





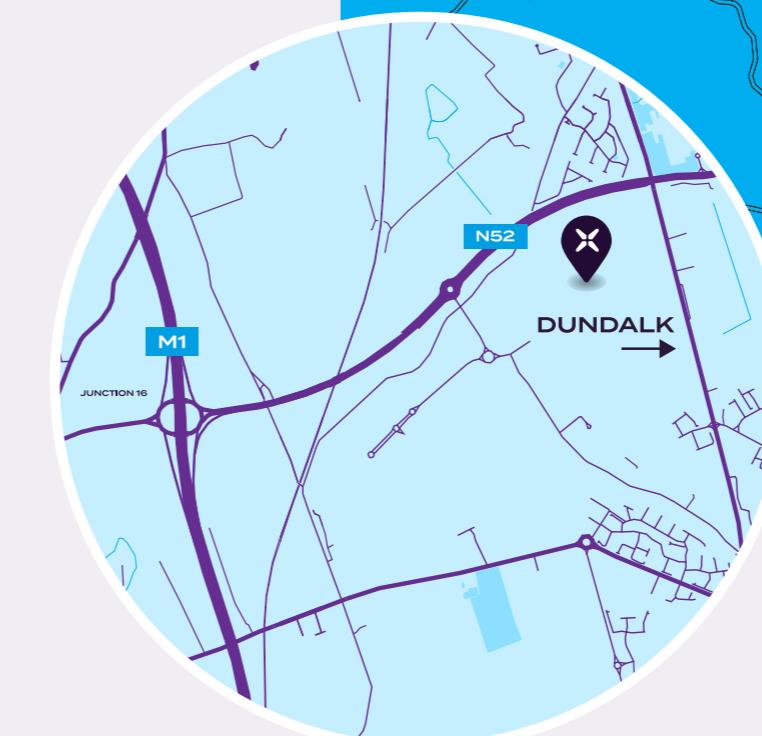
## THE PARK OCCUPIES A STRATEGIC POSITION ON IRELAND'S EASTERN SEABOARD, APPROXIMATELY 4 KM SOUTH OF DUNDALK TOWN CENTRE, MIDWAY BETWEEN DUBLIN AND BELFAST.

The park enjoys excellent road access, situated just off the N52 and about 2 km from the M1 Motorway linking Dublin and Belfast. Dundalk is positioned roughly halfway between the two cities—80 km north of Dublin and 90 km south of Belfast—making it an ideal location for logistics management along the M1 Corridor.

Current occupiers within the park include Xerox, PayPal, and The Advanced Manufacturing Training Centre of Excellence. Nearby, other prominent businesses and institutions include WuXi Biologics, MSD, Pentagon Technologies and PCI Packaging, and the Dundalk Institute of Technology creating a strong cluster of technology, manufacturing, and life sciences activity in the area.

### TRAVEL TIMES

DESTINATION	DISTANCE	TIME
M1 Junction 16	2km	2 mins
Dundalk	4km	8 mins
Drogheda	32km	23 mins
Belfast	90km	1 hour
Dublin City Centre	80km	1 hour 10 mins
Dublin Port (Via Port Tunnel)	79km	50 mins
Dublin Airport	72km	45 mins



VIEW ON  
GOOGLE MAPS



## THE GATEWAY TO GLOBAL GROWTH.

The Dublin Belfast Economic Corridor is a local authority-led cross-border partnership aiming to develop a regional proposition for economic growth. Covering the 100 miles between Dublin and Belfast, with a population of over 2 million, it is Ireland's most important economic region and a great environment for businesses to grow and thrive.

Strategic location with access to UK and EU markets

Excellent road and rail networks

Full fibre network and rapidly expanding 5G network

6 Seaports and 2 Airports

A LARGE INDUSTRIAL WAREHOUSE/TECHNOLOGY FACILITY AVAILABLE IMMEDIATELY WITH CONVENIENCE ACCESS TO THE M1 MOTORWAY



**2.751m**

Catchment Population  
(39% of the All-Ireland population)



**45%**

of all 3rd level students within our region



**95%**

of population have access to broadband



**1GB**

Co. Louth is the fastest county in Ireland

### Typical Occupiers

- IT Firms & Software Development Companies
- Engineering and R&D Teams
- Logistics and Wholesale Distributors
- Pharmaceutical & Medical Technology Companies
- E-Commerce Fulfilment Centres
- Light Manufacturing & Assembly

### Transport Links

- Dundalk benefits from easy access to the M1 motorway, connecting to Dublin and Belfast—key for commuting and logistics.
- Dundalk railway station provides direct services to both cities.
- Local and regional buses (e.g., Bus Éireann) serve the area, connecting to towns and cities nearby.



**BUILDING E**

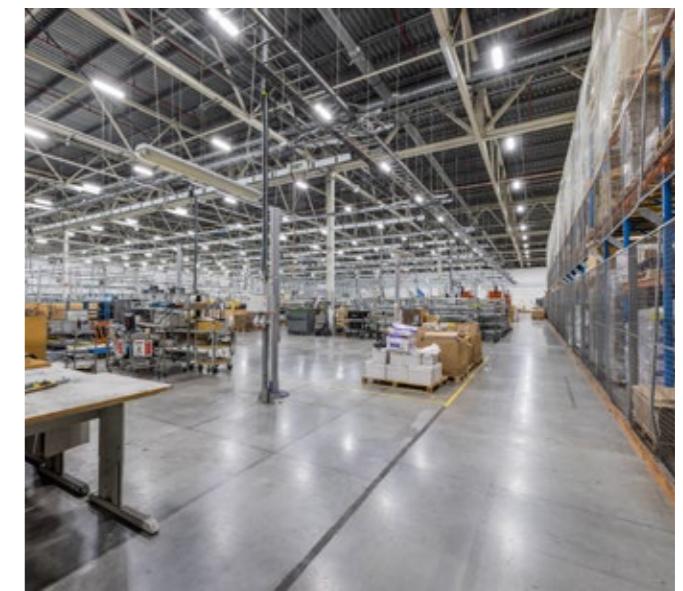
BER C3

Ready for immediate occupation

**The property is a detached production and office facility of steel frame construction extending to a gross floor area of approximately 156,658 sq ft (14,554 sq.m).**

- The building features a metal deck roof and reinforced concrete flooring throughout, with an aluminium-clad exterior.
- Warehouse accommodation has loading access via 5 no. dock levelers and 3 no. grade level roller shutter doors.
- The building benefits from a secure dedicated loading yard with a depth of approx. 35 meters.
- Approx. 7.5 meters to the warehouse truss height, increasing to approx. 9.8 meters at the underside of the roof,
- Office accommodation is arranged over two storeys, predominantly in an open plan configuration, complemented by ancillary meeting rooms, staff locker rooms, showers/toilets and a fully equipped commercial grade staff restaurant facility.
- The offices are finished to a high standard, including plastered and painted walls, suspended ceilings, and recessed lighting.
- Extensive car parking is provided to the front of the building, with scope for additional spaces if required.

Level Area	Description	Size (SQ.M)	Size (SQ.FT)
<b>Ground Floor</b>	Production	10,092	108,629
	Office	2,393	25,758
	<b>Total Ground Floor</b>	<b>12,485</b>	<b>134,387</b>
<b>First Floor</b>	Office	1,729	18,611
	Plant	340	3,660
	<b>Total First Floor</b>	<b>2,069</b>	<b>22,271</b>
<b>Overall Building Total</b>		<b>14,554</b>	<b>156,658</b>
Mezzanine (Ground Floor)		847	9,117







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The park benefits from excellent road connectivity, lying just off the N52 National Primary Route and approx. 2 km from the M1 Motorway, the key arterial link between Dublin and Belfast.

#### POWER

The campus is built to cater for energy intensive operations. The site comes with the benefit of a direct supply from the Eirgrid Transmission System (Mullaghanlin 110kv Station) which is located only 500m from the Technology Park.

ALL MAIN SERVICES, INCLUDING, WATER, ELECTRICITY, DRAINAGE AND FIBRE CONNECTIVITY, ARE CONNECTED TO XEROX TECHNOLOGY PARK.

#### GAS

Available direct from Bord Gais Energy

#### Fire Protection

The property has full fire sprinkler coverage.

#### Security

The park benefits from remotely monitored CCTV coverage throughout, along with a security hut at the entrance, which is controlled by a barrier system.

#### Power

The campus has an MIC of 6.5 MVA available, with ESB Networks Demand Capacity Heatmap indicating a further significant capacity available in the 110kv substation (May 2025).

#### Fibre Connectivity

The Campus has direct fibre optic connectivity with multiple national commercial fibre networks connected to the park or adjacent to the property.

#### Service Charge

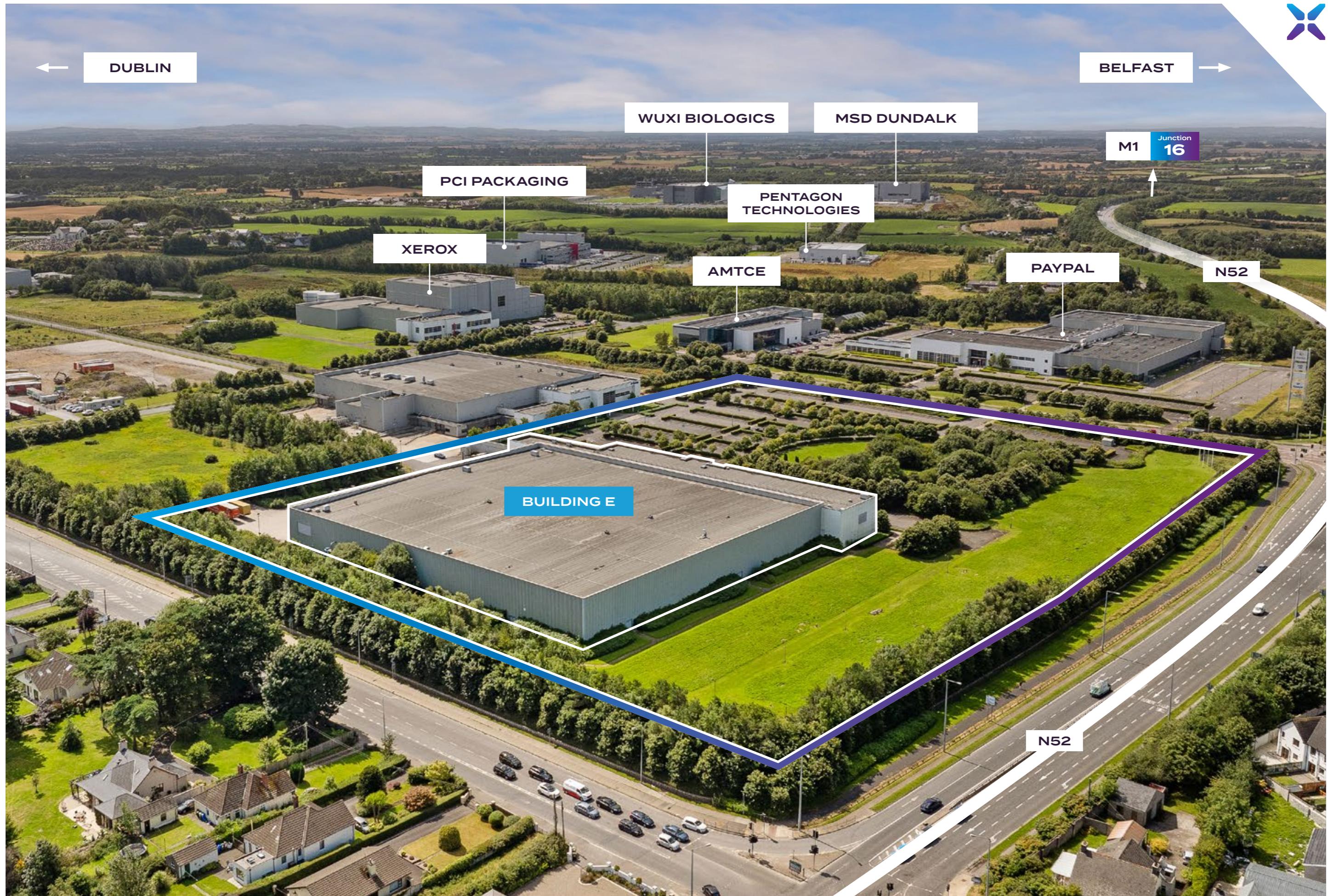
Building E – approx. €60,000 per annum (Based on 2026 budget)

#### Business Rates

Building E – €129,488 per annum (Based on 2025 ARV)

#### Lease Terms

Long lease terms available. Further information on request.



# WHERE INNOVATION TAKES PLACE

Building E is an exceptional industrial property situated in Xerox Technology Park

Viewing is strictly by arranged appointment only with either Lisney or Savills



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