



Phase 2

Dubai Investment Park, Dubai

**Cold Store | Great Opportunity |
Ammonia Plant**

83,701 sq ft
(7,776.08 sq m)

Phase 2, Dubai Investment Park, Dubai

Summary

Available Size	83,701 sq ft
Price	AED 63,000,000
EPC Rating	Upon enquiry

Description

Please quote reference number: KF 951

Property Overview:

Plot Area: Approximately 11,513 sq m (123,923 sq ft)

Built-Up Area (BUA): Approximately 7,776 sq m (83,701 sq ft)

Height: Eaves height of approximately 9 meters

Amenities:

Six (6) elevated loading doors

Firefighting sprinkler system throughout

24/7 Civil Defence compliance

Land Information:

Mainland leasehold

Price: AED 63,000,000 (Equivalent to AED 753 per sq ft)

Notes:

Cold store equipped with ammonia plant

Currently accommodates ~3,000 pallets

Can be upgraded to handle up to 5,000 pallets

Knight Frank is the leading independent global residential and commercial property consultancy, headquartered in London. Knight Frank has a strong presence in the Middle East with offices in Abu Dhabi, Dubai and Saudi Arabia.

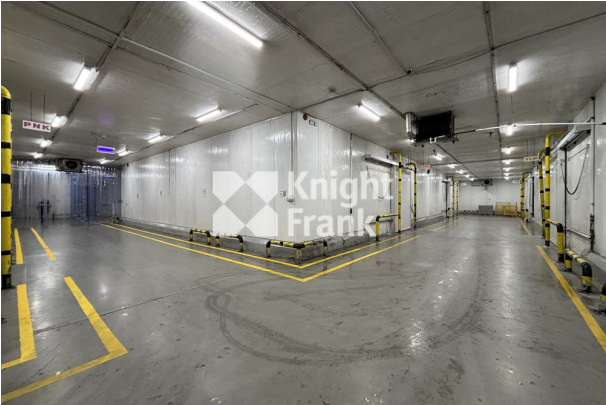
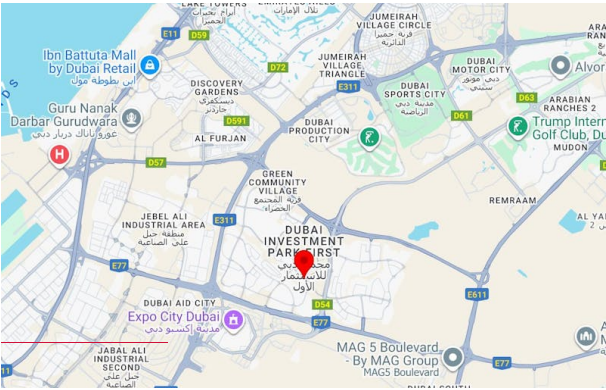
Location

Dubai Investments Park (DIP) is a mix-use development that comprises residential, commercial and industrial use properties.

This area is situated towards the South of prominent residential areas such as Jumeirah Golf Estates, Victory Heights and in close vicinity to Al Furjan.

DIP offers good access to highways and a relatively short commuting time to residential areas targeted by the Client. The area also benefits from the connection to the metro link and other public transport.

DIP is relatively newer than Southern industrial areas (Al Quoz, Ras Al Khor, Umm Ramool) and generally benefits from a higher quality warehousing stock. In addition, due to its convenient location, lower sublease fees and diversified masterplan, DIP also holds a competitive edge against other newer onshore industrial areas (Jebel Ali Industrial, DIC).



Viewing & Further Information



Dumitru Mamaliga

+971 50 516 9965 | +971 50 516 9965

dumitru.mamaliga@me.knightfrank.com