

UNIT G

Greenogue



* All CGI images are indicative only

UNIT G

GREENOGUE LOGISTICS PARK

Iconic Logistics & Office HQ
at Greenogue Logistics Park, Dublin

34,737 sq m
373,907 sq ft

Sandymark.



TARGET
CERTIFICATION



RATHCOOLE
VILLAGE

N7

IKEA
Wincanton

uniphar

UNIT G

GREENOGUE

Iconic, Headquarters Logistics & Office Facility



34,737 sq m
373,907 sq ft

CAPACITY

- 36 Dock Levellers and 3 Level Access Doors
- 14 m Clear Internal Height
- Substantial Additional Service Yard / 85 HGV Parking Spaces

ACCESS

- 2 min walk to Dublin Bus Stop
- 7 mins drive to M50

POSITION

- Prime south Dublin location
- Adjacent to leading occupiers
- World-class business campus

AMENITIES

- 10 mins walk to convenience store and sandwich bar
- 10 mins walk to restaurant
- 3 mins drive to creche

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BUILDING FEATURES



36 dock levellers



3 level access doors



FM2 class floor



14 m clear internal height



Translucent roof and wall panels



Substantial Additional Service Yard / 85 HGV Parking Spaces



Full height glazing on 2 sides



Raised access floors



PV Panels



Green Walls



Passenger lift



Air source heat pump



A STRIKING DESIGN TO COMPLEMENT ITS ICONIC POSITION

Greenogue Logistics Park is a world-class development benefiting from 24/7 on-site security patrols, CCTV and high quality landscaping.

TARGET CERTIFICATION
LEED Gold
BER A3



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● EV charging points

● Green walls

● Bicycle parking

● LED lighting

● Air source heat pump

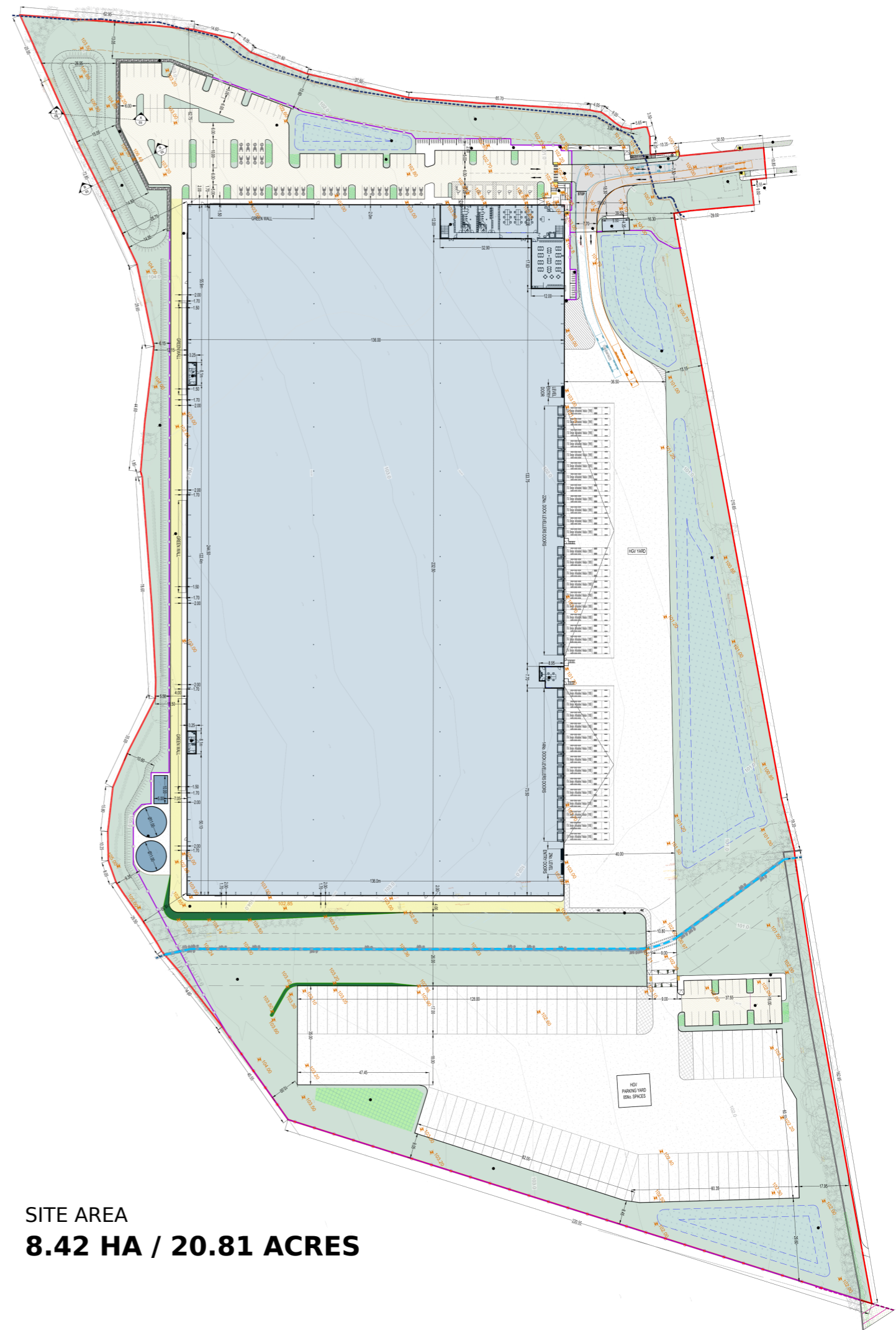
● PV Panels

ACCOMMODATION

Gross External Areas	sq m	sq ft
Warehouse	32,404	348,794
Ground Floor Offices and Staff Facilities	849	9,139
First Floor Offices and Staff Facilities	742	7,987
Second Floor Offices and Staff Facilities	742	7,987
Total	34,737	373,907



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SITE AREA
8.42 HA / 20.81 ACRES



LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)

- | | |
|--|---|
|  <p>N136 (Outer Ring Road)
5 Mins</p> |  <p>M50 Motorway (Junction 9)
7 Mins</p> |
|  <p>N7 (Naas Road)
2 Mins</p> |  <p>Dublin International Airport
22 Mins</p> |
|  <p>N81
6 Mins</p> |  <p>Dublin Port Tunnel
22 Mins</p> |



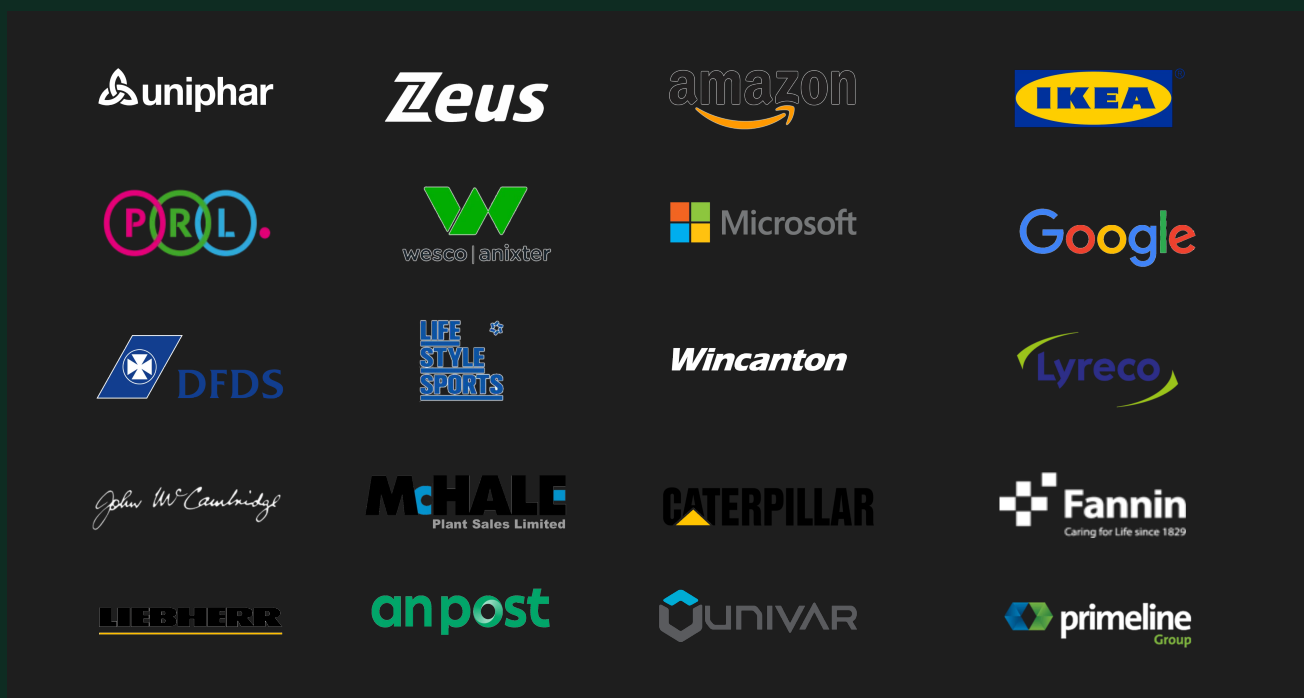
DEVELOPER

Headed by Con McCarthy, the Sandymark Group of companies has developed almost 6 million sq. ft. of industrial & logistics assets over the past 25 years.

Sandymark's landmark development is the hugely successful Greenogue Business Park in Dublin. Set on over 450 acres, Greenogue is home to a wide array of industrial & logistics occupiers, including Amazon, Google, Microsoft, Uniphar, IKEA, DFDS, PRL, Primeline, An Post, Zeus Packaging, Wincanton, Mediahuis, Lifestyle Sports, Iron Mountain, Univar, Wesco / Anixter, Lyreco, Brenntag, Fannin Healthcare & Liebherr.

See Sandymark.ie for more information.

SOME OF THE COMPANIES LOCATED AT GREENOGUE



DISCLAIMER

Particulars are set out as a general outline for potential tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense.

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