

TO LET | PRIME WAREHOUSE FACILITIES



# STADIUM BUSINESS PARK

Ballycoolin | Dublin 15 | D11 A0HE

M50



15,932 – 22,775 SQ FT

AVAILABLE FOR  
OCCUPATION Q2 2026



**DUNQUIN**  
Capital

**BRIDGES**  
FUND MANAGEMENT





Quality New Warehouses  
with Excellent Sustainability  
Credentials





5 state-of-the-art warehouses totalling approx. 96,000 sq ft on 5.65 acres



Prime location and profile within Stadium Business Park



Excellent access to M1, N2 and M50 Motorways



Sizes range from approx. 15,932 sq ft (1,480 sq m) to approx. 22,775 sq ft (2,115 sq m)



Secure and well-managed logistics park environment



Built to exceptional quality standards with sustainability as a core focus

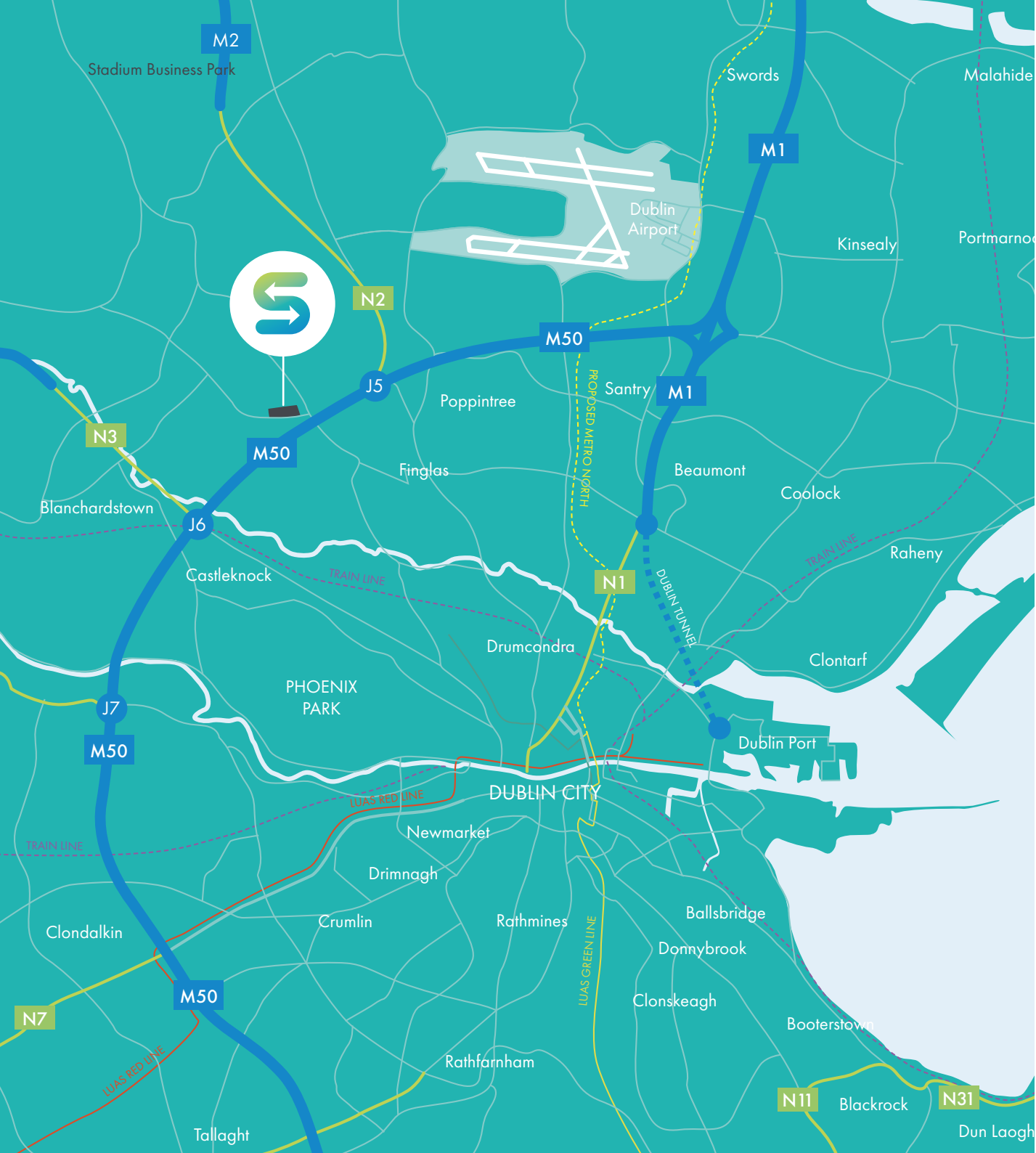


High quality offices and ancillary accommodation



NZEB\* compliant with a targeted BER rating of A2, LEED GOLD Targeted and built with green steel and concrete

\* Nearly Zero Energy Building



## LOCATION



Stadium Business Park is one of Dublin's most established logistics locations



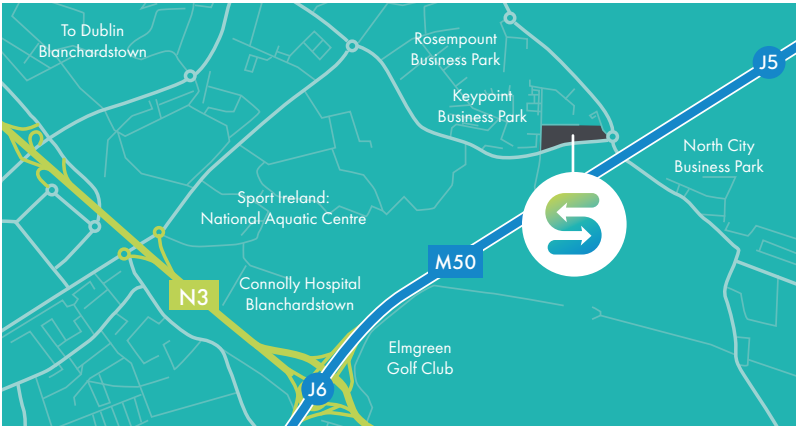
The units are positioned on the southern edge of the business park, offering excellent visibility from Ballycoolin Road



The park is secure and actively managed and is situated approx. 6.5km from the N3/M50 Motorway and approx. 6km from the N2/M50 junction



The location provides easy access to Dublin Airport, Dublin City Centre, Port Tunnel and all other major transport routes



### APPROXIMATE DRIVE TIMES



LOCATION	MINUTES
Blanchardstown	7
N3 (Junction 2)	7
N2 (Junction 2 & M2)	9
M50 Motorway J5	9

LOCATION	MINUTES
M1 Motorway	17
Dublin Airport Entrance	20
Dublin Port	21
Dublin City Centre	23

# GENERAL SPECIFICATION

## WAREHOUSE

- Steel portal frame construction
- Roof mounted solar photovoltaic panels
- Clear internal height ranging from 10 - 12 metres
- Extensive concrete yards with depths of 30.5 metres per unit
- Minimum of 1 no. dock leveller and 1 no. grade level door per unit
- 60kn/sq. m. uniform floor loading with a point load of 90kn/sq. m.
- Electrical distribution centre designed for three phase electricity supply
- 10% roof lights
- Designated car parking
- Secure and actively managed business park
- Total of 82 parking spaces, including 10 EV spaces and 5 accessible spaces, with an additional 80 bicycle spaces

## OFFICE

- High-Spec office finishes
- Suspended tiled ceilings
- LED PIR sensor lighting
- High-efficiency split VRF heating & cooling system
- Plastered and painted walls throughout
- Perimeter trunking with power data points
- Fully fitted tea station and staff facilities

# SITE PLAN





SUSTAINABILITY



LEED GOLD  
TARGETED

Globally recognised  
certification – lower carbon  
emissions, higher energy  
efficiency & employee  
satisfaction



NZEB  
COMPLIANT

Nearly Zero Energy  
Building which  
contributes to  
significant operational  
cost savings



TARGETED  
BER A2

A rating BER is the  
best rating available,  
offering potential  
energy savings  
to occupiers



GREEN BUILD

Developed and built  
with the use of  
sustainable materials  
such as Green Steel  
and Green concrete



10%  
ROOFLIGHTS  
IN THE WAREHOUSE

Providing natural light,  
increased productivity  
and a decrease in  
overall operation costs



INDICATIVE ENERGY  
USE REDUCTION

Approx. 70% reduction in  
energy use compared to  
a modern industrial unit  
with a BER of C1



INDICATIVE ENERGY COST  
SAVING

Average annual cost saving of up to  
€4.83 per sq. ft., e.g. Unit A1 would offer  
a total approx. energy cost saving of up  
to €111,000 p.a. vs a comparably sized  
older generation industrial building\*

\* Source: CSO



ENHANCED  
INDOOR CONDITIONS

Lighting, acoustics, thermal and air quality

DUAL VRF HEATING & COOLING

75% more efficient than a standard heating system

ROOF MOUNTED PV PANELS

Built structure designed to facilitate additional PV installation

EV CHARGING POINTS

LOW ENERGY LED LIGHTING

BICYCLE SPACES

END OF TRIP FACILITIES

Showers and lockers

ACCOMMODATION SCHEDULES

UNIT A1

	SQ.M.	SQ.FT.
Ground Floor Office	126.22	1,359
First Floor Office	256.83	2,764
Warehouse	1,732.80	18,652
Total GEA	2,115.85	22,775
Clear Internal Height	12m	
Dock Levellers	2	
Grade Level Doors	1	

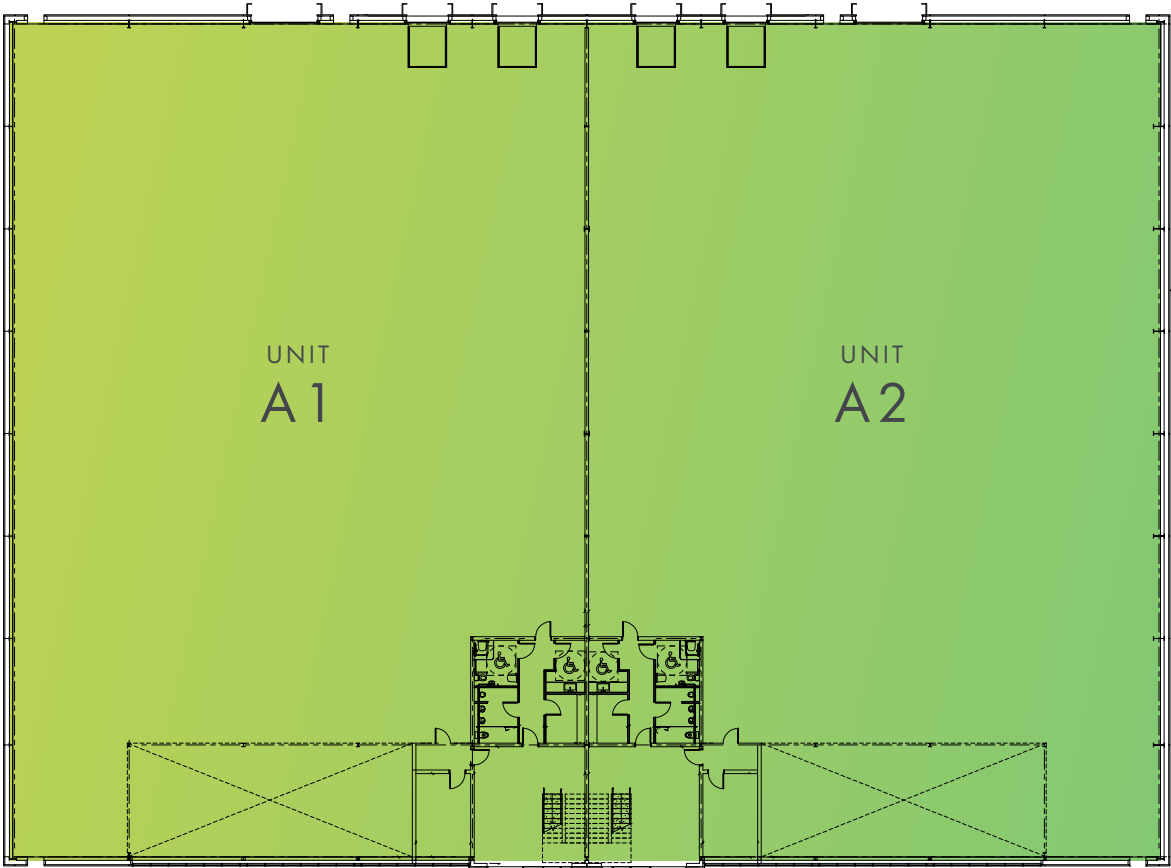
UNIT A2

	SQ.M.	SQ.FT.
Ground Floor Office	126.22	1,359
First Floor Office	256.83	2,764
Warehouse	1,732.80	18,652
Total GEA	2,115.85	22,775
Clear Internal Height	12m	
Dock Levellers	2	
Grade Level Doors	1	

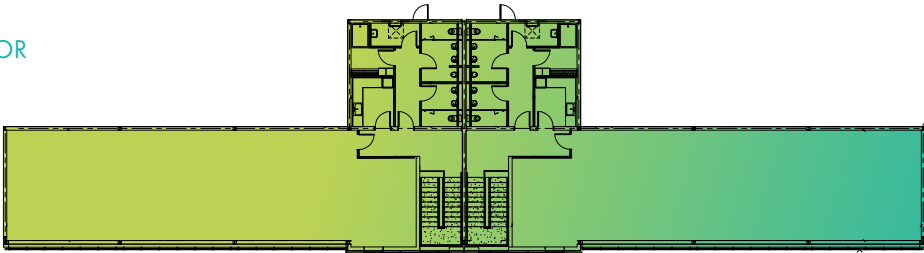
The above is provided for indicative purposes only on a non-reliance basis. Areas will be subject to final measurement.

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



ACCOMMODATION SCHEDULES

UNIT B1

	SQ.M.	SQ.FT.
Ground Floor Office	134.17	1,444
First Floor Office	211.54	2,277
Warehouse	1,134.45	12,211
Total GEA	1,480.16	15,932
Clear Internal Height	10m	
Dock Levellers	1	
Grade Level Doors	1	

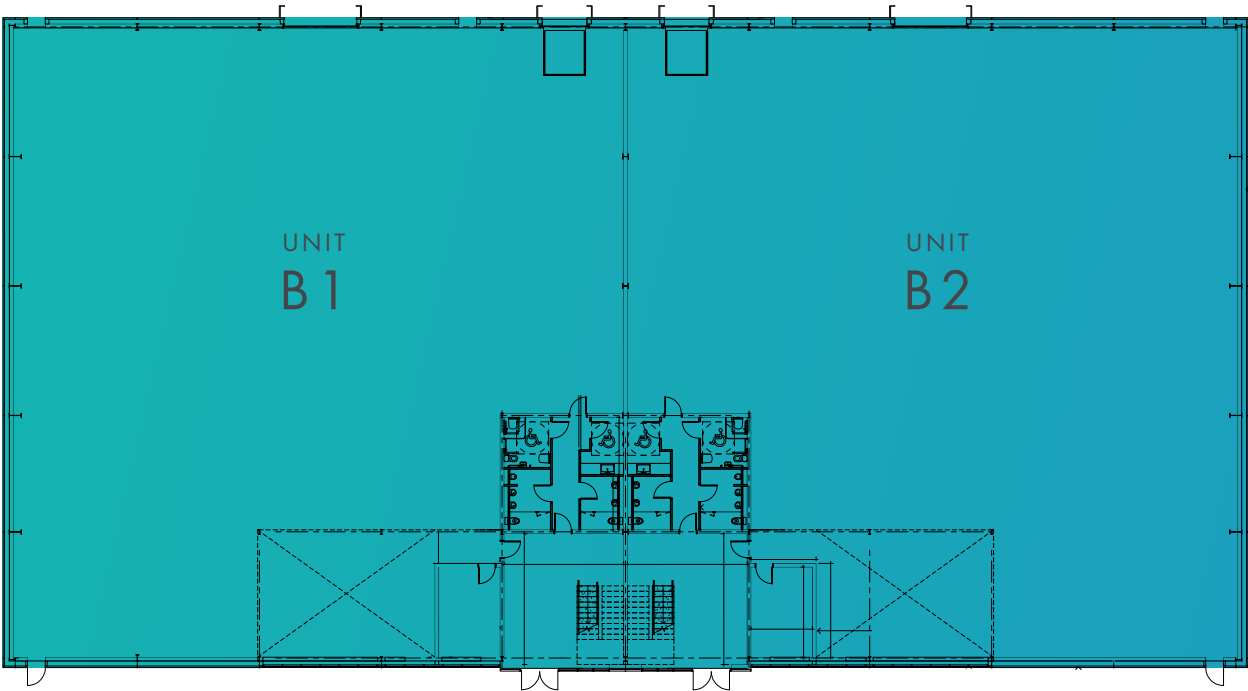
UNIT B2

	SQ.M.	SQ.FT.
Ground Floor Office	134.17	1,444
First Floor Office	211.54	2,277
Warehouse	1,134.45	12,211
Total GEA	1,480.16	15,932
Clear Internal Height	10m	
Dock Levellers	1	
Grade Level Doors	1	

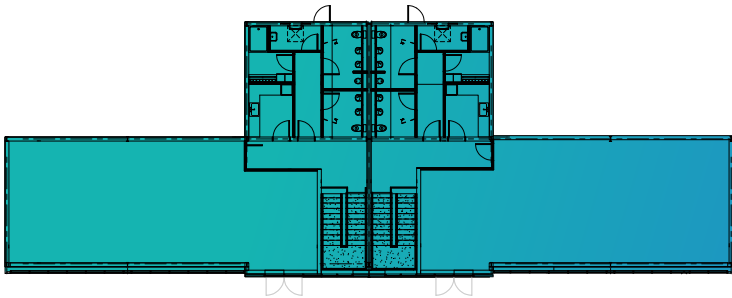
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FLOOR PLANS

GROUND FLOOR



FIRST FLOOR





ACCOMMODATION SCHEDULES

UNIT C

	SQ.M.	SQ.FT.
Ground Floor Office	134.89	1,452
First Floor Office	245.56	2,643
Warehouse	1,386.90	14,928
Total GEA	1,767.35	19,024

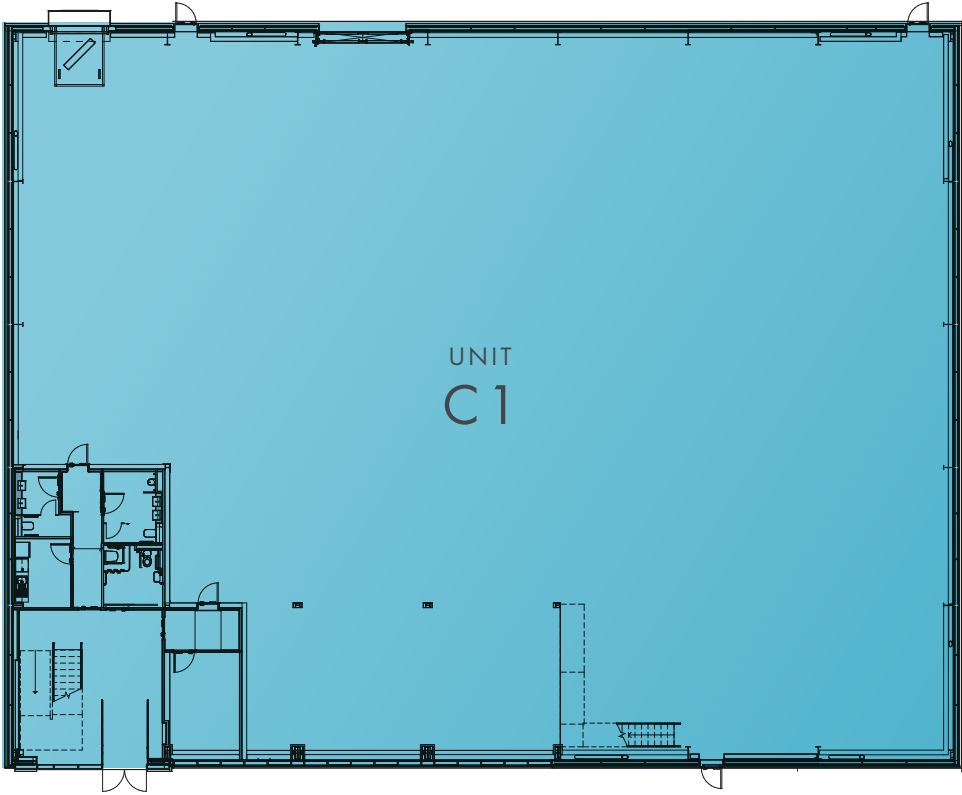
Clear Internal Height	10m
Dock Levellers	1
Grade Level Doors	1

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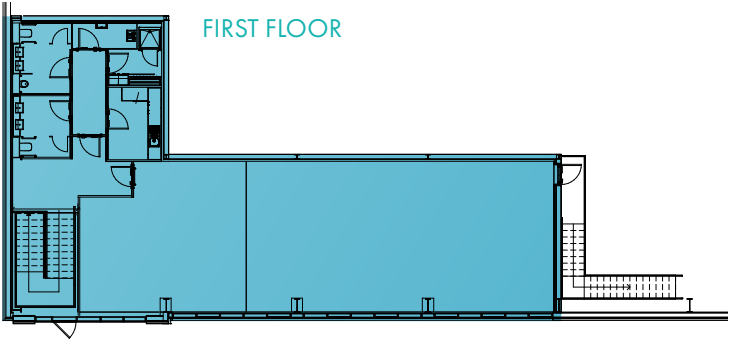


FLOOR PLANS

GROUND FLOOR



FIRST FLOOR





# STADIUM BUSINESS PARK

Ballycoolin | Dublin 15 | D11 AOHE

## TERMS

Available on a leasehold basis

## INSPECTIONS

Strictly by prior appointment with the joint agents JLL & CBRE.

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## A DEVELOPMENT BY



**DUNQUIN**  
Capital

**BRIDGES**  
FUND MANAGEMENT

## SUSTAINABILITY



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[www.stadiumbusinesspark.ie](http://www.stadiumbusinesspark.ie)

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