



# Momentum

Logistics Park

# Launching a new era of logistics excellence





State of the art logistics buildings ranging in size from 11,500 sq ft to 80,000 sq ft.

The Park comprises an existing 2 million sq ft of occupied logistics space.

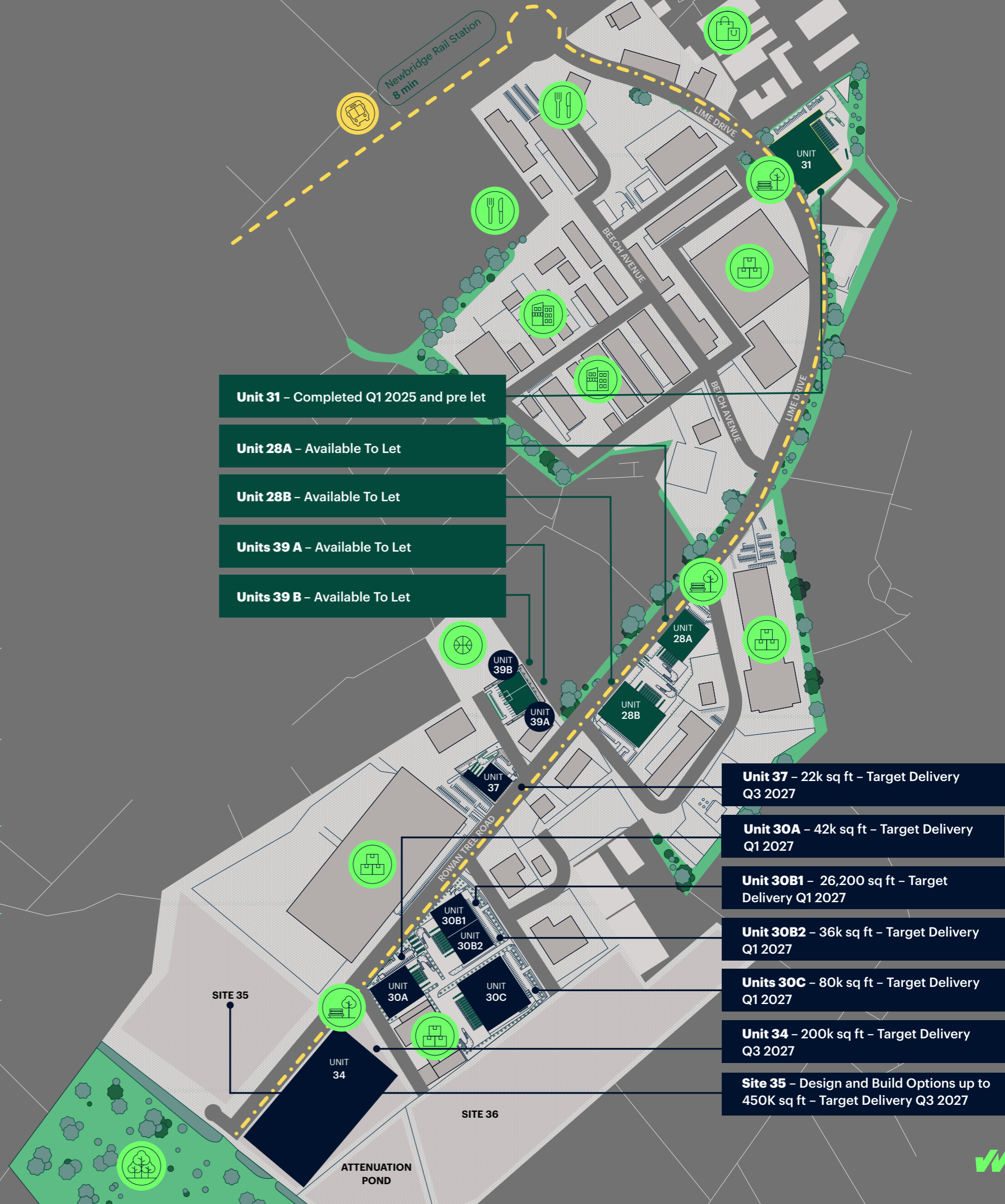
€100 Million Capital Investment.

850,000 sq ft of new  
Grade A logistics  
buildings targeting  
LEED Gold certification.



UNIT NO.	SQ M	SQ FT
Unit 28A	3,372.90	36,305
Unit 28B	5,596.10	60,236
Unit 39A	1,318.80	14,196
Unit 39B	1,079.40	11,619

BUSINESS AND LOCAL RETAIL	LOCAL BUSINESSES AREA
FOOD AREA	AMENITY NODES
LOGISTICS AND DISTRIBUTION	SPORTS FACILITIES
BUS SERVICE	GREEN AREA
BUS SERVICE AND CYCLE LANE	



# UNIT 28 A

**36,305** sq ft

Premium  
Logistics Space

**12.5<sup>m</sup>**

Clear  
Internal Height

**4**

Dock  
Levellers

**2**

Level  
Access Doors

**35<sup>m</sup>**

Yard  
Depth

**27**

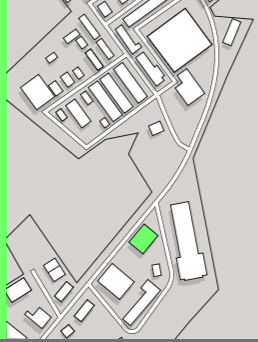
Car  
Parking Spaces

**2**

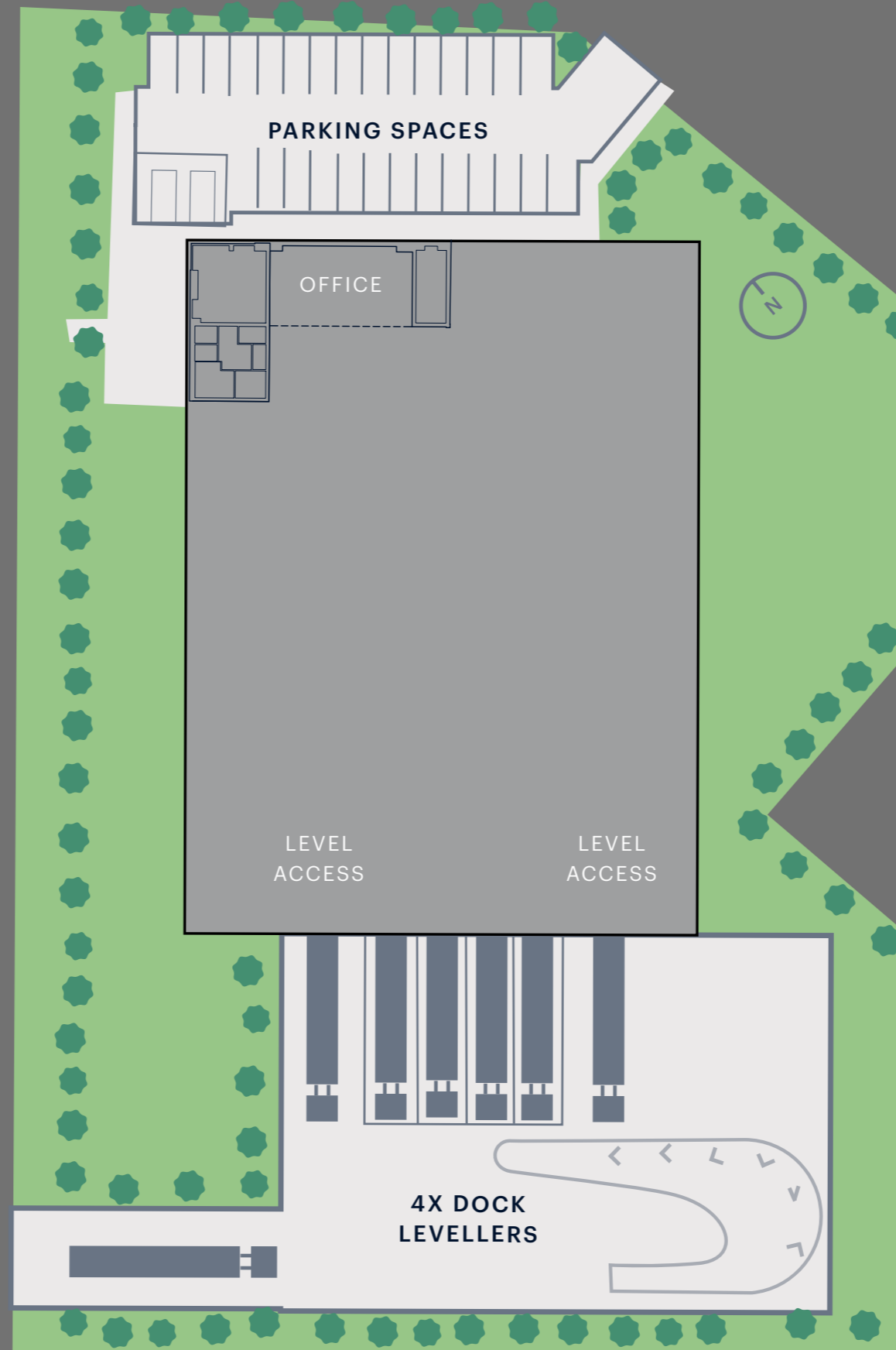
EV  
Parking Spaces



# UNIT 28 A

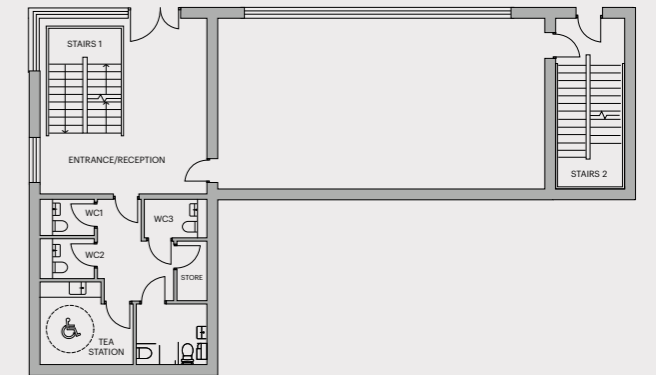


Floor Space	Sq M	Sq Ft
Warehouse	2,998.1	32,271
Ground Floor Office	136.5	1,469
First Floor Office	238.3	2,565
<b>Total</b>	<b>3,372.9</b>	<b>36,305</b>



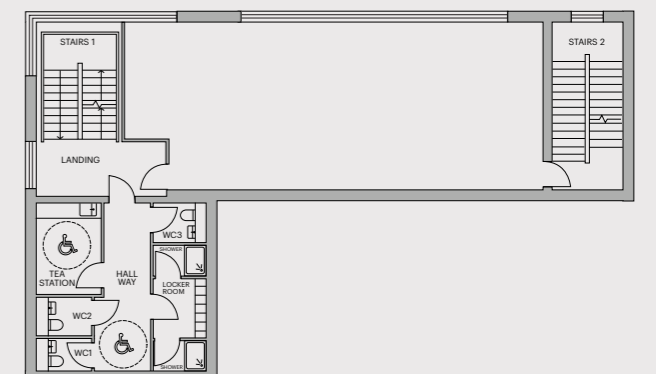
## Ground Floor Office

136.5 sq m / 1,469 sq ft



## First Floor Office

238.3 sq m / 2,565 sq ft



12.5m Clear  
Internal Height



Min. 60 kN/m<sup>2</sup>  
Floor Loading



Yard Depth Of  
Approx 40m



4 x Dock  
Levellers



2 x Level  
Access Doors



27 Car Parking  
Spaces



24 Bicycle  
Parking



# UNIT 28 B

**60,236** sq ft

Premium  
Logistics Space

**13.7m**

Clear  
Internal Height

**6**

Dock  
Levellers

**2**

Level  
Access Doors

**40m**

Yard  
Depth

**54**

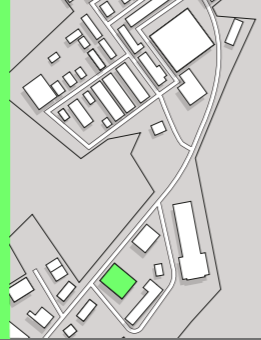
Car  
Parking Spaces

**4**

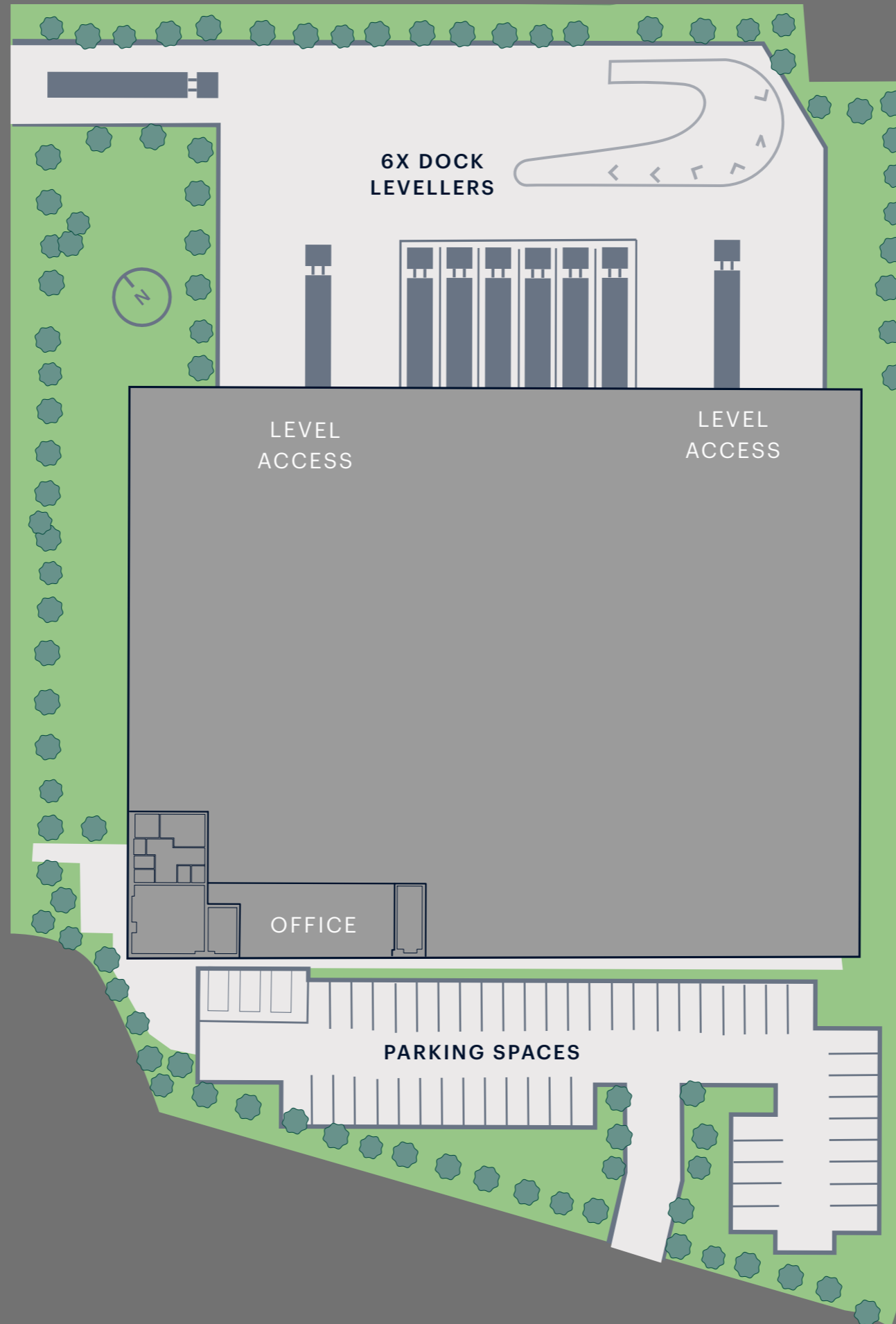
EV  
Parking Spaces



# UNIT 28B

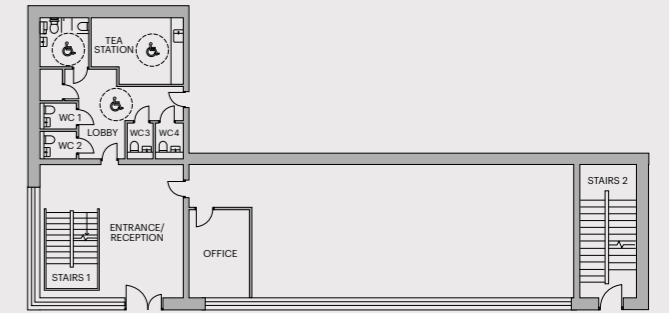


Floor Space	Sq M	Sq Ft
Warehouse	5,074.2	54,618
Ground Floor Office	185.8	2,000
First Floor Office	336.1	3,618
<b>Total</b>	<b>5,596.1</b>	<b>60,236</b>



## Ground Floor Office

185.5 sq m / 2,000 sq ft



## First Floor Office

336.1 sq m / 3,618 sq ft



13.7m Clear Internal Height



Min. 60 kN/m<sup>2</sup> Floor Loading



Yard Depth Of Approx 40m



6 x Dock Levellers



2 x Level Access Doors



54 Car Parking Spaces



36 Bicycle Parking



# UNIT 39 A

**14,196** sq ft

Premium  
Logistics Space

**8.3m**

Clear  
Internal Height

**1**

Level  
Access Door

**14**

Bicycle  
Parking Spaces

**10**

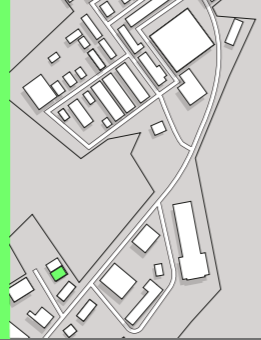
Car  
Parking Spaces

**1**

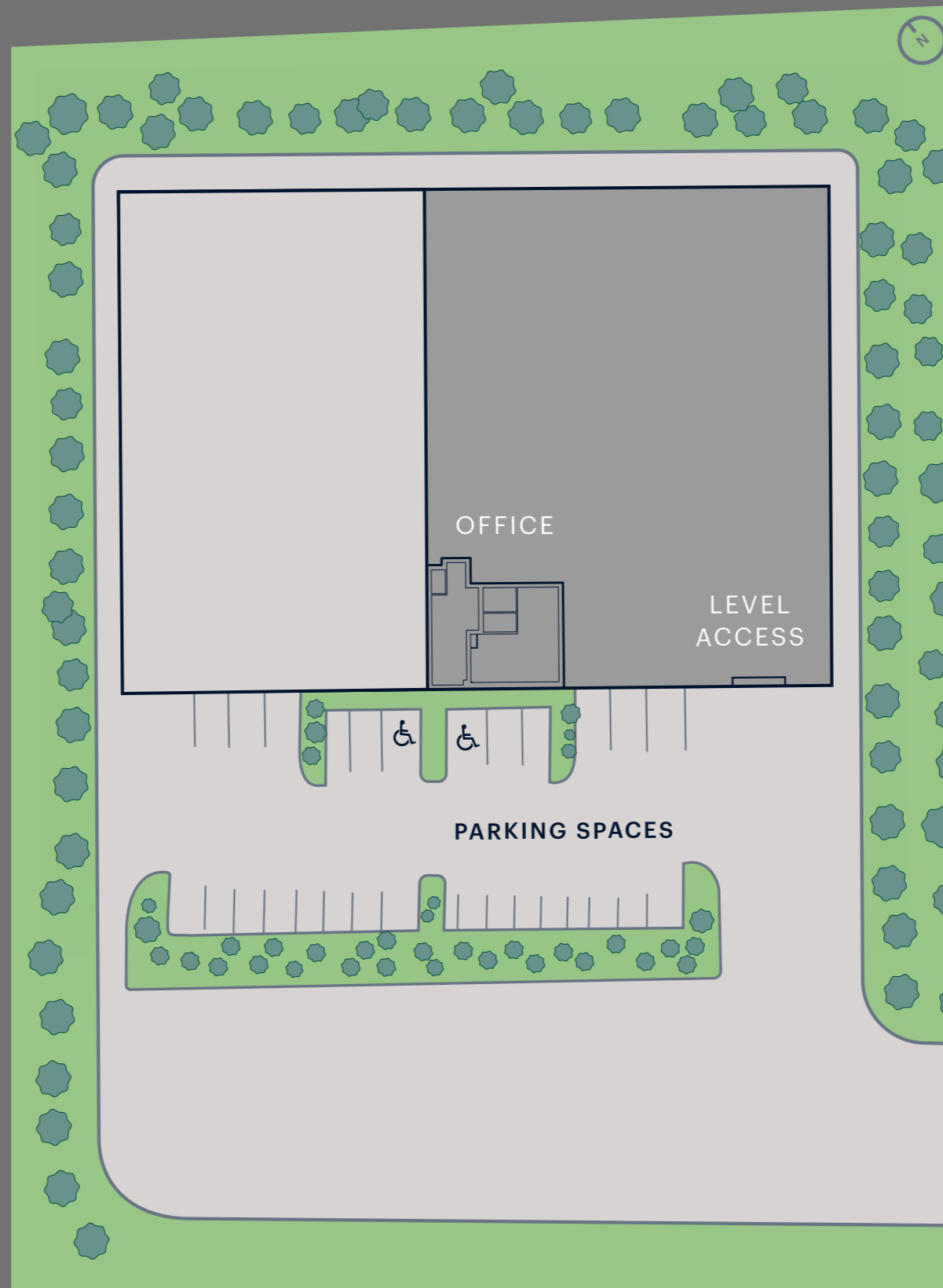
EV  
Parking Space



# UNIT 39 A

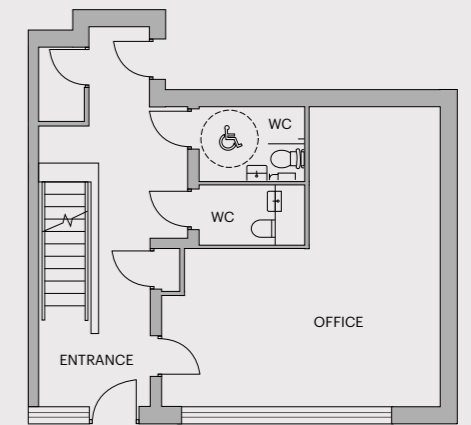


Floor Space	Sq M	Sq Ft
Warehouse	1,137.6	12,245
Ground Floor Office	91.2	982
First Floor Office	90	969
<b>Total</b>	<b>1,318.8</b>	<b>14,196</b>



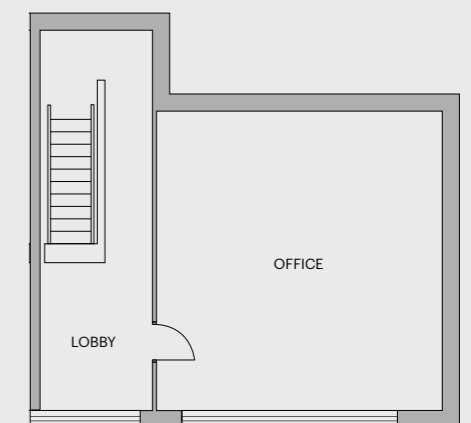
## Ground Floor Office

91.2 sq m / 982 sq ft



## First Floor Office

90 sq m / 969 sq ft



8.3m Clear  
Internal Height



Min. 60 kN/m<sup>2</sup>  
Floor Loading



1 x Level  
Access Door



10 Car Parking  
Spaces



14 Bicycle  
Parking

# UNIT 39 B

**11,619** sq ft

Premium  
Logistics Space

**8.3m**

Clear  
internal Height

**1**

Level  
Access Door

**14**

Bicycle  
Parking Spaces

**10**

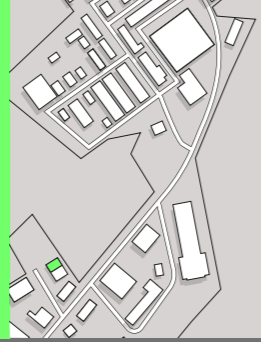
Car  
Parking Spaces

**1**

EV  
Parking Space



# UNIT 39 B



Floor Space	Sq M	Sq Ft
Warehouse	897.9	9,665
Ground Floor Office	91.3	983
First Floor Office	90.2	971
<b>Total</b>	<b>1,079,4</b>	<b>11,619</b>



8m Clear  
Internal Height



Min. 60 kN/m<sup>2</sup>  
Floor Loading



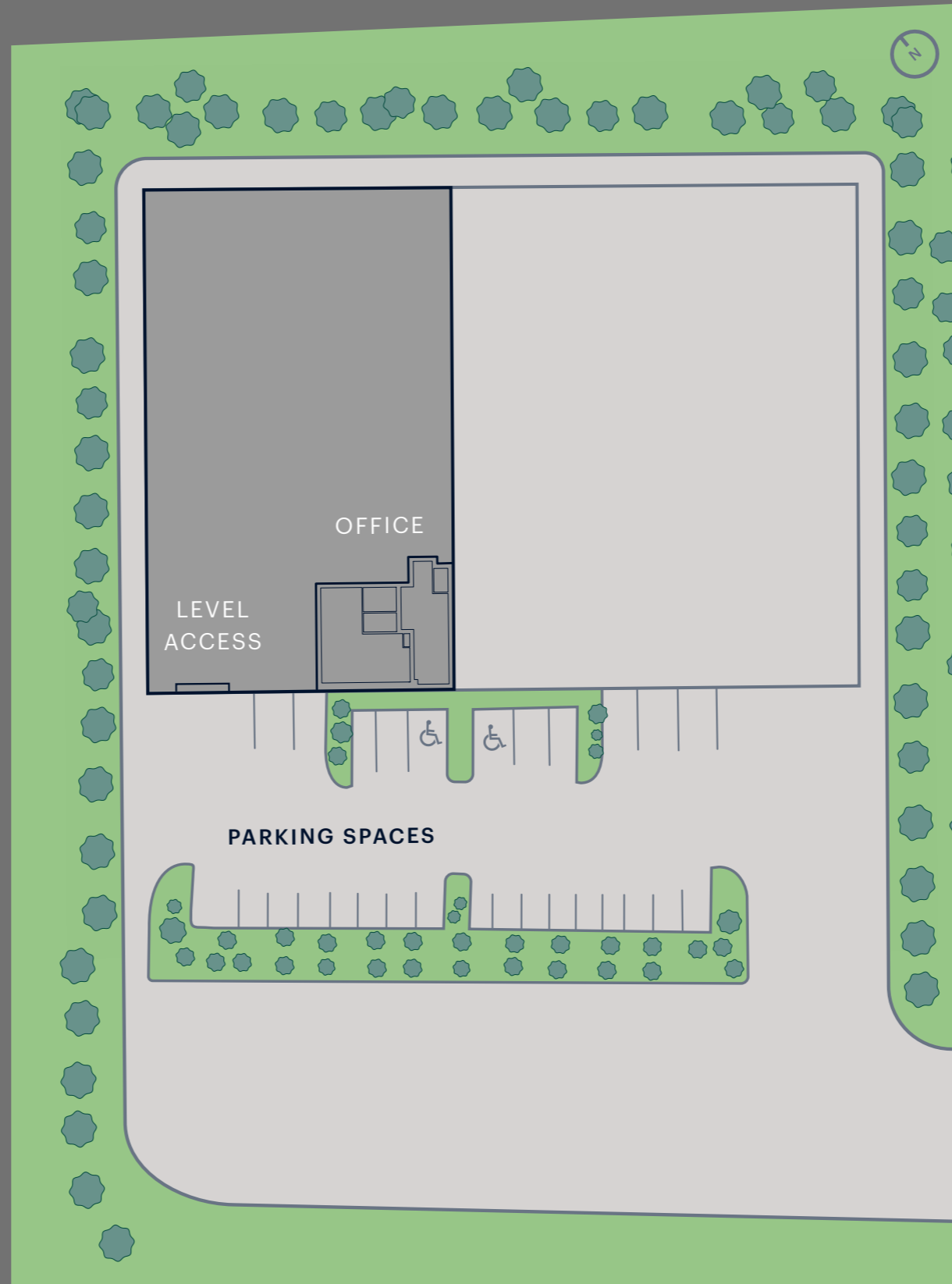
10 Car Parking  
Spaces



1 x Level  
Access Door

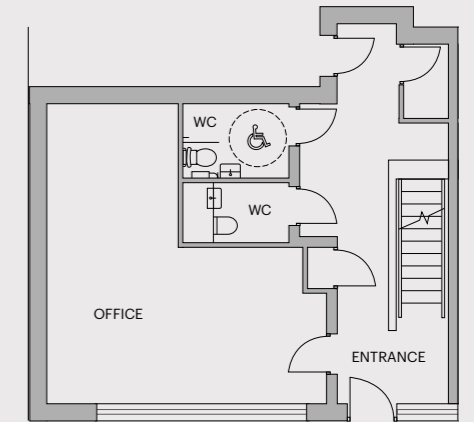


14 Bicycle  
Parking



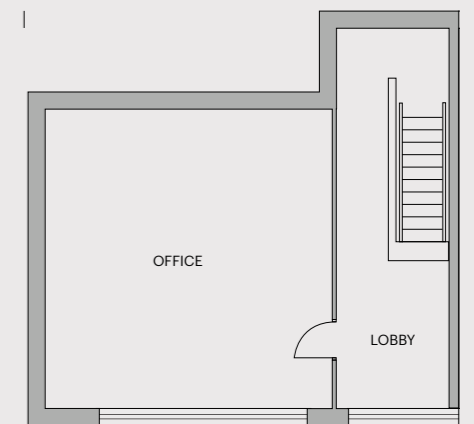
## Ground Floor Office

91.2 sq m / 982 sq ft



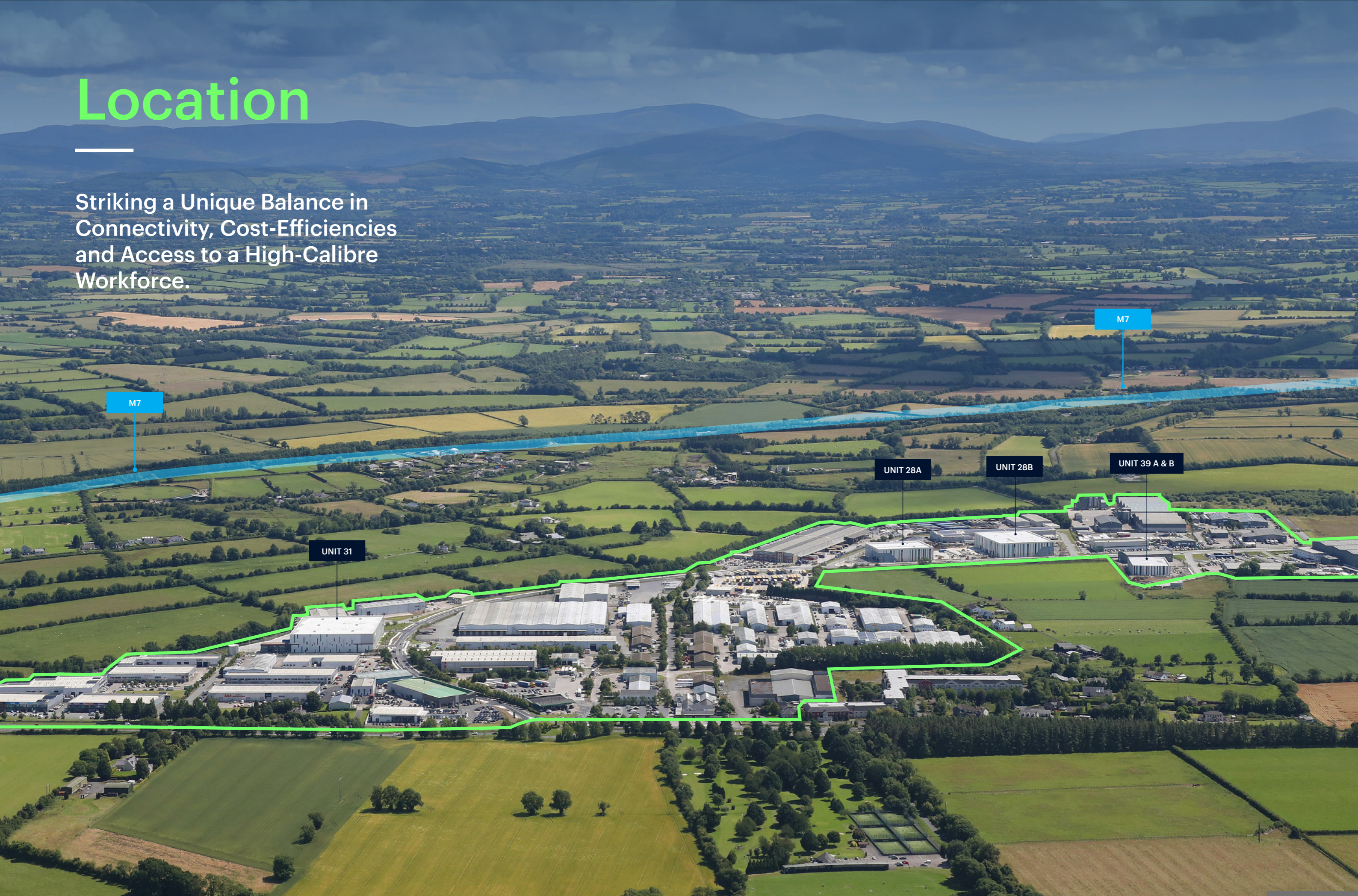
## First Floor Office

90 sq m / 969 sq ft











# Location

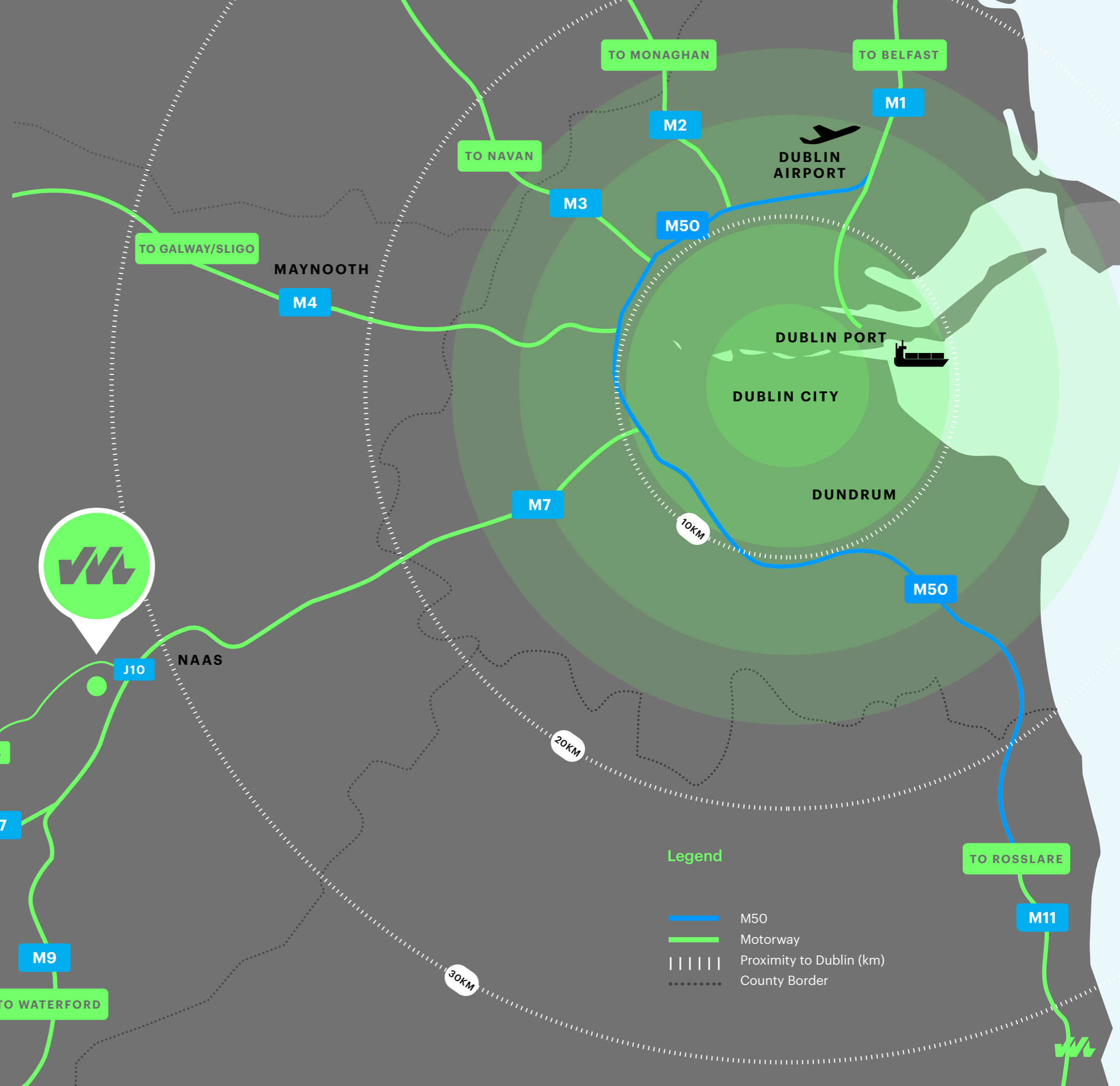
Striking a Unique Balance in Connectivity, Cost-Efficiencies and Access to a High-Calibre Workforce.



Strategically positioned on the M7 motorway, with unhindered access to Dublin and beyond.

Drive Times (Off Peak)

-  M50 Motorway — 22 mins
-  M7 Motorway — 4 mins
-  Dublin Port — 40 mins
-  Dublin Airport — 35 mins
-  Rosslare Port — 100 mins
-  Limerick — 90 mins
-  Cork — 130 mins
-  Galway — 130 mins



# Accessible and attractive to employees



**44,135**  
PEOPLE WITHIN  
10KM RADIUS



**250,000**  
PEOPLE WITHIN  
50KM RADIUS



HOME TO  
**100+**  
**BUSINESSES**



EMPLOYING  
**2000+**  
**PEOPLE**



**44%**  
of workers are  
located within a  
15-minute drive



**48%**  
of workers have a  
travel time between  
15 & 45 minutes



CENTRALLY  
**LOCATED  
ON THE M7**  
Ireland's premier logistics  
corridor



UNRIVALLED  
**WORKFORCE  
CATCHMENT**



## Occupiers in the locality include:

**DSV**



**SCREWFIX**

**DIAGEO**



PRIMARK



# Steered by sustainability

Momentum Logistics Park has been redesigned to meet today's highest sustainability standards:



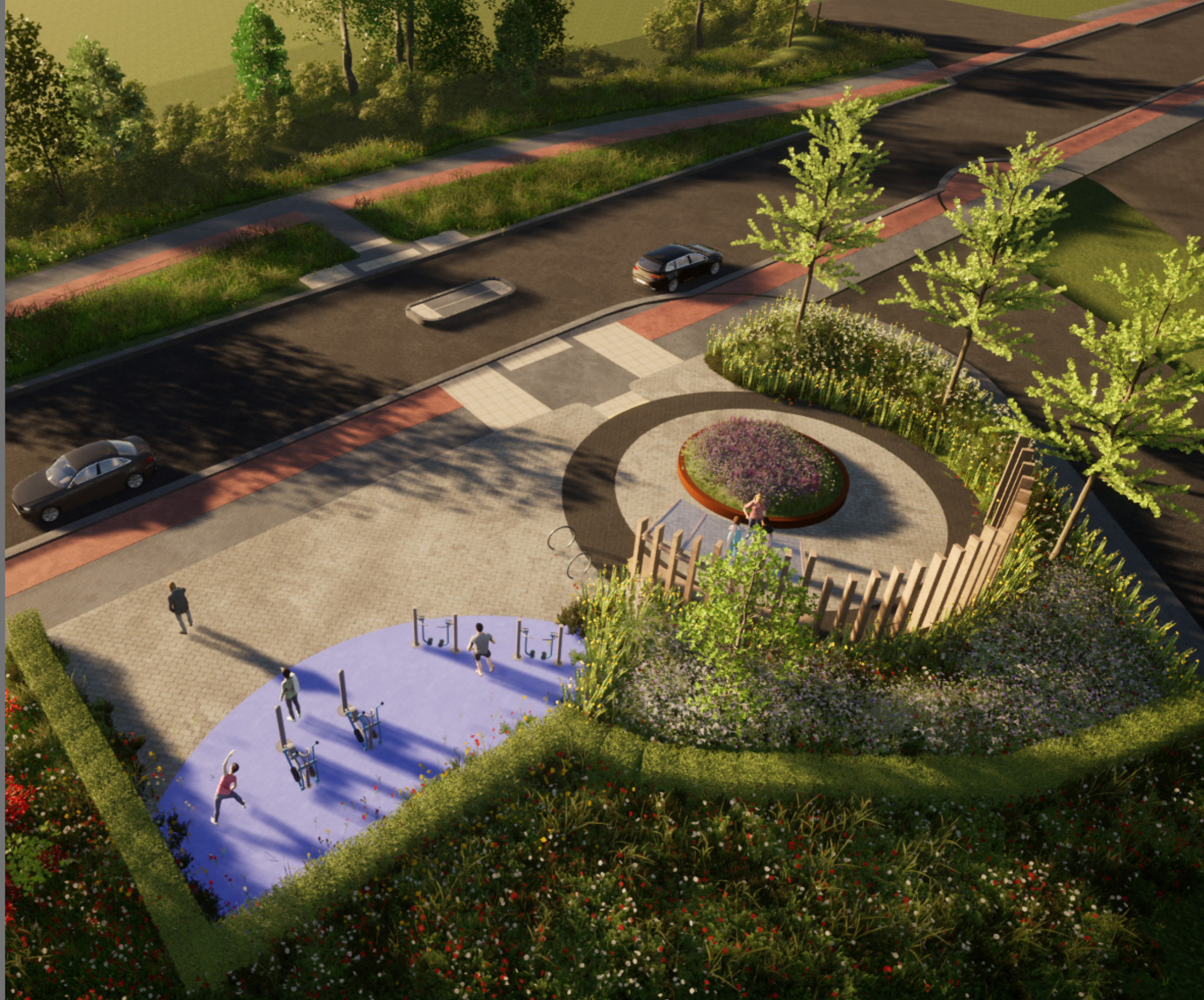
EU Taxonomy Compliant Buildings  
Targeting LEED Gold Certification



IGBC – Irish Green Building Council  
Membership



Zero Energy Building  
(ZEB) Standard



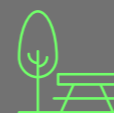
Every opportunity has been taken to enrich the public realm using sustainable enhancements. These include:



Electric Vehicle  
Points



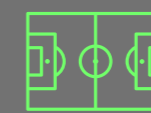
LED  
Lighting



Picnic  
Areas



Outdoor Gym  
Equipment



Five-a-side  
Football Pitch



Tree-lined  
Thoroughfare





**PALM LOGISTICS**

## Committed custodians of the Park's future

Momentum Logistics Park is being redeveloped by Palm Logistics, an affiliate of Palm Capital which is a Europe-wide real estate private equity firm with offices and operations in London, Dublin and Madrid. To date, Palm Logistics has acquired over 2,000,000 sq ft of

logistics buildings including Greenogue Logistics Park in nearby Baldonnel. The company's expertise has been enhanced by experience acquired in building the Los Gavilanes Logistics Park in Madrid and repositioning the Copenhagen Cargo Centre in Denmark.



Logistics Development  
Gavilanes, Madrid Corridor



High Bay Logistics Portfolio,  
Northwest Business Park, Dublin



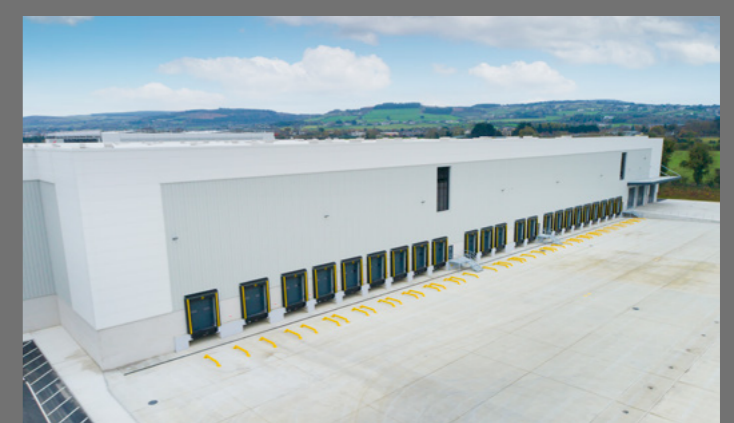
High Bay Logistics Portfolio  
Western Industrial Estate, Dublin



Last Mile Logistics Portfolio  
South Dublin



Airside Prime Logistics Facility  
Copenhagen Airport



Logistics Development  
Greenogue Logistics Park, Dublin



## Professional Team



**Project Managers**  
Mitchell McDermott



**Architects**  
JSA Architects



**Structural Engineers**  
DBFL Consulting Engineers



**Quantity Surveyors**  
MJ Turley + Associates



**M & E Engineers**  
Axiseng



**Sustainability Consultants**  
Passive Dynamics



**Fire & DAC**  
MJP (Maurice Johnson & Partners)

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[www.momentumlogisticspark.com](http://www.momentumlogisticspark.com)

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