

# Killarney Brewing & Distilling Company

*Purpose Built Brewery &  
Distillery Campus For Sale*

KILLALEE - FOSSA - KILLARNEY  
CO. KERRY - V93 FA43





State of the art brewery & distillery campus in turnkey condition with a fully fitted kitchen, bar & restaurant, private function spaces and large warehouse facilities across a total footprint in excess of 82,000 sq ft



## HIGHLIGHTS



Four large warehouses with secure access extending to 5,000 sq. ft and 9-meter eaves located to the rear of the property



Large purpose-built Brewery & Distillery Campus extending to 5,760 sq m / 62,000 sq ft set on a 4.2-acre site



130 coach and car parking spaces for visitors, staff and deliveries



Fully fitted commercial kitchen, bar and restaurant with capacity for approximately 260 covers and a 250 seat gala event space



The property occupies a prime location in Killalee, just outside the Village of Fossa, on the N72 (main Ring of Kerry Road) and only 10 mins drive from Killarney Town



The property includes a visitor centre, café space, three separate function spaces, open rooftop terrace and a gift shop



Killarney is a vibrant tourist town in County Kerry in the southwest of Ireland situated alongside the Killarney Lakes & National Park and is the most popular base for exploring the Ring of Kerry



## LOCATION

Located 10 minutes west of Killarney Town, one of Ireland's major tourism and hospitality hubs, the town enjoys over one million domestic and overseas tourists annually.







Ross Castle



Gap of Dunloe



Muckross House

## Killarney

Killarney is a world-renowned tourist destination with a population of 14,000 people, forms part of the scenic Ring of Kerry route and is a very popular destination among overseas and domestic visitors all year round with an estimated 1 million people visiting the area annually. The town is situated at the edge of the 26,000-acre Killarney National Park and the shores of Lough Leane, an area of undisturbed natural beauty with well-known attractions such as Muckross House & Gardens, Torc Waterfall,

Killarney Lakes, Ross Castle, Moll's Gap and the Gap of Dunl . Killarney is well connected with regular bus and rail services and Kerry Airport, which is in Farranfore, is a 20-minute drive from the town. The Airport offers scheduled direct flights to Dublin, London-Stansted, London-Luton, Berlin, and Frankfurt-Hahn with seasonal flights to Alicante & Faro. Tralee, the principal town in the County is a 35 minute drive via the N22 and Cork City is a 1 hour drive via the N22.



Killarney

**Prime location along the world-famous Ring of Kerry route with expansive views of the Gap of Dunl  and Tomies Mountain.**





The property has potential for alternative revenue streams through the separate letting of the warehouses.



## Property Overview

Killarney Brewing & Distilling company was constructed in 2022 and is a state of the art, purpose-built micro-brewery and distillery campus set on 4.2 acres with a brewery and hospitality building extending to 62,000 sq ft approx. in addition to four warehouse units each extending to approx. 5,000 sq ft. The accommodation comprises a fully fitted commercial kitchen, bar and restaurant with the capacity for 260 covers, a gala event space with capacity for 250 covers, a visitor centre, gift shop, beer and spirit tasting rooms and an open

rooftop terrace. The four warehouses extending to 5,000 sq. ft. are located to the rear of the property and have 9 metre eaves height, they benefit from good circulation space. There are approx. 130 car and coach parking spaces on site for visitors, staff and deliveries. This facility is a very significant development, the investment into which can be seen throughout the property. The finishes are of a high specifications and the building was developed as a key tourism hub and entertainment centre for the region.





An open rooftop terrace and private function spaces to cater for all occasions and events.



Accommodation

AREA	SQ. M	SQ. FT
Brewery and Hospitality Area	5,760	62,000
Warehousing – 4 units in total	1,858	20,000
Total	7,618	82,000

Please note, areas are approximate and should not be relied upon. For guidance purposes only.





## Data Room

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For further information please  
visit [www.KillarneyBrewingSale.com](http://www.KillarneyBrewingSale.com)

## BER

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## Joint Agents

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