



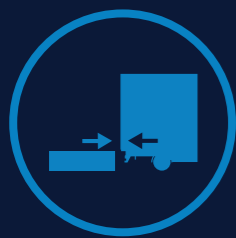
QUANTUM
LOGISTICS PARK



THREE



QUANTUM
LOGISTICS PARK



- 16 DOCK LEVELLERS
- 4 EURO DOCK LEVELLERS
- 4 LEVEL ACCESS DOORS



FAST & EFFICIENT CONNECTIVITY

Dublin Airport, M50, M1 & M2 Motorways and the Port Tunnel



14 M CLEAR INTERNAL HEIGHT



40 M YARD DEPTH

SETTING A NEW STANDARD OF LOGISTICS DEVELOPMENT IN IRELAND

178,000 SQ FT

STATE OF THE ART, HIGHLY SUSTAINABLE WAREHOUSE & OFFICE FACILITY

THREE

AT THE CENTRE OF IRISH LOGISTICS

DRIVE TIMES (MINUTES)

N2 (100M)	1
M50 MOTORWAY (3KM)	2
DUBLIN INTERNATIONAL AIRPORT (7KM)	10
DUBLIN PORT TUNNEL (12KM)	14
DUBLIN CITY CENTRE (11KM)	23



EASY ACCESS TO N2 AND M50



ONLY 10 MINUTES DRIVE TO DUBLIN AIRPORT ENTRANCE

LINKS





QUANTUM
LOGISTICS PARK

STATE OF THE ART BUILDINGS
WHICH WILL RAISE THE BAR
FOR LOGISTICS DEVELOPMENT
IN IRELAND.

DEVELOPED BY **IPUT** REAL ESTATE
DUBLIN

FULL PLANNING PERMISSION GRANTED BY FINGAL COUNTY COUNCIL

THE PARK



THE PARK WILL BE LANDSCAPED TO PREMIUM STANDARDS, INCORPORATING NATURE, EMPLOYEE HEALTH & WELLBEING AREAS, ART INSTALLATIONS AND A CENTRAL PLAZA FOR OUTDOOR COLLABORATION.



RUNNING TRACK



MULTI-USE GAMES AREA



OUTDOOR EXERCISE AREA



PUBLIC ART INSTALLATIONS



BIODIVERSITY, 750 TREES, 40,000 SHRUBS



CENTRAL PLAZA, POP UP FOOD OFFERING



MASTERPLAN



SUSTAINABILITY

IPUT REAL ESTATE IS DEDICATED TO DELIVERING THE HIGHEST SUSTAINABILITY CREDENTIALS FOR NEW LOGISTICS SPACE IN IRELAND.



ELECTRIC CAR (EV) CHARGING STATIONS

Supporting a low-emission commute, up to 10% of car parking spaces can have EV charging points. Ducting and termination points can be provided to other car parking spaces to provide for future charging points.



RENEWABLE ENERGY

On-site renewable energy production using roof mounted photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.



LED LIGHTING

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings to reduce energy costs.



RECYCLING

Dedicated space for storage and collection of recyclables to reduce environmental impact.



RAINWATER HARVESTING

Rainwater harvesting system to reduce potable water consumption.



ENERGY EFFICIENT BUILDING ENVELOPE

Advanced building envelope to improve thermal performance.



ENERGY USAGE MONITORING

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.



SITE PLAN

FLOOR	SQ M	SQ FT
WAREHOUSE INCL. MARSHALLING OFFICE	15,250	164,149
GROUND FLOOR OFFICES & STAFF FACILITIES	409	4,402
FIRST FLOOR OFFICES (incl. Plant)	463	4,983
SECOND FLOOR OFFICES	428	4,607
TOTAL	16,550	178,141

Measurement Application - Gross External.

FAST CONNECTIVITY TO
M50 Motorway, N2, Dublin Airport
and the Port Tunnel

**16 DOCK
LEVELLERS**
4 EURO DOCK
LEVELLERS

**CAT A OFFICES AND
STAFF FACILITIES**

**MULTI-USE
GAMES AREA
WITHIN PARK**

**RUNNING
TRACK WITHIN
PARK**



**9 HGV PARKING
SPACES**

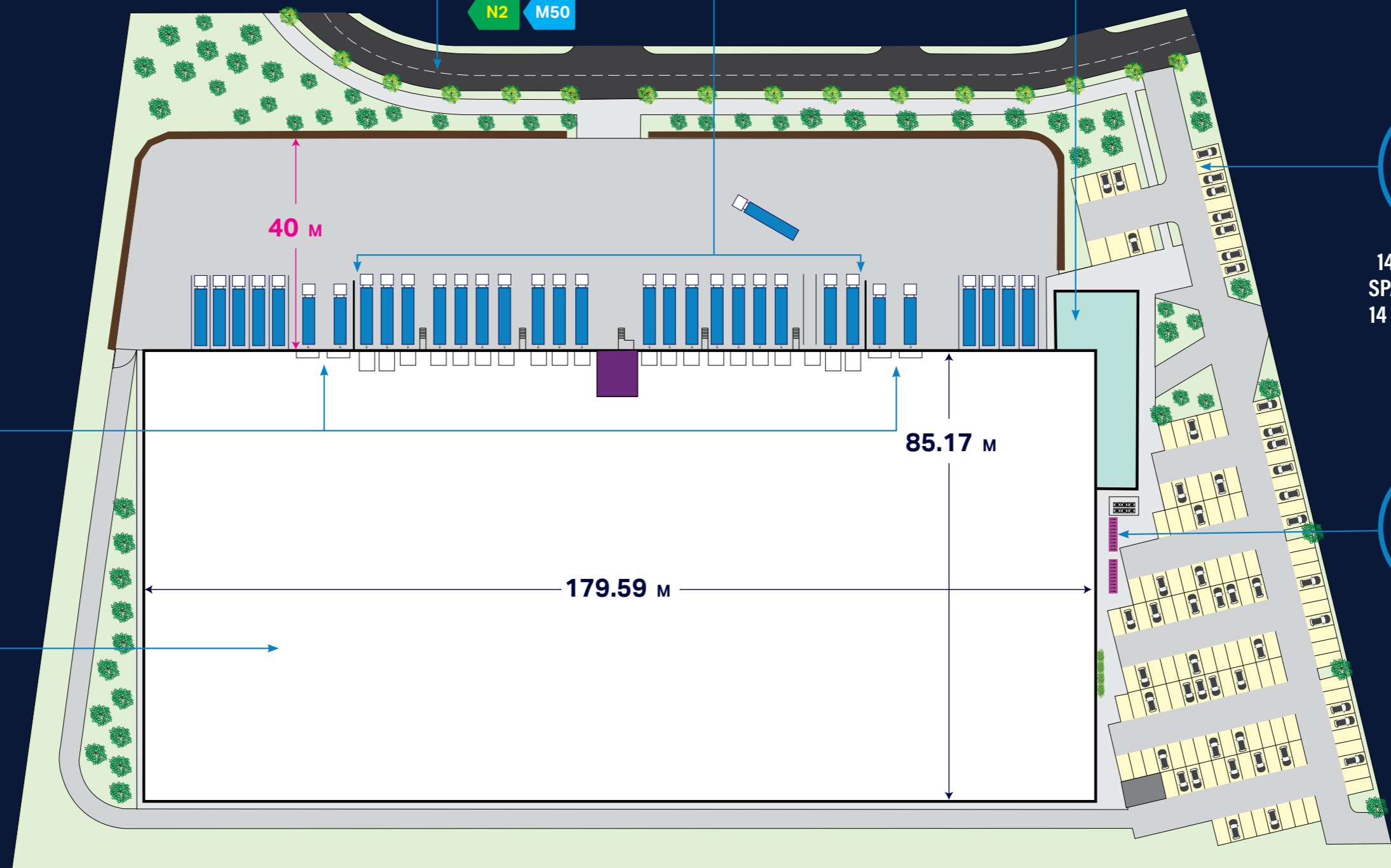


**4 LEVEL
ACCESS DOORS**



**14 M CLEAR
INTERNAL HEIGHT**

ACCESS TO:



**146 CAR PARKING
SPACES INCLUDING
14 ELECTRICAL CAR
SPACES**



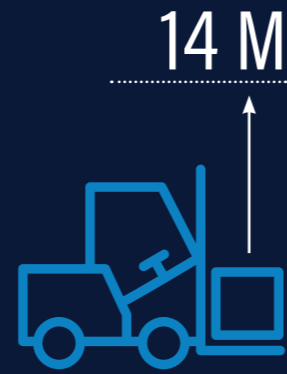
**20 BICYCLE
SPACES**



FM1 CLASS WAREHOUSE FLOOR

REACH TRUCKS CAN OPERATE AT ABOVE 13 M WITHOUT SIDE-SHIFT

UDL 75kN/m²



16 DOCK LEVELLERS,
4 EURO DOCK LEVELLERS
& 4 LEVEL ACCESS DOORS



9 HGV PARKING
SPACES



TRANSLUCENT AOV'S
(Smoke vents) to maximise
natural light



10% TRANSLUCENT
ROOF LIGHTS
% Can be increased,
if required





PREMIUM CAT A OFFICES AND EMPLOYEE FACILITIES WITH A FEATURE RECEPTION

- ✓ FLEXIBLE FLOORPLATES
- ✓ FLOOR TO CEILING WINDOWS MAXIMISING NATURAL LIGHT
- ✓ 5G BROADBAND AVAILABLE
- ✓ 146 CAR PARKING SPACES INCLUDING 14 ELECTRIC CAR PARKING SPACES
- ✓ 20 BICYCLE SPACES



OFFICE



1.6 MILLION PEOPLE WITHIN 30 MINS DRIVE OF QUANTUM LOGISTICS PARK



PROVEN LOCATION FOR LOGISTICS BUSINESSES

EASE OF ACCESS TO ALL MAJOR ROUTES

DRIVE TIMES (FROM DUBLIN)

BELFAST	1HR 45MINS
GALWAY	2HR 15MINS
LIMERICK	2HR 15MINS
ROSSLARE	2HRS
CORK	2HR 45MINS



MEETING OUR TEAM ON SITE?

GPS: 53.4202635, -6.3231090

IPUT REAL ESTATE DUBLIN

Our Vision

Our vision is to set the benchmark for excellence in Irish real estate and positively shape the future of our city.

Who We Are

We are Ireland's leading commercial property investment company and the largest owner of offices and logistic assets in Dublin. We are a long-term investor with a 50-year track record in real estate. We own and manage a portfolio comprising over 5 million sq ft, with a net asset value of over €2.7 billion.

We have an international reputation for delivering the highest quality in everything we do. Our goal is to own exceptional buildings that set new standards in design and sustainability in order to attract best-in-class occupiers, drive long-term shareholder value and contribute positively to the communities in which we work. By sustainably investing in the public realm, we make a positive contribution to the social and cultural fabric of our city.

Philosophy

We are passionate about our buildings and our presence in the city. We make long-term investment decisions for the benefit of our stakeholders, with an emphasis on excellence in design, sustainability and the occupier experience.

iput.com



Pictured:

1. Unit 1 Dublin Airport Logistics Park (184,886 sq ft)
2. 103 Northwest Business Park (134,484 sq ft)
3. Unit G, Aerodrome Business Park (120,300 sq ft)

PROFESSIONAL TEAM

ARCHITECTS:	TOT ARCHITECTS
STRUCTURAL ENGINEERS:	OCSC
QUANTITY SURVEYORS:	KSN
M&E ENGINEERS:	METEC
SUSTAINABILITY CONSULTANTS:	METEC CONSULTING ENGINEERS
FIRE & DAC:	ORS

JOINT AGENTS



PSRA Lic. No. 002027

Philip Harvey

T: +353 1 453 2755
 M: +353 87 839 3992
 E: pharvey@harvey.ie
 harvey.ie



PSRA Lic. No. 001528

Garrett McClean

T: +353 1 618 5500
 M: +353 87 268 9154
 E: garrett.mcclean@cbre.com
 cbre.ie



DISCLAIMER

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All images depicting Unit Three Quantum Logistics Park are CGI's (Computer Generated Images).

TEAM



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