

**FOR SALE**

**Prime Bonded Warehouse & Office  
Facility**

**Investment with Development Potential  
on 5.57 Acres Zoned Mix Use Town Centre**

**Sherry  
FitzGerald**

**Davitt & Davitt**

**Charville Road, Tullamore, Co. Offaly, Ireland**

**An exceptional opportunity to acquire a substantial industrial and commercial facility comprising approx. 58,400 ft<sup>2</sup>**

of warehouse and office space on 5.57 acres of zoned mixed-use town centre lands, ideally located opposite Tullamore Train Station and within walking distance of the town centre.

Currently operating as a bonded warehouse, the property is fully let to 30th June 2029 ease generating a strong rental income of €320,000 per annum, with the current tenant occupying the property since 1990 making this an ideal income-producing asset with significant future development potential.

**Key Investment Highlights:**

- Current Use: Bonded warehouse facility – fully operational
- Income: €320,000 (leased to 30<sup>th</sup> June 2029)
- Site Area: Approx. 5.57 acres with mixed-use zoning, offering future development potential
- Strategic Location:
  - Opposite Tullamore Train Station
  - Close proximity to Tullamore Town Centre and key transport links
- Construction:
  - Steel frame structure with concrete floors
  - Block walls with plaster finish
  - Pitched roofs and extensive hardstanding



## Development Overview:

- Total Floor Area: Approx. 58,400 ft<sup>2</sup> including warehouse, offices, and ancillary buildings
- Total Site Area: Spanning approximately 5.57 acres
- Unit Sizes: Ranging between (3,000 sq ft – 28,200 sq ft).

## High-Specification Facilities:

- Strong physical infrastructure: steel frame, concrete floors, block walls
- Block walls with plaster finish
- Pitched roofs and extensive hardstanding
- Gate lodge at entrance
- Outdoor car parking and yard space
- Workshop and loading facilities

## Strategic Location & Connectivity:

- With its central location, substantial landholding, and zoned designation, this property not only delivers solid current income, but also presents an excellent opportunity for redevelopment, expansion, or repositioning in the medium to long term.
- Proximity to Dublin, the Port, and key arterial routes including the M1, M2, and M3.
- Ideal central location for warehousing and logistics operations.

# Specification



STEEL FRAME  
CONSTRUCTION



PITCHED ROOFS  
& EXTENSIVE  
HARDSTANDING



CONCRETE  
FLOORS



BLOCK WALLS WITH  
PLASTER FINISH



APPROX. 5.6 - 9.44 METRES  
CLEAR INTERNAL HEIGHT



COVERED LOADING AREA  
2,800 ft<sup>2</sup>



PARKING



GATE LODGE 240ft<sup>2</sup>



ZONED MIX USE

# Buildings

## Building 1

- Offices (2 Floors) – approx. 6,200 ft<sup>2</sup>
- Warehouse A – approx. 28,200 ft<sup>2</sup>.
- Warehouse B – approx. 14,000 ft<sup>2</sup>
- Warehouse C – approx. 3,000 ft<sup>2</sup>.

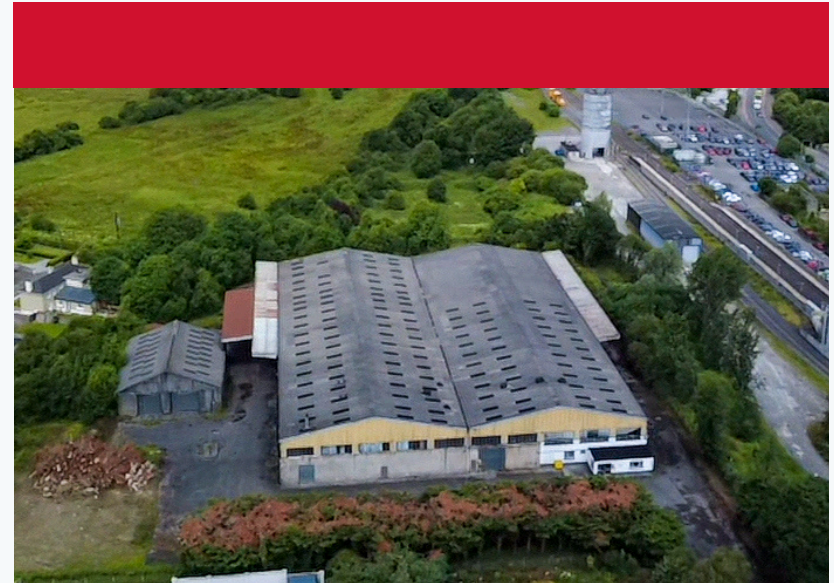
## Building 2

- Warehouse/Workshop – approx. 4,000 ft<sup>2</sup>

**Gate Lodge** – approx. 240 ft<sup>2</sup>

**Covered Loading Area** – approx. 2,800 ft<sup>2</sup>

**Total Warehouse Space Utilised:** Approx. 49,000 ft<sup>2</sup>

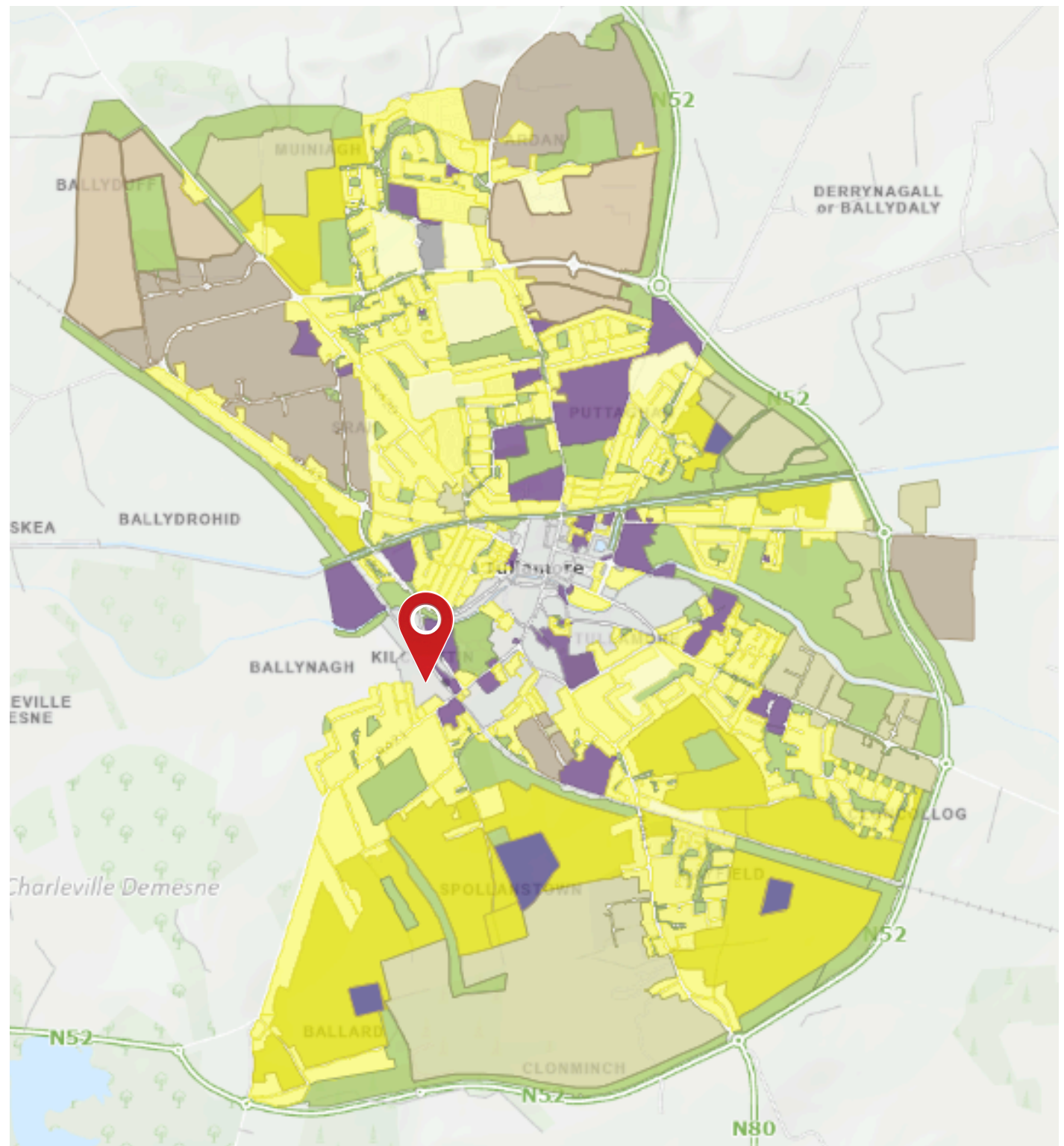


## LOCATION

**Situated adjacent to Tullamore Railway Station, this location offers a highly strategic base for warehousing and logistics operations. Positioned along the Dublin–Galway rail line and within immediate reach of the town centre, it benefits from excellent multimodal connectivity.**

The site is approximately a 10-minute drive from the M6 motorway (via the N52), providing direct access to Galway to the west and linking efficiently to the national motorway network toward Dublin. The M50 orbital motorway is reachable in just over an hour, enabling smooth distribution routes to Dublin City, Dublin Port, and key national corridors including the M1, M2, and M3.

The N52 and nearby N80 further enhance regional accessibility, connecting the site to the M7 (serving the south and southwest via Limerick) and the M9 (linking to Waterford). This central location ensures that all major urban centres across Ireland are accessible within approximately two hours, making it an ideal hub for nationwide distribution.



# Travel Time



- 2 Minutes** ▶ Tullamore Town Centre
- 65 Minutes** ▶ Dublin City (M50)
- 96 Minutes** ▶ Limerick City
- 143 Minutes** ▶ Waterford City
- 164 Minutes** ▶ Cork City
- 93 Minutes** ▶ Galway City

# Sherry FitzGerald

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## Davitt & Davitt

## CONTACT

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