

SMITHSTOWN

SHANNON | CO CLARE

PRIME INDUSTRIAL DEVELOPMENT LAND OPPORTUNITY
FOR SALE



HIGHLIGHTS



Approx.
10.67 Acres
(4.32 Ha).



High profile site
with excellent
road frontage.



Zoned “Light Industry”
in the Shannon Town
& Environs LAP 2012-
2022 (as extended).



Strategic business
location adjacent
Smithstown Industrial
Estate and close to
Shannon Airport.



Excellent connectivity, providing direct
access to Limerick city (just 20 minutes
away) via N18, Galway (1 hour) via M18
and Dublin (2 hours 30 mins) via M7.



Strong multinational
presence nearby including
Crane Worldwide, Intel, DHL,
Siemens, Kuehne + Nagel,
Zimmer and DB Shenker.



This site is ideal for
companies or investors
looking to develop large-scale
commercial, industrial, or
manufacturing operations.



LOCATION

The lands are situated adjacent to Smithstown Industrial Estate & Shannon Free Zone East Campus, approximately 3km east of Shannon International Airport and 1km north of Shannon Town Centre.

Shannon is the second largest town in County Clare and holds a strategic location, serving as the link between Galway and Limerick, providing entry to the Mid-West Region. The M18 motorway offers excellent access, with Limerick approximately 20km southeast

and Galway 80km north. The subject lands are conveniently located close to Shannon Airport, which offers daily flights to the UK and USA.

The Shannon Airport Group's Shannon Campus West and East Zone is a 600-acre business park that is home to over 300 companies and 8,000 employees. The Campus is one of Ireland's largest multisectoral business parks, which hosts the highest concentration of FDI companies outside of Dublin.

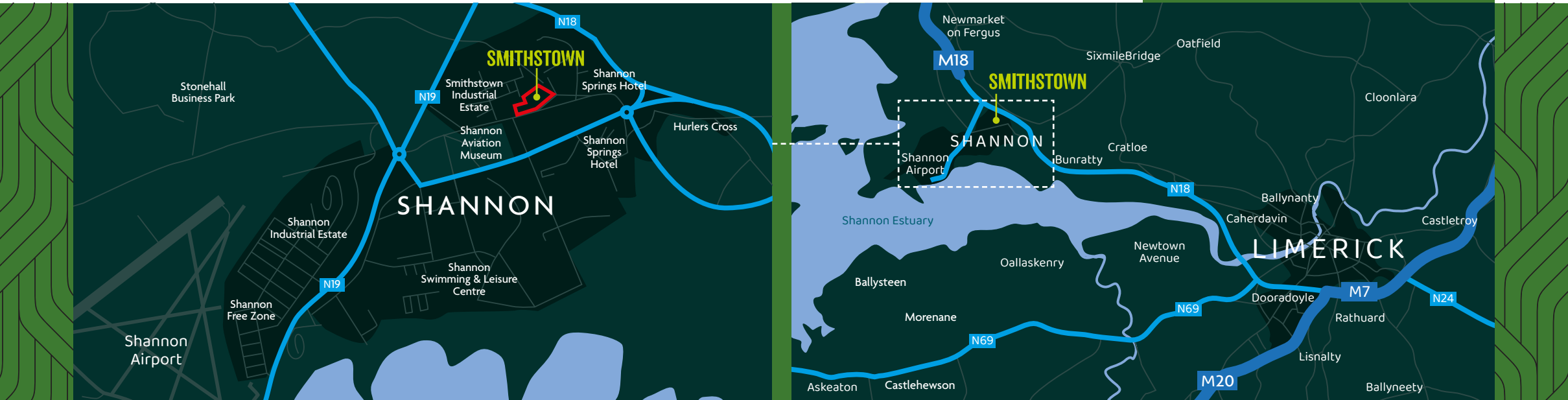
The connectivity provided by Shannon International Airport to the Shannon Free Zone area is a primary competitive advantage to the accessing of global markets and facilitate global business.



THE OPPORTUNITY

This is a rare opportunity to acquire a prime commercial development site located in Shannon in one of Ireland's most prestigious commercial and industrial hubs. The site area extends to approx. 10.67 acres. The land is relatively flat with good access.

The land is zoned 'Light Industry'. Permissible uses under this Objective include the use of land for industry/ manufacturing, data centre, distribution, open storage, logistics/ transport operating centres and the treatment and recovery of waste materials.



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PRIME INDUSTRIAL DEVELOPMENT LAND OPPORTUNITY

Method of Sale

For sale by Private Treaty

Price

€3,250,000

Title

Freehold

Services

We understand that services are available however interested parties are required to satisfy themselves on the adequacy and availability of all services to the property.

Further Information

Available on request.

Joint Agents



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♦ SOLICITORS ♦

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