28

SPECIFICATION	
Site Size	3.037 acres
Warehouse Floor Loading Capacity	60 kN/per m²
Clear Internal Height	12 metres
Loading Yard Depth	40 metres
Dock Level Doors	8
Grade Level Doors	2



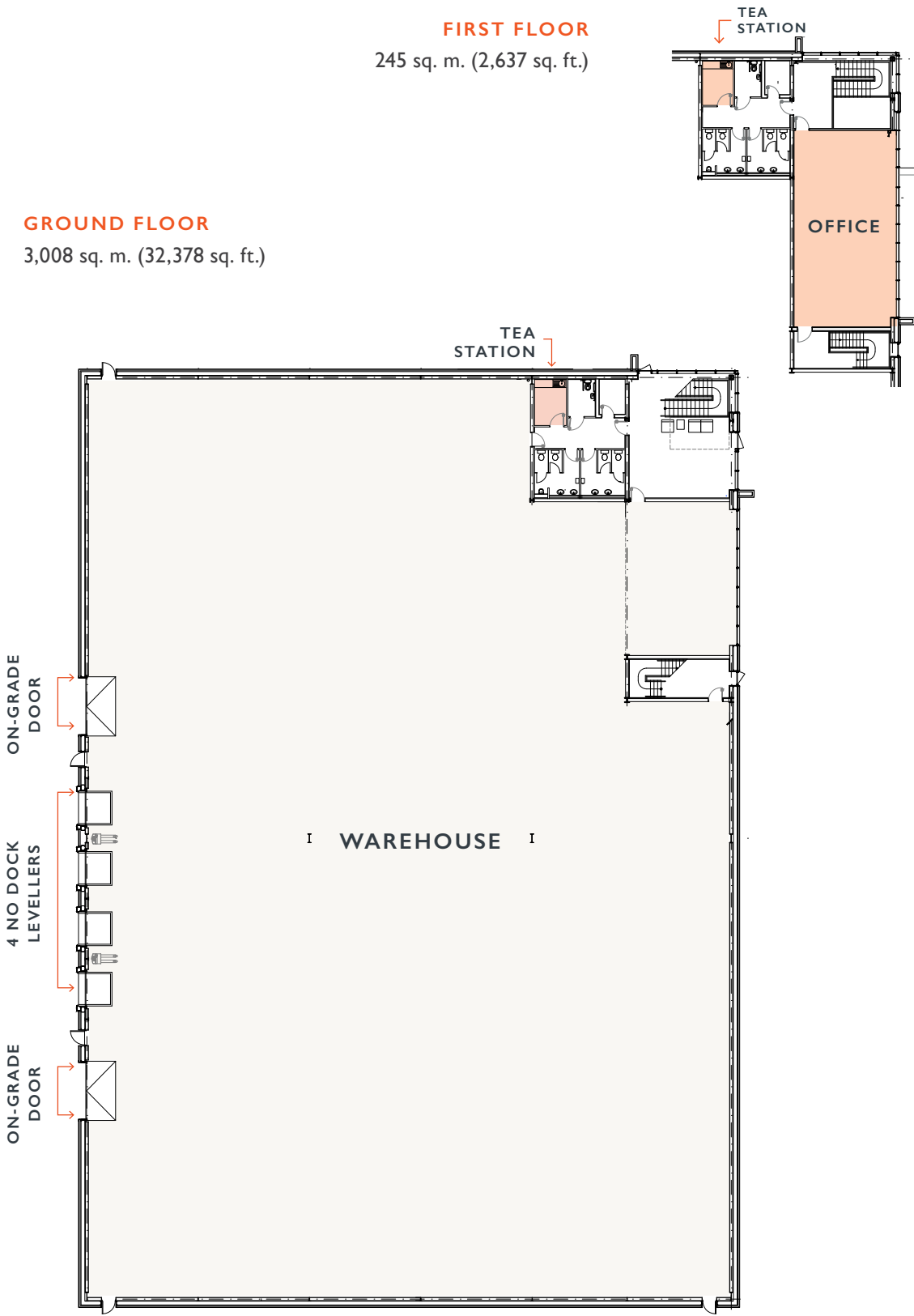
UNIT N7



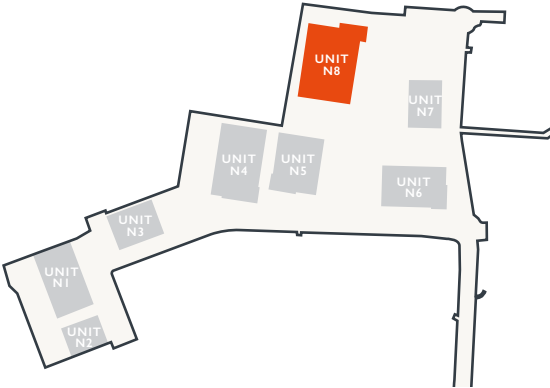
GROSS EXTERNAL AREA (GEA)	SQ. M.	SQ. FT.
Warehouse	2,848	30,656
Two Storey Offices	405	4,359
TOTAL	3,253	35,015

Car Parking	31
Bicycle	16

SPECIFICATION	
Site Size	2.015 acres
Warehouse Floor Loading Capacity	60 kN/per m²
Clear Internal Height	12 metres
Loading Yard Depth	27-49 metres
Dock Level Doors	4
Grade Level Doors	2



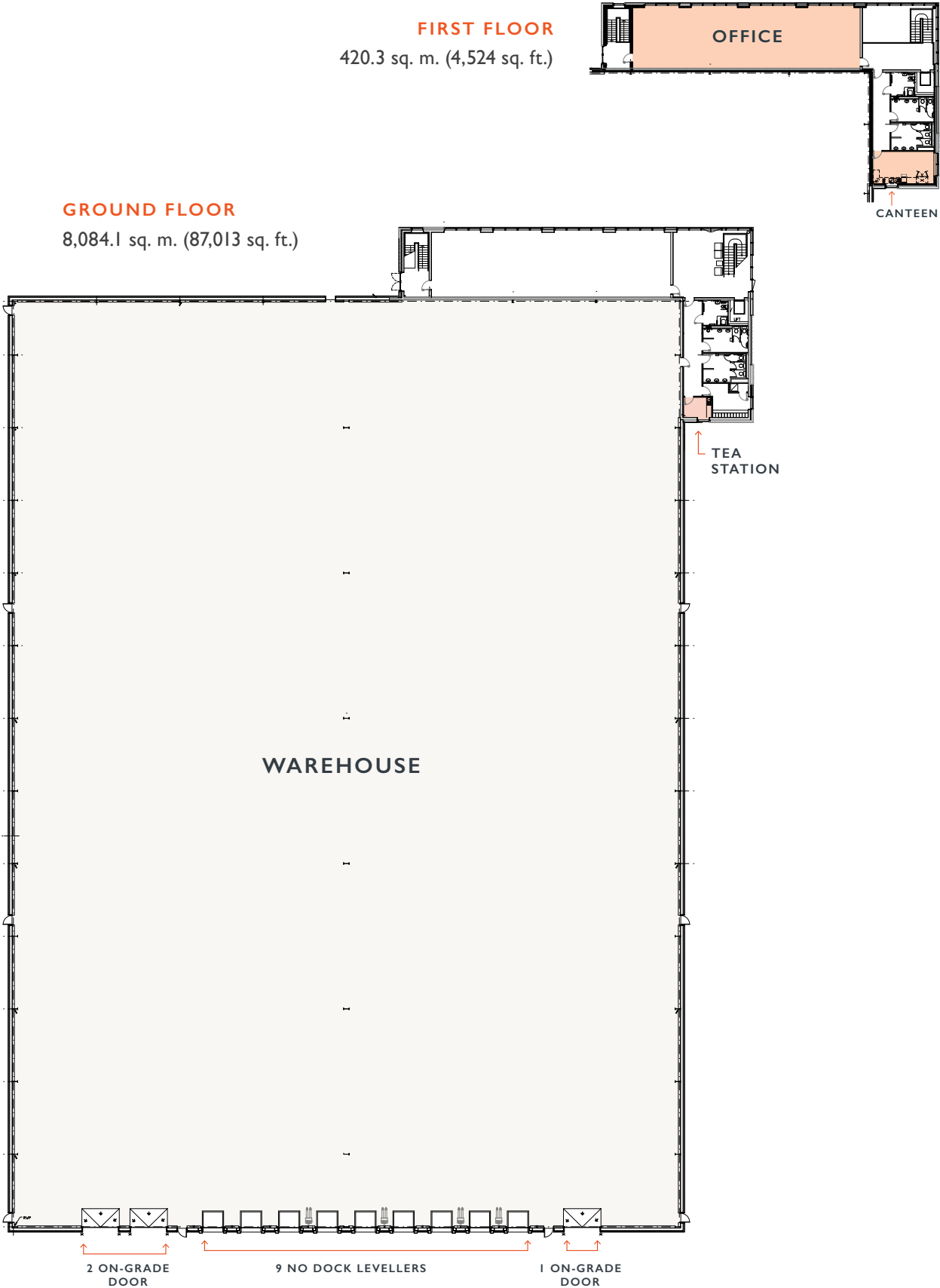
UNIT N8



GROSS EXTERNAL AREA (GEA)	SQ. M.	SQ. FT.
Warehouse	7,664	82,495
Two Storey Offices	840	9,042
TOTAL	8,504	91,537

Car Parking	82
Bicycle	42

SPECIFICATION	
Site Size	4.689 acres
Warehouse Floor Loading Capacity	60 kN/per m²
Clear Internal Height	12 metres
Loading Yard Depth	45 metres
Dock Level Doors	9
Grade Level Doors	3



THE DEVELOPER



JOIN BEST IN CLASS
NATIONAL AND
INTERNATIONAL
COMPANIES

Henderson Park is a private equity real estate manager headquartered in London. We have invested over \$11 billion in building a portfolio of real estate assets across Europe, primarily targeting Europe's gateway and capital cities. We seek high-quality assets in prime locations where we can identify potential

to unlock or create value through asset management, or by taking on and working through complex situations. Henderson Park strives to work with and create long-term strategic relationships with best in class global and local partners and to deliver attractive risk-adjusted returns for our investors.



IN NOVEMBER
2019, HENDERSON
PARK ACQUIRED
GREEN REIT PLC
AND DE-LISTED
THE COMPANY
FROM THE STOCK
EXCHANGE

The existing management team for Green Property/REIT have remained in place. They have previously delivered a number of bespoke units on site in recent years for tenants such as Bunzl, Bulgari and Kuehne and Nagel.

CONTACTS

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