

Dublin AirPort
Logistics Park
www.dublinairportlogisticspark.com



Large Space Options



A development by **ROHAN**

EXECUTIVE SUMMARY

SPECIFICALLY DESIGNED FOR **LARGE SPACE OCCUPIERS**, THIS 150 ACRE PARK ALREADY ACCOMMODATES IN EXCESS OF **ONE MILLION SQUARE FEET** OF LOGISTICS AND WAREHOUSE SPACE BUILT AND PLANNED TO THE **HIGHEST STANDARDS**. ACCOMMODATION OPTIONS OF UP TO APPROX. 23,000 SQ. M. / 250,000 SQ. FT. CAN BE ACCOMMODATED.

10
MINS



Within 10 minutes
drive of Terminal
1 and 2



Instant access from the park
onto the M2 and 2 minutes to
the M50 Junction 5

10
MINS



Within 10 minutes
drive of Dublin
Port Tunnel

OVER
50
ACRES

Over 50 acres of
zoned land available
for development



All new buildings are registered
under the LEED® green
building program



Harvey Norman

HOLLAND & BARRETT

Aer Lingus

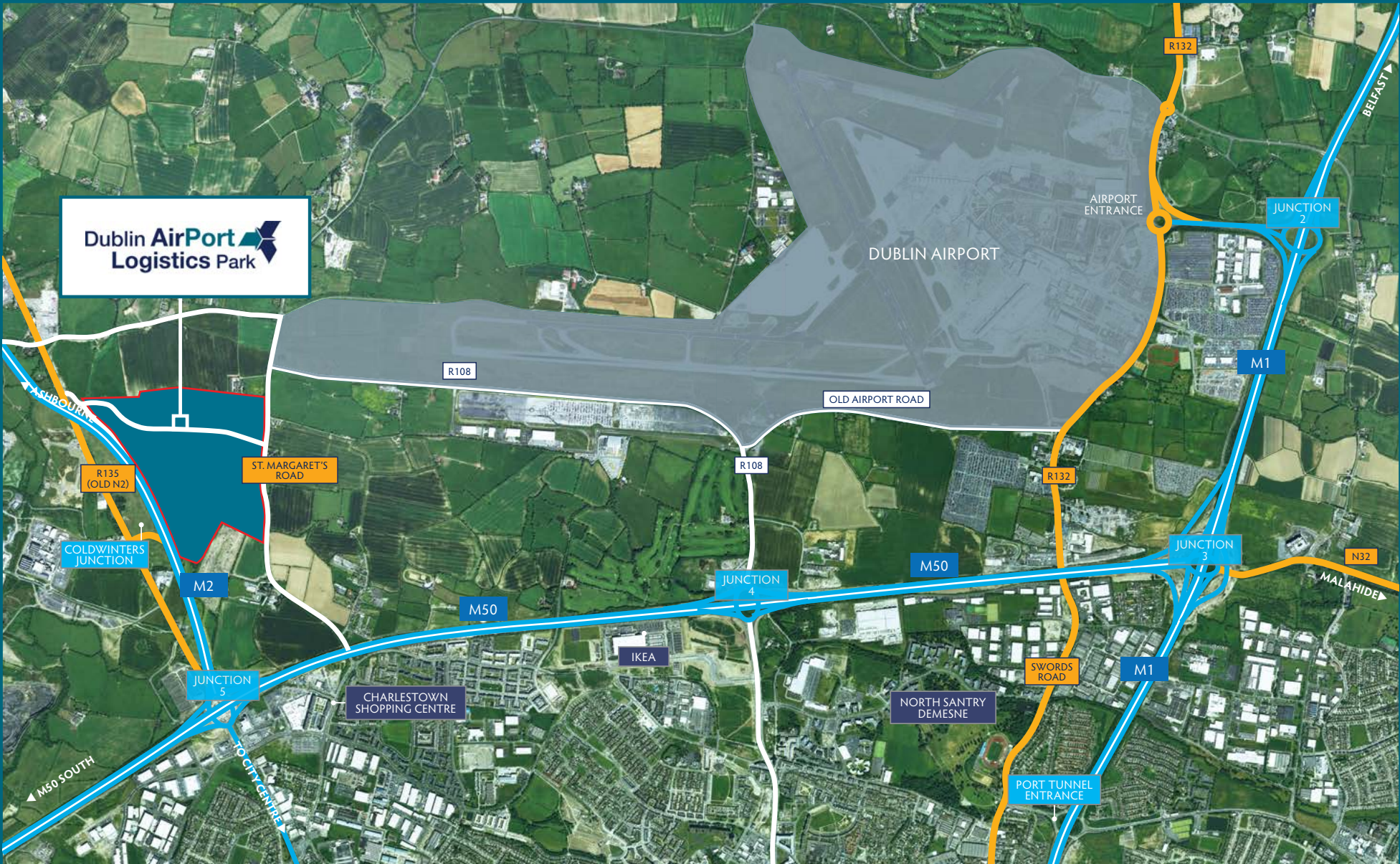


dnata

ThermoFisher
SCIENTIFIC

VWR

AERIAL VIEW



The map illustrates the M50 motorway network in Dublin, Ireland, and its connections to major transport hubs. Key features include:

- Dublin Airport Logistics Park:** Located near the M2 and M50 junctions.
- Dublin Airport:** Situated to the north of the city center.
- Dublin City Centre:** The central urban area, with the M50 bypassing it.
- Dublin Port:** Located on the east coast, accessible via the M1 and N1.
- Major Roads:** The M50 (orange line) is the central feature, with other roads like M1, M2, M3, M4, M5, M6, M7, M8, M9, M10, M11, M12, M13, M14, M15, M16, M17, M18, M19, M20, M21, M22, M23, M24, M25, M26, M27, M28, M29, M30, M31, M32, M33, M34, M35, M36, M37, M38, M39, M40, M41, M42, M43, M44, M45, M46, M47, M48, M49, M50, M51, M52, M53, M54, M55, M56, M57, M58, M59, M60, M61, M62, M63, M64, M65, M66, M67, M68, M69, M70, M71, M72, M73, M74, M75, M76, M77, M78, M79, M80, M81, M82, M83, M84, M85, M86, M87, M88, M89, M90, M91, M92, M93, M94, M95, M96, M97, M98, M99, M100, M101, M102, M103, M104, M105, M106, M107, M108, M109, M110, M111, M112, M113, M114, M115, M116, M117, M118, M119, M120, M121, M122, M123, M124, M125, M126, M127, M128, M129, M130, M131, M132, M133, M134, M135, M136, M137, M138, M139, M140, M141, M142, M143, M144, M145, M146, M147, M148, M149, M150, M151, M152, M153, M154, M155, M156, M157, M158, M159, M160, M161, M162, M163, M164, M165, M166, M167, M168, M169, M170, M171, M172, M173, M174, M175, M176, M177, M178, M179, M180, M181, M182, M183, M184, M185, M186, M187, M188, M189, M190, M191, M192, M193, M194, M195, M196, M197, M198, M199, M200, M201, M202, M203, M204, M205, M206, M207, M208, M209, M210, M211, M212, M213, M214, M215, M216, M217, M218, M219, M220, M221, M222, M223, M224, M225, M226, M227, M228, M229, M230, M231, M232, M233, M234, M235, M236, M237, M238, M239, M240, M241, M242, M243, M244, M245, M246, M247, M248, M249, M250, M251, M252, M253, M254, M255, M256, M257, M258, M259, M260, M261, M262, M263, M264, M265, M266, M267, M268, M269, M270, M271, M272, M273, M274, M275, M276, M277, M278, M279, M280, M281, M282, M283, M284, M285, M286, M287, M288, M289, M290, M291, M292, M293, M294, M295, M296, M297, M298, M299, M300, M301, M302, M303, M304, M305, M306, M307, M308, M309, M310, M311, M312, M313, M314, M315, M316, M317, M318, M319, M320, M321, M322, M323, M324, M325, M326, M327, M328, M329, M330, M331, M332, M333, M334, M335, M336, M337, M338, M339, M340, M341, M342, M343, M344, M345, M346, M347, M348, M349, M350, M351, M352, M353, M354, M355, M356, M357, M358, M359, M360, M361, M362, M363, M364, M365, M366, M367, M368, M369, M370, M371, M372, M373, M374, M375, M376, M377, M378, M379, M380, M381, M382, M383, M384, M385, M386, M387, M388, M389, M390, M391, M392, M393, M394, M395, M396, M397, M398, M399, M400, M401, M402, M403, M404, M405, M406, M407, M408, M409, M410, M411, M412, M413, M414, M415, M416, M417, M418, M419, M420, M421, M422, M423, M424, M425, M426, M427, M428, M429, M430, M431, M432, M433, M434, M435, M436, M437, M438, M439, M440, M441, M442, M443, M444, M445, M446, M447, M448, M449, M450, M451, M452, M453, M454, M455, M456, M457, M458, M459, M460, M461, M462, M463, M464, M465, M466, M467, M468, M469, M470, M471, M472, M473, M474, M475, M476, M477, M478, M479, M480, M481, M482, M483, M484, M485, M486, M487, M488, M489, M490, M491, M492, M493, M494, M495, M496, M497, M498, M499, M500, M501, M502, M503, M504, M505, M506, M507, M508, M509, M510, M511, M512, M513, M514, M515, M516, M517, M518, M519, M520, M521, M522, M523, M524, M525, M526, M527, M528, M529, M530, M531, M532, M533, M534, M535, M536, M537, M538, M539, M540, M541, M542, M543, M544, M545, M546, M547, M548, M549, M550, M551, M552, M553, M554, M555, M556, M557, M558, M559, M560, M561, M562, M563, M564, M565, M566, M567, M568, M569, M570, M571, M572, M573, M574, M575, M576, M577, M578, M579, M580, M581, M582, M583, M584, M585, M586, M587, M588, M589, M590, M591, M592, M593, M594, M595, M596, M597, M598, M599, M600, M601, M602, M603, M604, M605, M606, M607, M608, M609, M610, M611, M612, M613, M614, M615, M616, M617, M618, M619, M620, M621, M622, M623, M624, M625, M626, M627, M628, M629, M630, M631, M632, M633, M634, M635, M636, M637, M638, M639, M640, M641, M642, M643, M644, M645, M646, M647, M648, M649, M650, M651, M652, M653, M654, M655, M656, M657, M658, M659, M660, M661, M662, M663, M664, M665, M666, M667, M668, M669, M670, M671, M672, M673, M674, M675, M676, M677, M678, M679, M680, M681, M682, M683, M684, M685, M686, M687, M688, M689, M690, M691, M692, M693, M694, M695, M696, M697, M698, M699, M700, M701, M702, M703, M704, M705, M706, M707, M708, M709, M710, M711, M712, M713, M714, M715, M716, M717, M718, M719, M720, M721, M722, M723, M724, M725, M726, M727, M728, M729, M730, M731, M732, M733, M734, M735, M736, M737, M738, M739, M740, M741, M742, M743, M744, M745, M746, M747, M748, M749, M750, M751, M752, M753, M754, M755, M756, M757, M758, M759, M760, M761, M762, M763, M764, M765, M766, M767, M768, M769, M770, M771, M772, M773, M774, M775, M776, M777, M778, M779, M780, M781, M782, M783, M784, M785, M786, M787, M788, M789, M790, M791, M792, M793, M

Route	Drive time from DALP
M50 (Junction 5)	2 min
M50 (Junction 3) / M1	8 mins
Dublin Airport	10 mins
Dublin Port Tunnel	10 mins
M50 (Junction 6) / M3	8 mins
M50 (Junction 7) / M4	10 mins
M50 (Junction 9) / M7	13 mins
M50 (Junction 10) / Ballymount	15 mins
M50 (Junction 11) / Tallaght	18 mins



WEALTH OF AMENITIES

HOTELS

- | | | |
|---------------------------------------|-----------------------------------|--|
| 1 Clayton Hotel (Dublin Airport) | 5 Holiday Inn Express (Northwood) | 9 Travelodge Dublin Airport (Ballymun) Hotel |
| 2 Radisson Blu Hotel (Dublin Airport) | 6 Carlton Hotel (Dublin Airport) | 10 Metro Hotel Dublin Airport (Santry Cross) |
| 3 Maldron Hotel (Dublin Airport) | 7 Hilton Dublin Airport Hotel | 11 Crowne Plaza Blanchardstown |
| 4 Crown Plaza (Santry) | 8 Regency Hotel Dublin Airport | |



CONNECTIVITY

- With bus stops at both entrances to Dublin AirPort Logistics Park, there is a regular bus service to and from the airport and the city centre.
- BusConnects is the National Transport Authority's programme to greatly improve bus services across the Dublin region. As part of this new network, Dublin AirPort Logistics Park will be serviced by the No. 8 bus which will transport passengers to and from the airport and city centre every 20 - 25 minutes.



RESTAURANTS & SHOPS

- | | | |
|-------------------------------|--|---|
| 1 Charlestown Shopping Centre | 5 Nandos at Blanchardstown Shopping Centre | 9 Applegreen Service Station |
| 2 Kealy's of Cloghran | 6 Milano at Blanchardstown Shopping Centre | 10 IKEA |
| 3 Boot Inn | 7 Eddie Rockets at Blanchardstown S.C. | 11 Coachmans at Dublin Airport roundabout |
| 4 Java Republic | 8 Wagamama at Blanchardstown Shopping Centre | 12 The Whitehouse Pub near Kilshane Cross |

PARK LAYOUT & OCCUPIERS



SCHEDULE OF APPROXIMATE GROSS EXTERNAL FLOOR AREAS

DRAKE HOUSE	sq.m.	sq.ft.
Warehouse		
Approx. unit size (to include office content as required)	22,300	240,000

LARK HOUSE (OPTION A)	sq.m.	sq.ft.
Warehouse		
Approx. unit size (to include office content as required)	23,226	250,000

LARK HOUSE (OPTION B)	sq.m.	sq.ft.
Warehouse		
Approx. unit size (to include office content as required)	18,580	200,000

SANDPIPER HOUSE	sq.m.	sq.ft.
Warehouse		
Approx. unit size (to include office content as required)	16,720	180,000

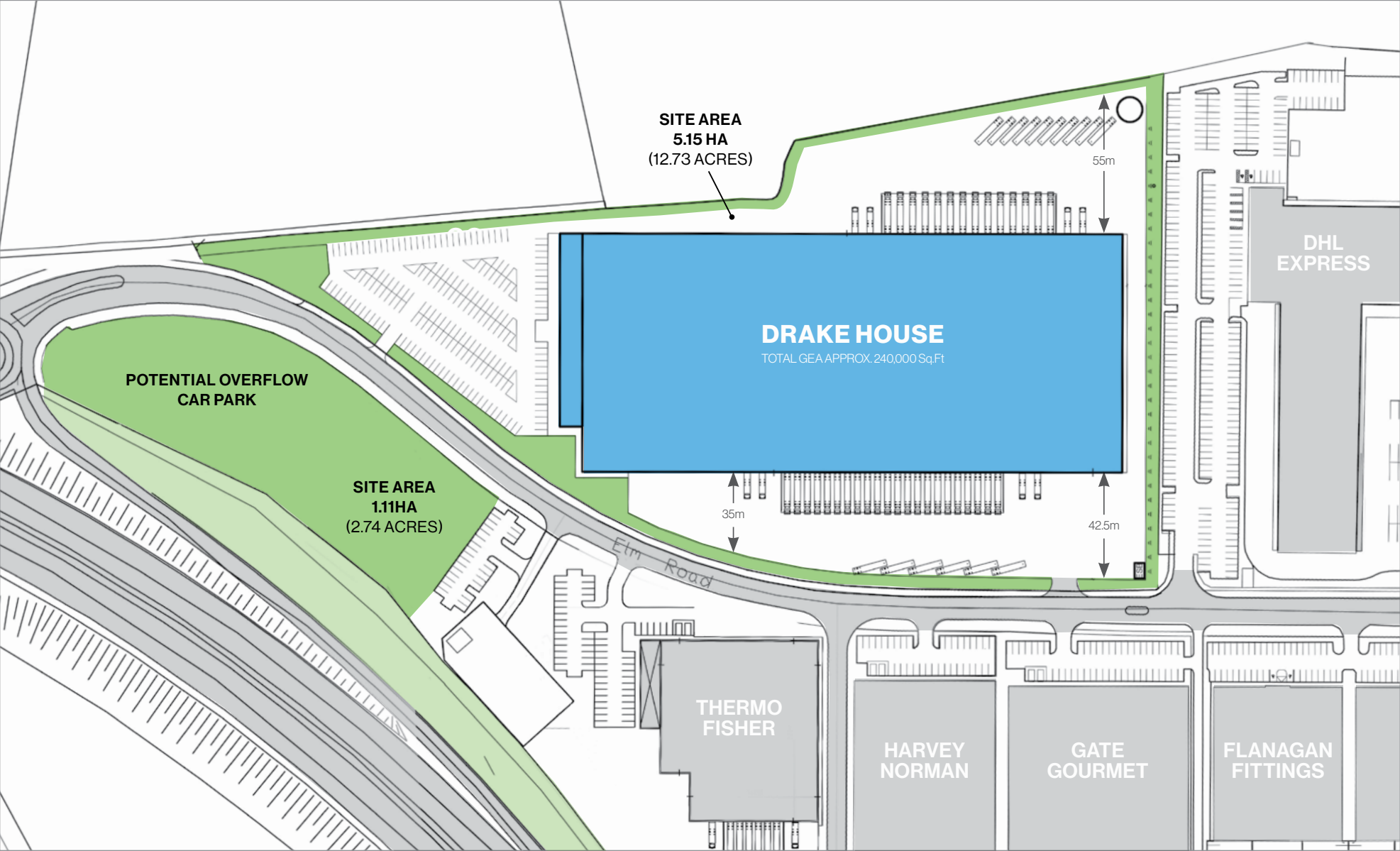
CONTRAIL HOUSE	sq.m.	sq.ft.
Warehouse	5,875	63,232
Office	547	5,888
Total	6,422	69,120

GOLDCREST HOUSE	sq.m.	sq.ft.
Warehouse	4,932	53,087
Office	548	5,898
Total	5,480	58,985

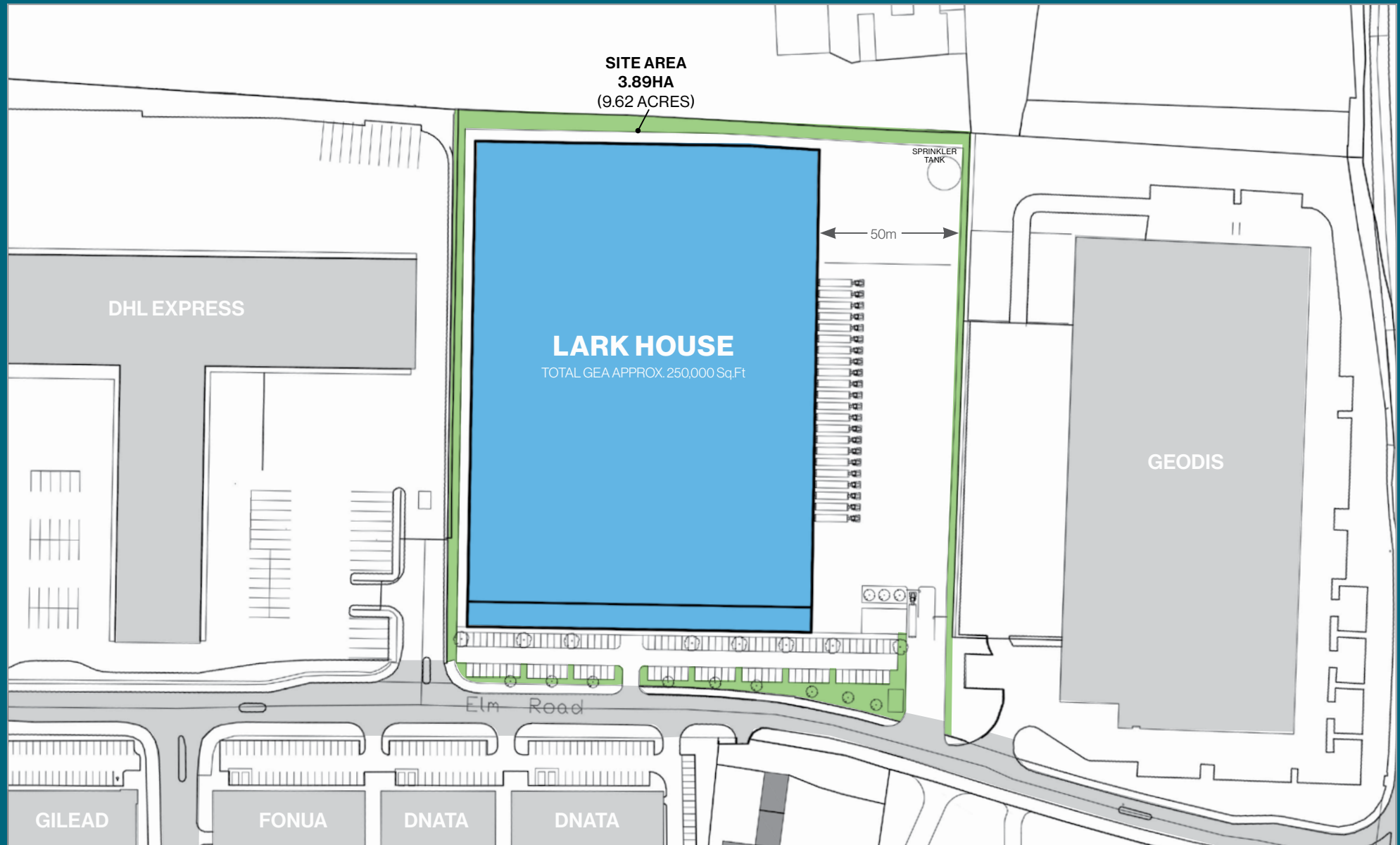
PEREGRINE HOUSE	sq.m.	sq.ft.
Warehouse	4,180	44,995
Office	495	5,324
Total	4,675	50,319

STARLING HOUSE	sq.m.	sq.ft.
Warehouse	2,091	22,500
Office	232	2,500
Total	2,323	25,000

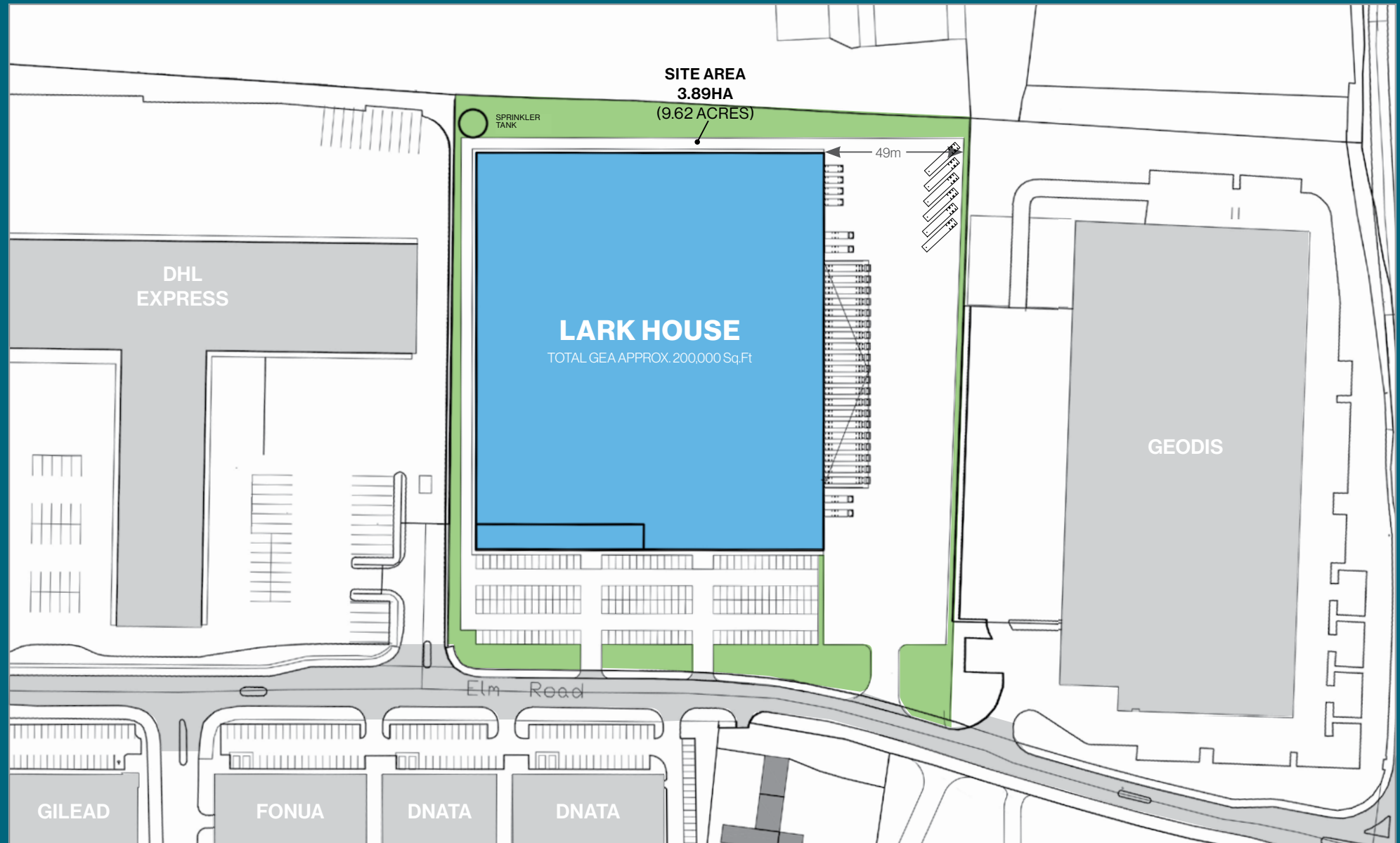
DRAKE HOUSE



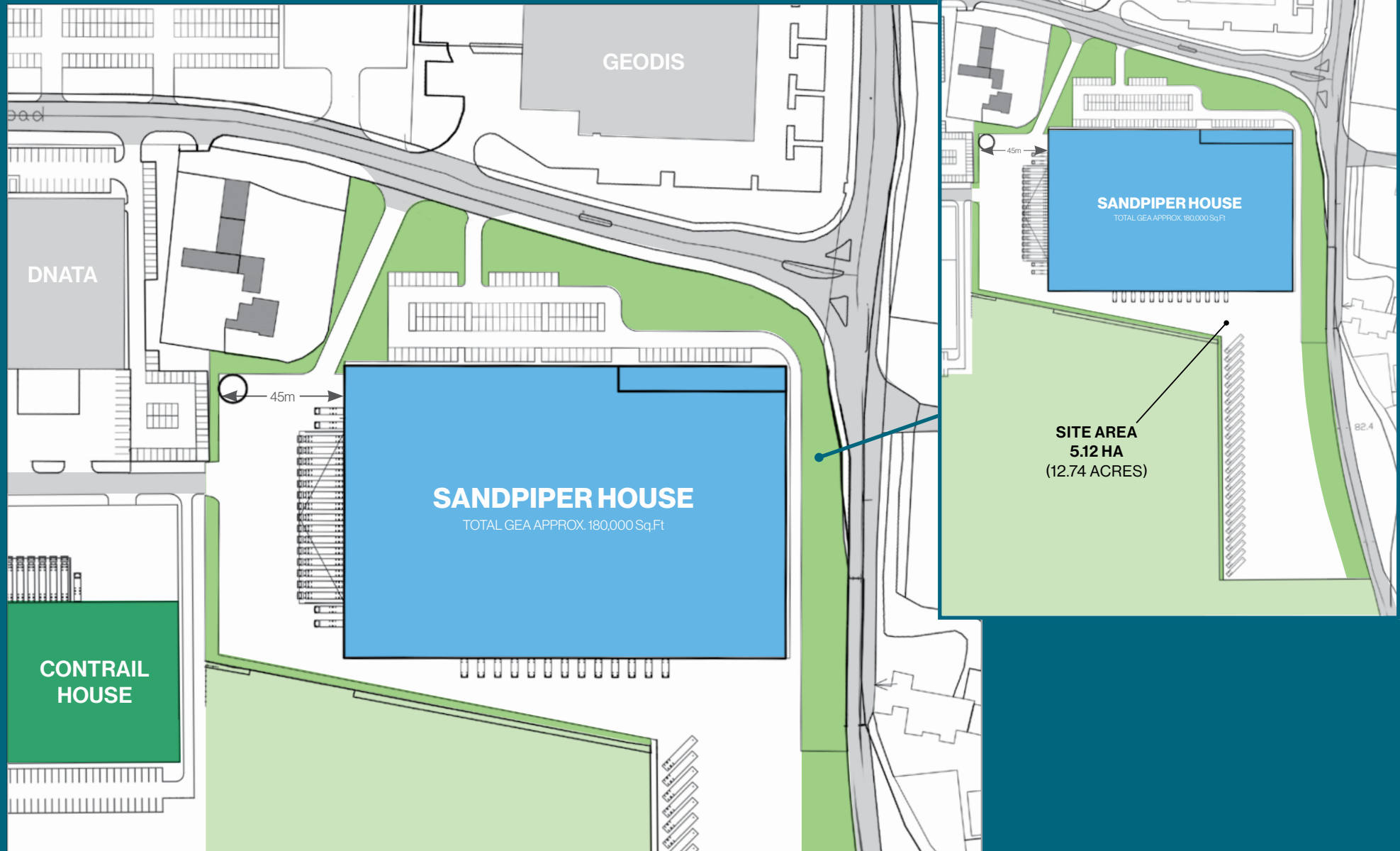
LARK HOUSE - OPTION A



LARK HOUSE - OPTION B



SANDPIPER HOUSE



ABOUT THE PARK



→ East entrance



→ West entrance

Dublin AirPort Logistics Park

Dublin AirPort Logistics Park is a high quality business park located within minutes of Dublin Airport and J5 on the M50.

Access controlled and secure environment within a well managed and expertly landscaped business park development.

Industrial facilities of up to 23,000 sq. m. / 250,000 sq. ft. can be provided for sale or to let to occupiers' specifications.

ACTIVE MANAGEMENT

Rohan provide a professional, pro-active and efficient property and facility management service whilst minimising occupiers' costs.

Service charges are typically 10 - 20 cent per sq.ft. per annum (depending on site coverage).

CLASS LEADING SPECIFICATIONS

LEED accreditation – precise levels subject to client requirements.

Clear internal heights to suit requirements.

Steel portal frame construction.

30 – 50 metre secure service yards and dedicated car parking.

Generous loading provision via multiple dock levellers and automated roller shutter doors.

High quality open plan offices over one level or multiple levels as required.



ROHAN

Holdings Limited

Rohan is one of Ireland's longest standing private property investment and development companies.

With over 40 years' experience in land acquisition, design, planning, construction and occupier fit out, we have a proven track record of delivering projects on time, within budget and to our clients' satisfaction.

We, as property owners, managers and developers, are primarily focused on the acquisition and development of prime commercial space and excel in the creation of high-quality, actively managed

business environments that create and sustain investment value.

Rohan's ability to deliver quality environments is most evident in our projects, and we are very proud to count amongst our clients many leading local and global businesses.

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ROHAN

Project Management

R.P.M. has extensive experience and expertise in developing office, industrial, warehouse and logistics facilities. Our focus is to use our knowledge and professionalism to deliver savings and certainty to clients' projects.

R.P.M. can manage a client's project from Concept Phase right through to completion of the Fit-Out Phase. Alternatively, we can manage a single phase of the project. Accordingly, depending on the nature of the project, services available from R.P.M. during the Project Lifecycle can include any or all of the following:

- Project Start-up / feasibility and team selection.
- Design team coordination / liaison with statutory bodies / procurement and tendering.
- Project Management throughout construction phase / cost control and reporting.
- P.C. process including handover / snagging / compliance.
- Management of fit-out and occupation.

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ROHAN

Estate Management

R.E.M. is a specialist property company focused on the management of business parks and industrial estates. We maintain the developments we manage to the very highest standards and thereby maximise tenant satisfaction and asset appreciation while achieving value for money in the provision of services.

It is a combination of over 40 years' experience, proven professionalism, our commitment to innovation and value for money, together with the special understanding that comes from being Property Owners, Managers and Developers that makes Rohan the ideal property partner.

We actively manage business parks through:

- Financial reporting and day-to-day management.
- Budget preparation and service charge control.
- Maintenance planning and contractor management.
- Routine inspections.
- Collection of rent, service charges and insurance.
- Tenant liaison.
- Lease management.
- Landlord and Tenant advice.
- Lease negotiations/renewals and rent reviews.

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New projects are registered under the LEED® green building program. LEED (Leadership in Energy and Environmental Design) is a voluntary rating system to certify sustainable buildings and neighbourhoods.



Rohan Holdings is a proud member of the Irish Green Building Council. The IGBC is a non-profit organisation, launched in 2011 with member organisations and businesses from the entire value chain of the built environment. All are united in one common goal to accelerate the transformation of the built environment, related industry and supply chain to one that is sustainable through leadership, research, education and providing policy input to local and national government.

For more information, visit www.igbc.ie

Dublin AirPort Logistics Park

www.dublinairportlogisticspark.com

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