34 | MAGNA AVENUE

Prime Logistics Facility
With Staff Amenities Like No Other

U.S. GREEN BUILDING COUNCIL
LEED GOLD
USGBC



34 | MAGNA AVENUE

Magna Business Park, Citywest, Dublin 24

PRESTIGIOUS, HEADQUARTERS LOGISTICS & OFFICE FACILITY

13,880 Sq. m
149,403 Sq.ft

LUAS Stop
13 minutes walk

POSITION

- Prime south Dublin location
- Prominent corner position
- Managed, corporate environment

AMENITIES

- 3 mins walk to Spar and creche
- 9 mins walk to shopping centre
- 9 mins walk to cafes & restaurants

ACCESS

- 13 mins walk to LUAS stop
- 4 mins drive to N7
- 8 mins drive to M50

CAPACITY

- 14 Dock Levellers and 2 Level Access Doors
- 18 No. HGV parking spaces
- 12 m. clear internal height

STAFF AMENITIES LIKE NO OTHER

CITYWEST SHOPPING CENTRE

Just 9 minutes walk from 34 Magna Avenue, and with its own LUAS Stop, Citywest Shopping Centre provides a wealth of staff amenities unrivalled by other industrial & logistics developments.

3 mins walk

CONVENIENCE & CHILDCARE

SPAR

COCOON CHILDCARE

9 mins walk

GROCERIES

DUNNES STORES

SEEZERS & SEARS

9 mins walk

COFFEE, FOOD, GYM, HEALTH, BEAUTY & OTHER SERVICES

Domino's

Romayo's Diner

Fit4less by energie

COSTA COFFEE

BAKED patisserie & cafe

Health Matters

McCABES PHARMACY

Eddie Rocket's

Begonia Beauty

HOUSE OF COLOUR

DK BARBERS

KERRY HANAPHY

an post

CrystalClean

Crystalwave Dry cleaner

Specsavers

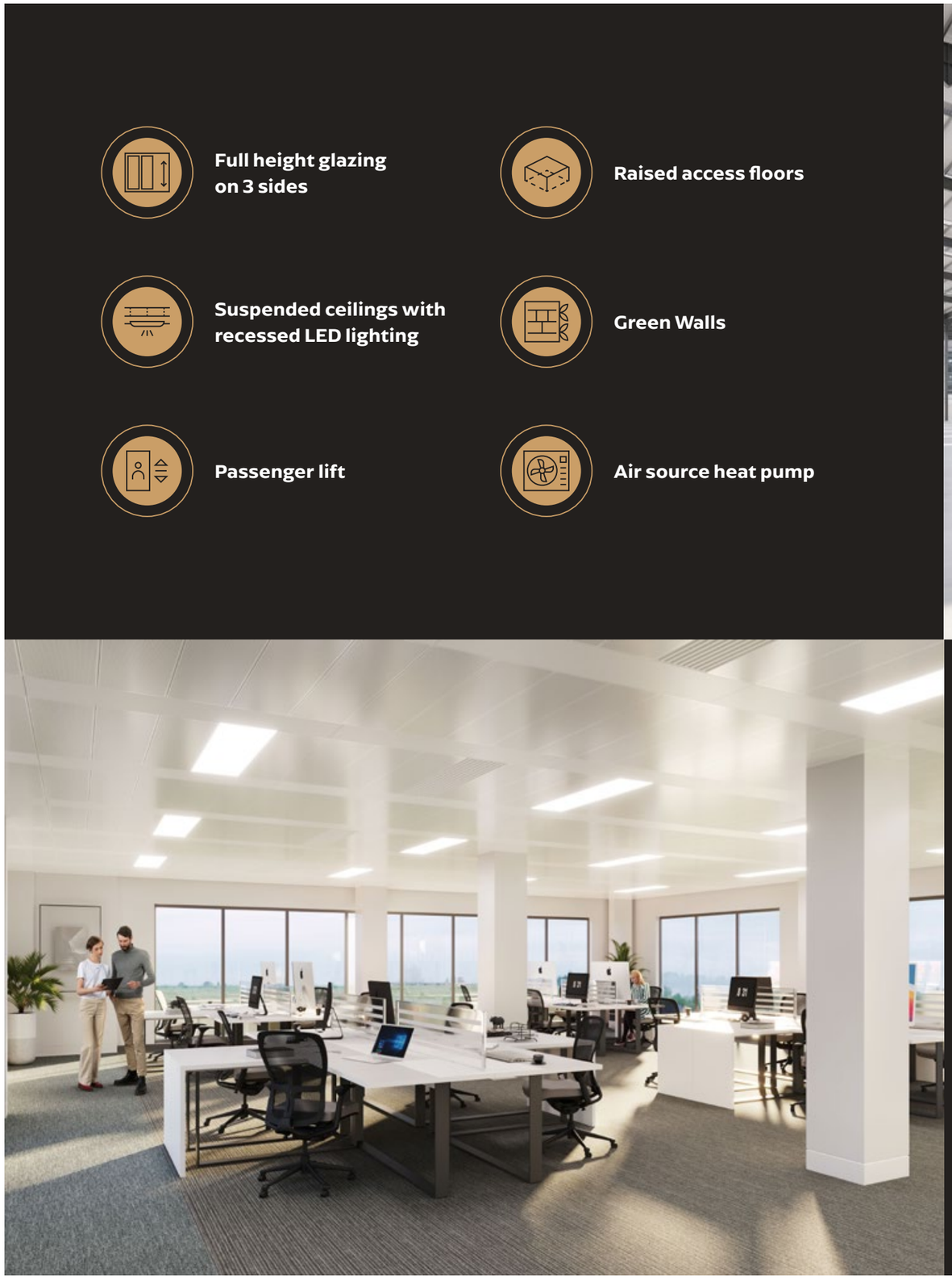
BoyleSports

AIB

Primacare "Convenient & Affordable"

iFIX

- Full height glazing on 3 sides
- Raised access floors
- Suspended ceilings with recessed LED lighting
- Green Walls
- Passenger lift
- Air source heat pump





- 14 dock levellers
- 2 level access doors
- FM2 grade floor
- 12 m. clear internal height
- Translucent roof and wall panels
- 18 HGV parking spaces

34 | MAGNA AVENUE

Magna Business Park is part of the wider Citywest development and benefits from 24/7 on-site security patrols, CCTV and high quality landscaping.

A STRIKING NEW DESIGN TO COMPLEMENT ITS PROMINENT POSITION AT THE CORNER OF MAGNA AVENUE AND MAGNA DRIVE

TARGET CERTIFICATION

LEED Gold
BER A3

Air source heat pump

LED lighting

Green walls

EV charging points

Grasscrete surfacing



* All CGI images are indicative only

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ACCOMMODATION

Gross External Areas	Sq. m.	Sq. ft.
Warehouse	12,739	137,121
Ground Floor Offices and Staff Facilities	413	4,446
First Floor Offices and Staff Facilities	364	3,918
Second Floor Offices and Staff Facilities	364	3,918
Total	**13,880**	**149,403**



Striking Corporate Logistics HQ

SITE AREA
3.03 HA. / 7.48 ACRES



AERIAL OVERVIEW

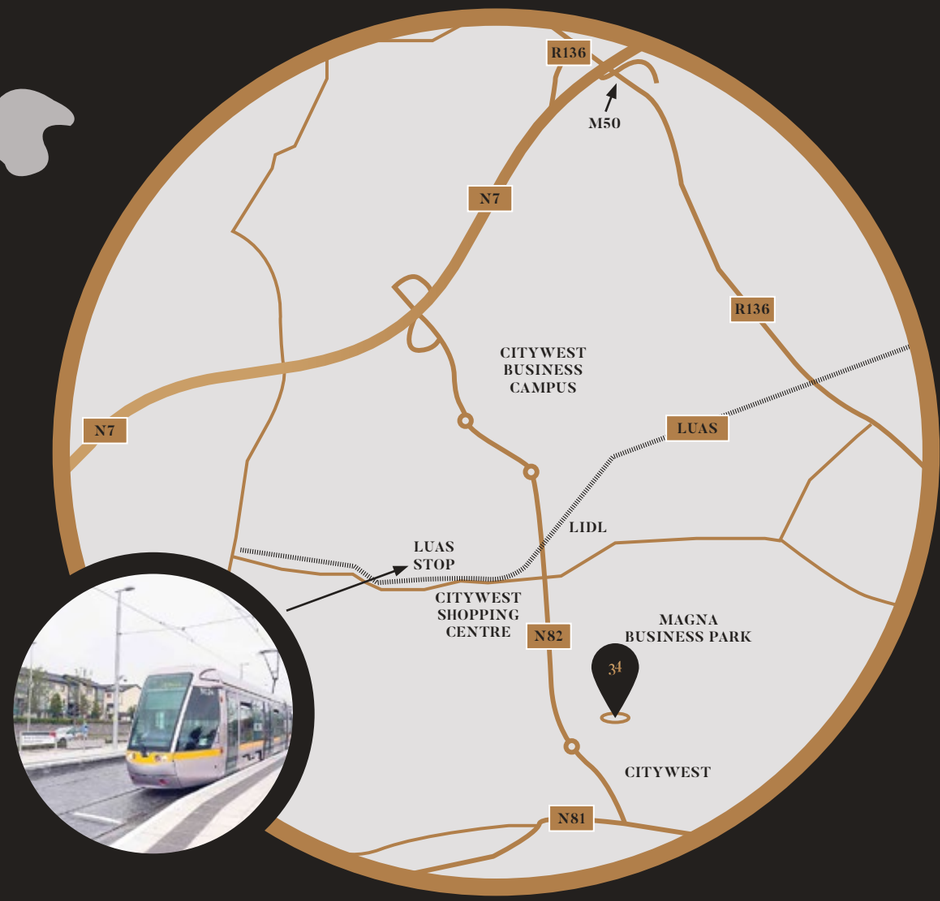


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GPS: 53.33446, -6.386510





LOCATION & DRIVE TIMES

Source: Google Maps (Off-Peak)

- N81 — **2 Mins**
- N7 (Naas Road) — **4 Mins**
- N136 (Outer Ring Road) — **5 Mins**
- M50 Motorway (Junction 9) — **8 Mins**
- Dublin International Airport — **22 Mins**
- Dublin Port Tunnel — **22 Mins**

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DEVELOPER

Sandymark, through its various affiliate companies, was responsible for the development of most of Greenogue Business Park and Greenogue Logistics Park. Over 25 years, it has delivered 4 million sq. ft. of industrial & logistics assets.

See sandymark.ie

Sandymark.

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