Momentum

Logistics Park

Launching a new era of logistics excellence



Momentum
Logistics Park

M7

M7

State of the art logistics buildings ranging in size from approx 11,500 sq ft to 195,000 sq ft.

The Park comprises an existing 2 million sq ft of occupied logistics space.

€100 Million Capital Investment.

850,000 sq ft of new Grade A logistics buildings targeting LEED Gold certification.



Momentum
Logistics Park

UNIT NO.	SQ M	SQ FT
Unit 28A	3,373	36,305
Unit 28B	5,596	60,236
Unit 30A	3,884	41,807
Unit 30B1	2,448	26,349
Unit 30B2	3,370	36,274
Unit 30C	7,370	79,330
Unit 39A	1,319	14,196
Unit 39B	1,079	11,619
Unit T4	18,082	194,637

- BUSINESS AND LOCAL RETAIL
- LOCAL BUSINESSES AREA
- FOOD AREA
- AMENITY NODES
- LOGISTICS AND DISTRIBUTION
- SPORTS FACILITIES
- BUS SERVICE
- GREEN AREA
- BUS SERVICE AND CYCLE LANE

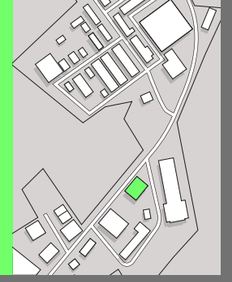


UNIT 28 A

36,305 sq ft	12.5m	4	2	35m	27	2
Premium Logistics Space	Clear Internal Height	Dock Levellers	Level Access Doors	Yard Depth	Car Parking Spaces	EV Parking Spaces



UNIT 28 A



Floor Space	Sq M	Sq Ft
Warehouse	2,998	32,271
Ground Floor Office	136	1,469
First Floor Office	238	2,565
Total	**3,372**	**36,305**

12.5m Clear Internal Height

Min. 60 kN/m² Floor Loading

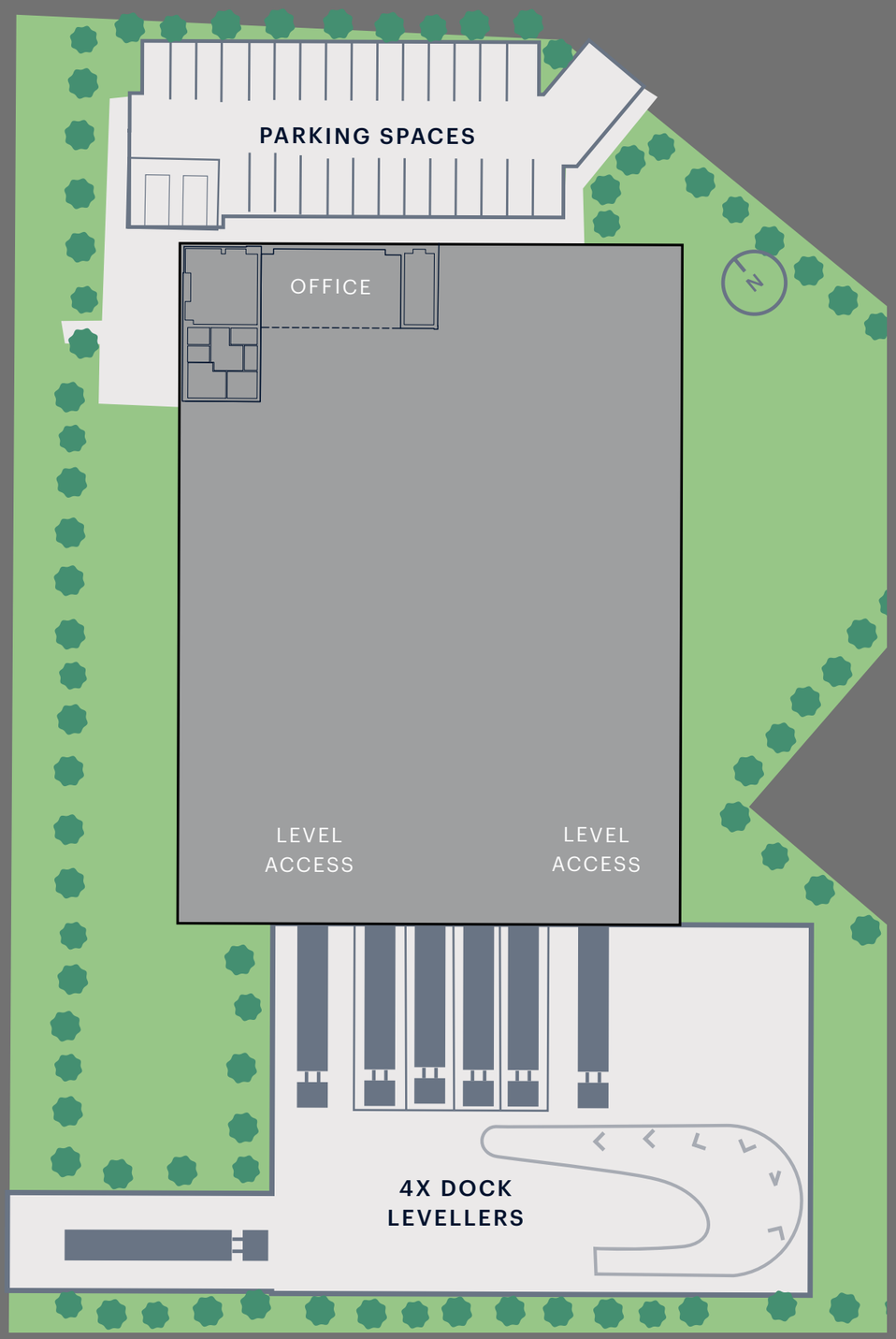
Yard Depth Of Approx 40m

4 x Dock Levellers

2 x Level Access Doors

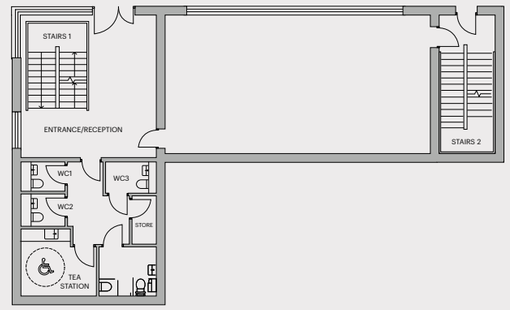
27 Car Parking Spaces

24 Bicycle Parking



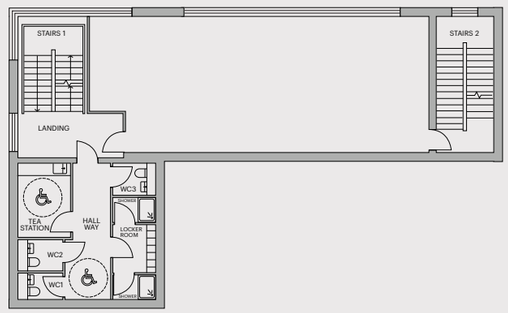
Ground Floor Office

136 sq m / 1,469 sq ft



First Floor Office

238 sq m / 2,565 sq ft



UNIT 28 B

60,236 sq ft
Premium Logistics Space

13.7m
Clear Internal Height

6
Dock Levellers

2
Level Access Doors

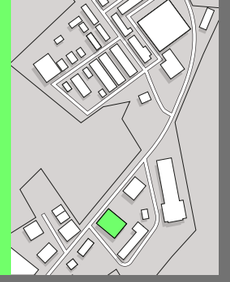
40m
Yard Depth

54
Car Parking Spaces

4
EV Parking Spaces



UNIT
28 B



Floor Space	Sq M	Sq Ft
Warehouse	5,074	54,618
Ground Floor Office	186	2,000
First Floor Office	336	3,618
Total	**5,596**	**60,236**

13.7m Clear Internal Height

Min. 60 kN/m² Floor Loading

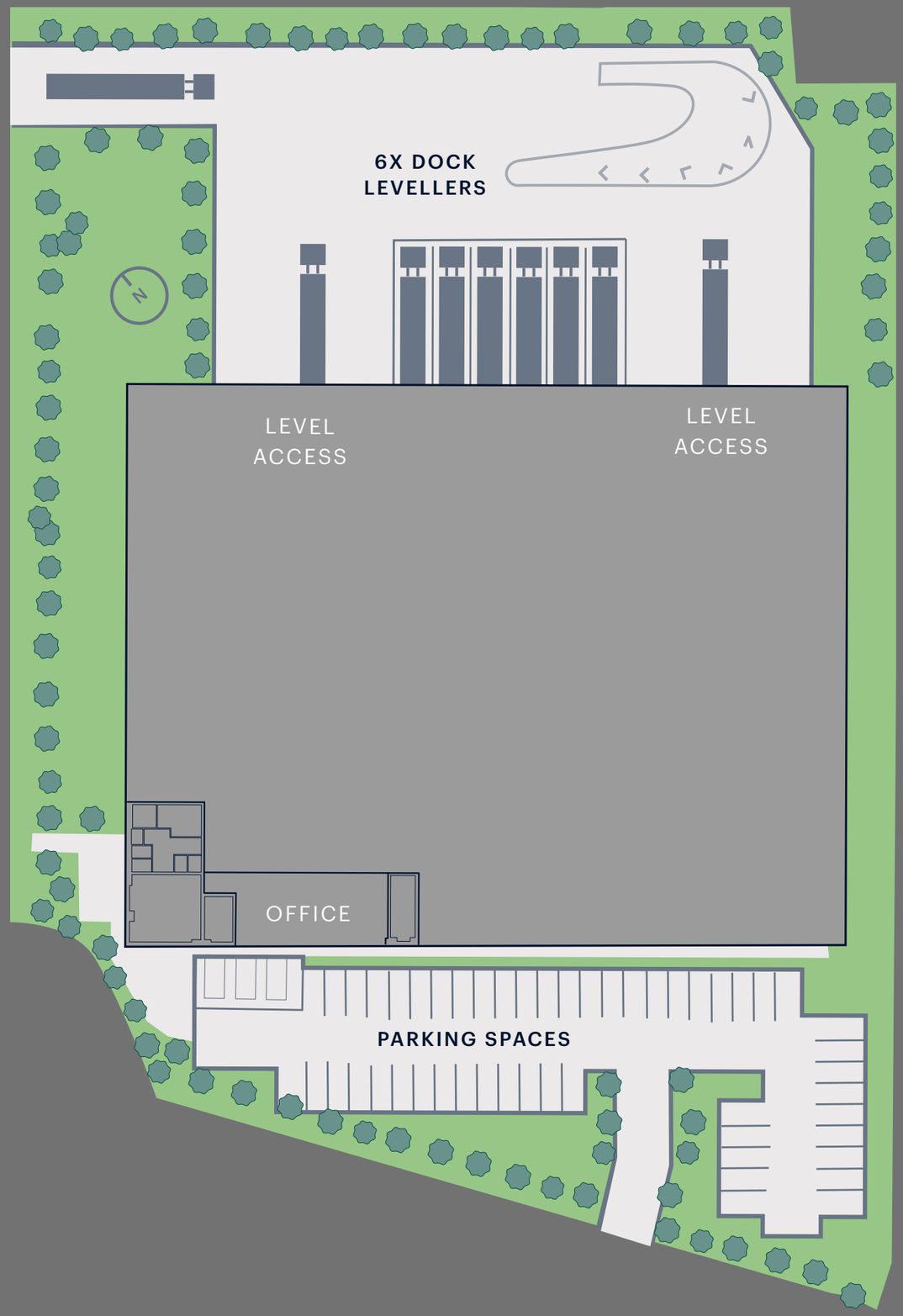
Yard Depth Of Approx 40m

6 x Dock Levellers

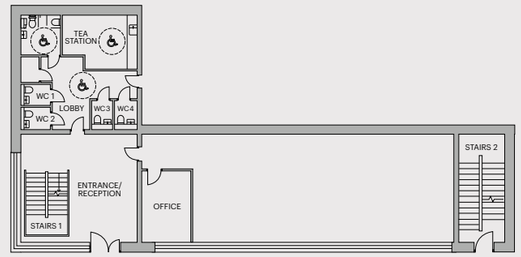
2 x Level Access Doors

54 Car Parking Spaces

36 Bicycle Parking



Ground Floor Office
186 sq m / 2,000 sq ft



First Floor Office
336 sq m / 3,618 sq ft



UNIT 30 A

41,807 sq ft Premium Logistics Space	**14**m Clear Internal Height	**5** Dock Levellers	**2** Level Access Doors	**35**m Yard Depth	**37** Car Parking Spaces	**2** EV Parking Spaces



UNIT 30A



Floor Space	Sq M	Sq Ft
Warehouse	3,402	36,619
Ground Floor Office	162	1,744
First Floor Office	320	3,444
Total	**3,884**	**41,807**

14m Clear Internal Height

Min. 60 kN/m² Floor Loading

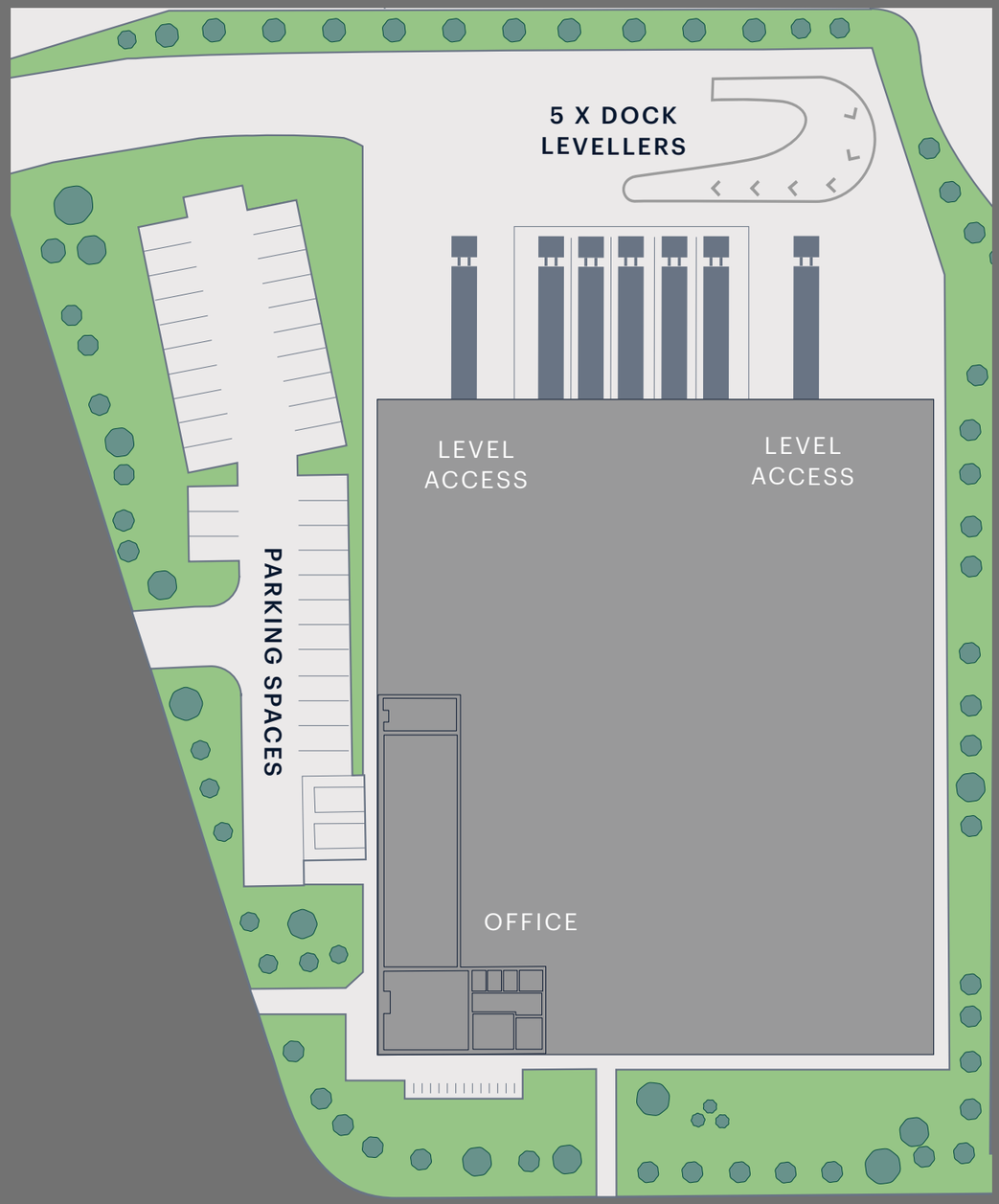
Yard Depth Of Approx 35m

5 x Dock Levellers

2 x Level Access Doors

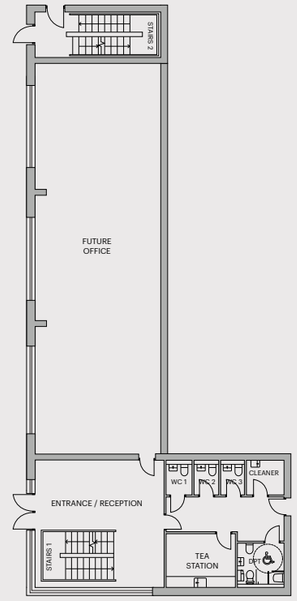
37 Car Parking Spaces

24 Bicycle Parking



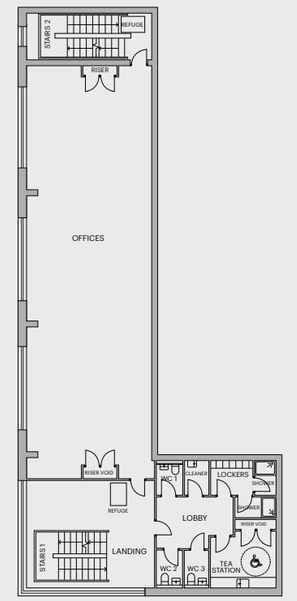
Ground Floor Office

162 sq m / 1,744 sq ft



First Floor Office

320 sq m / 3,444 sq ft



UNIT 30 B1

26,349 sq ft Premium Logistics Space	**14**m Clear Internal Height	**3** Dock Levellers	**1** Level Access Doors	**35**m Yard Depth	**23** Car Parking Spaces	**2** EV Parking Spaces



UNIT 30 B1



Floor Space	Sq M	Sq Ft
Warehouse	2,123	22,852
Ground Floor Office	112	1,202
First Floor Office	213	2,295
Total	**2,448**	**26,349**

14m Clear Internal Height

Min. 60 kN/m² Floor Loading

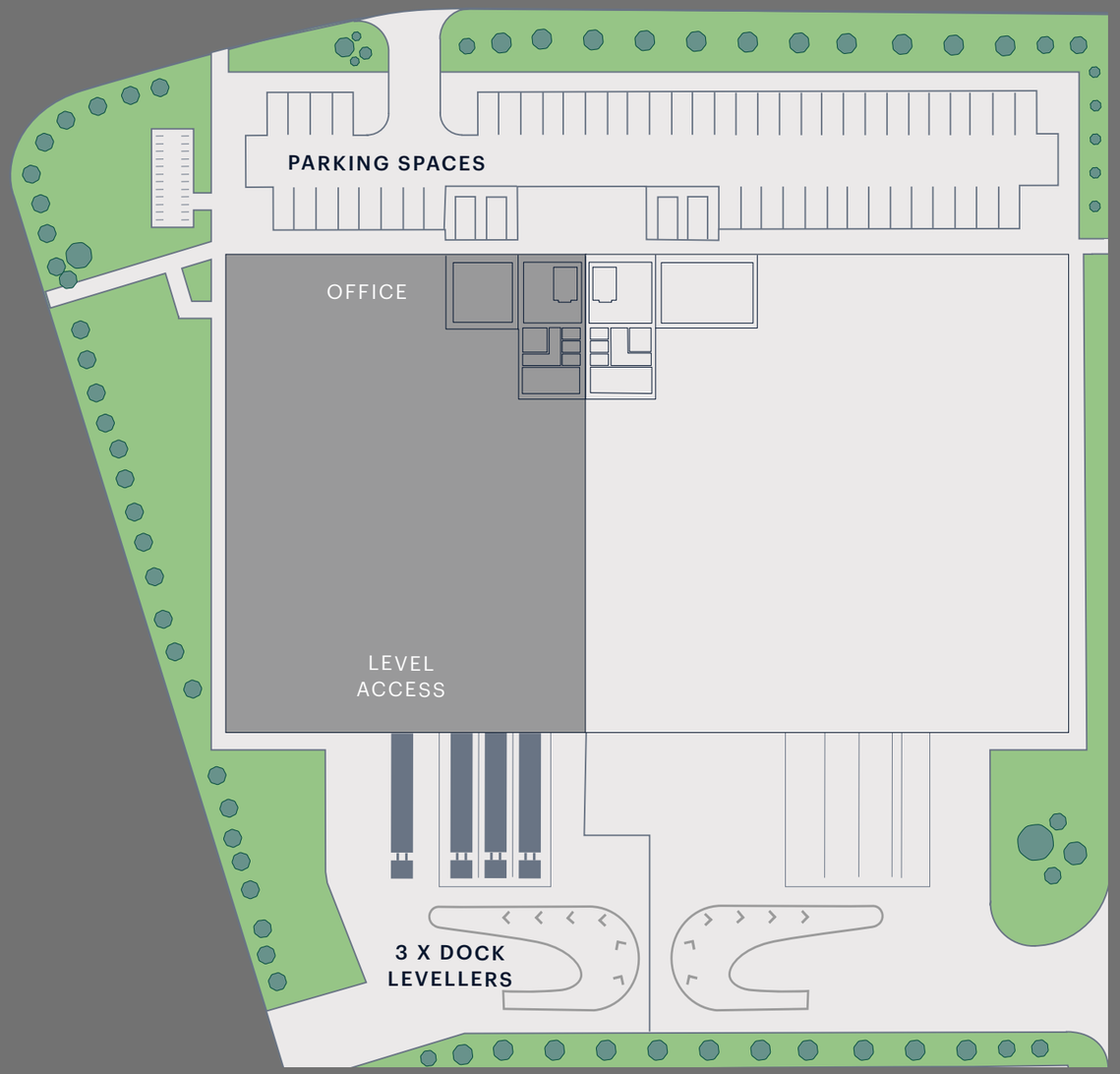
Yard Depth Of Approx 35m

3 x Dock Levellers

1 x Level Access Doors

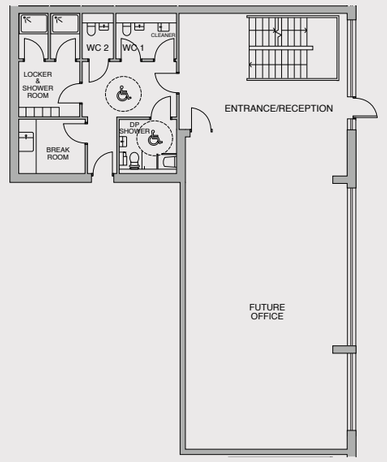
23 Car Parking Spaces

15 Bicycle Parking



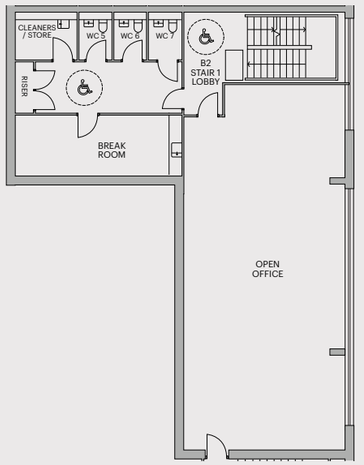
Ground Floor Office

112 sq m / 1,202 sq ft



First Floor Office

213 sq m / 2,295 sq ft



UNIT 30 B2

36,275 sq ft Premium Logistics Space	**14**m Clear Internal Height	**4** Dock Levellers	**2** Level Access Doors	**35**m Yard Depth	**32** Car Parking Spaces	**2** EV Parking Spaces



UNIT
30 B2



Floor Space	Sq M	Sq Ft
Warehouse	3,005	32,346
Ground Floor Office	112	1,202
First Floor Office	253	2,727
Total	**3,370**	**36,275**

14m Clear Internal Height

Min. 60 kN/m² Floor Loading

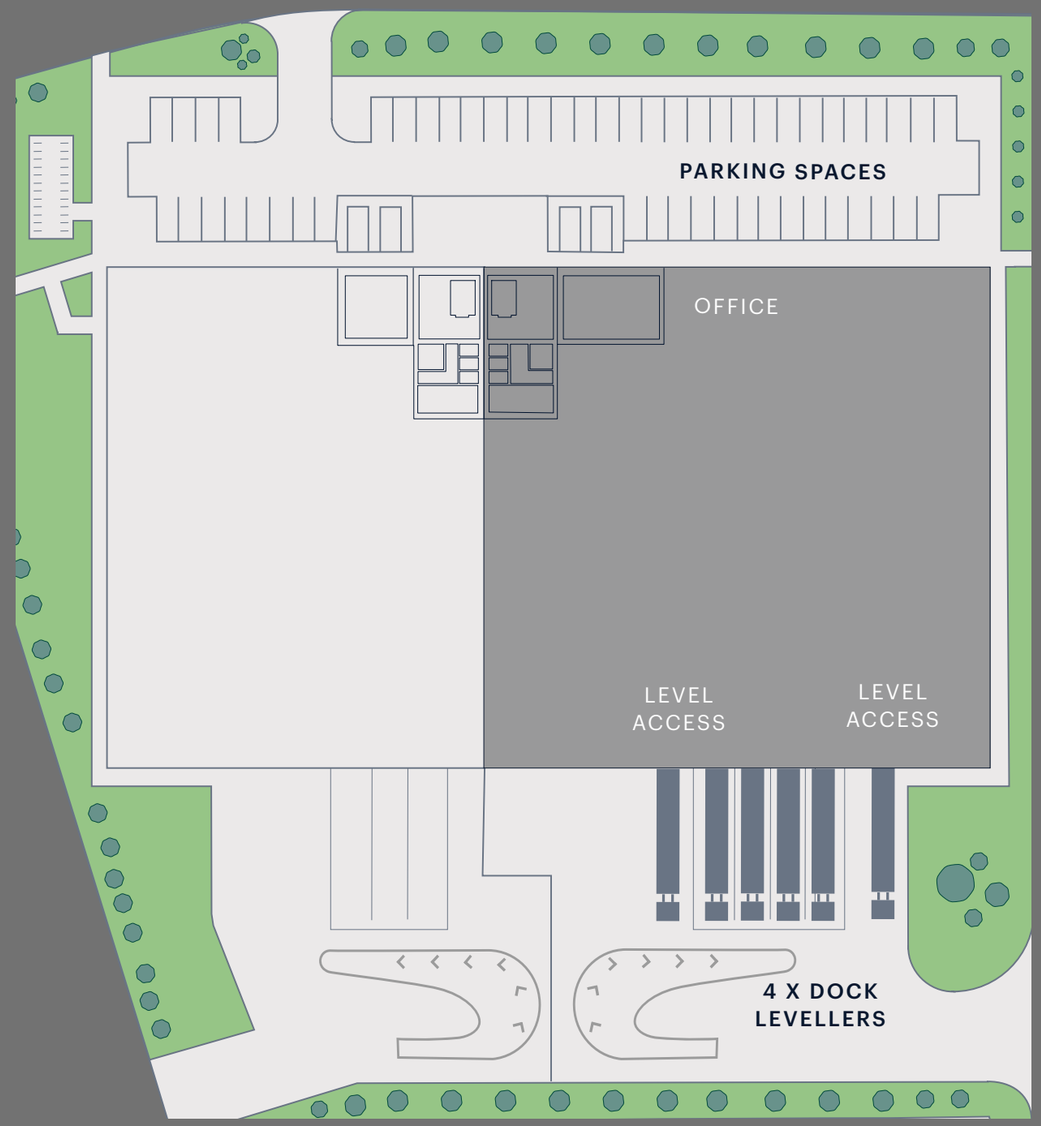
Yard Depth Of Approx 35m

4 x Dock Levellers

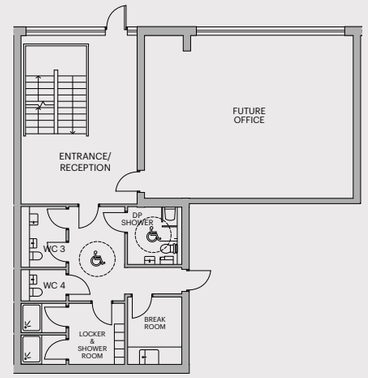
2 x Level Access Doors

32 Car Parking Spaces

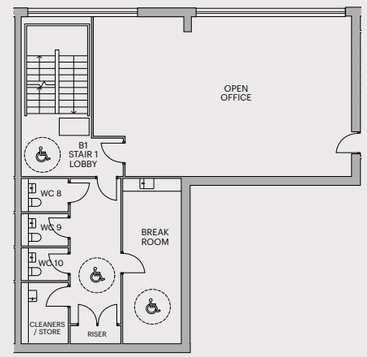
21 Bicycle Parking



Ground Floor Office
112 sq m / 1,202 sq ft



First Floor Office
253 sq m / 2,727 sq ft

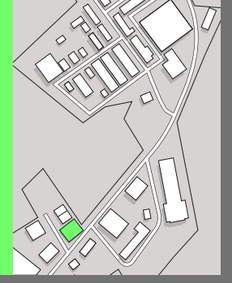


UNIT 30C

79,330 sq ft	14m	10	2	45m	53	4
Premium Logistics Space	Clear Internal Height	Dock Levellers	Level Access Doors	Yard Depth	Car Parking Spaces	EV Parking Spaces



UNIT
30C



Floor Space	Sq M	Sq Ft
Warehouse	6,704	72,161
Ground Floor Office	183	1,970
First Floor Office	483	5,199
Total	**7,370**	**79,330**

14m Clear Internal Height

Min. 60 kN/m² Floor Loading

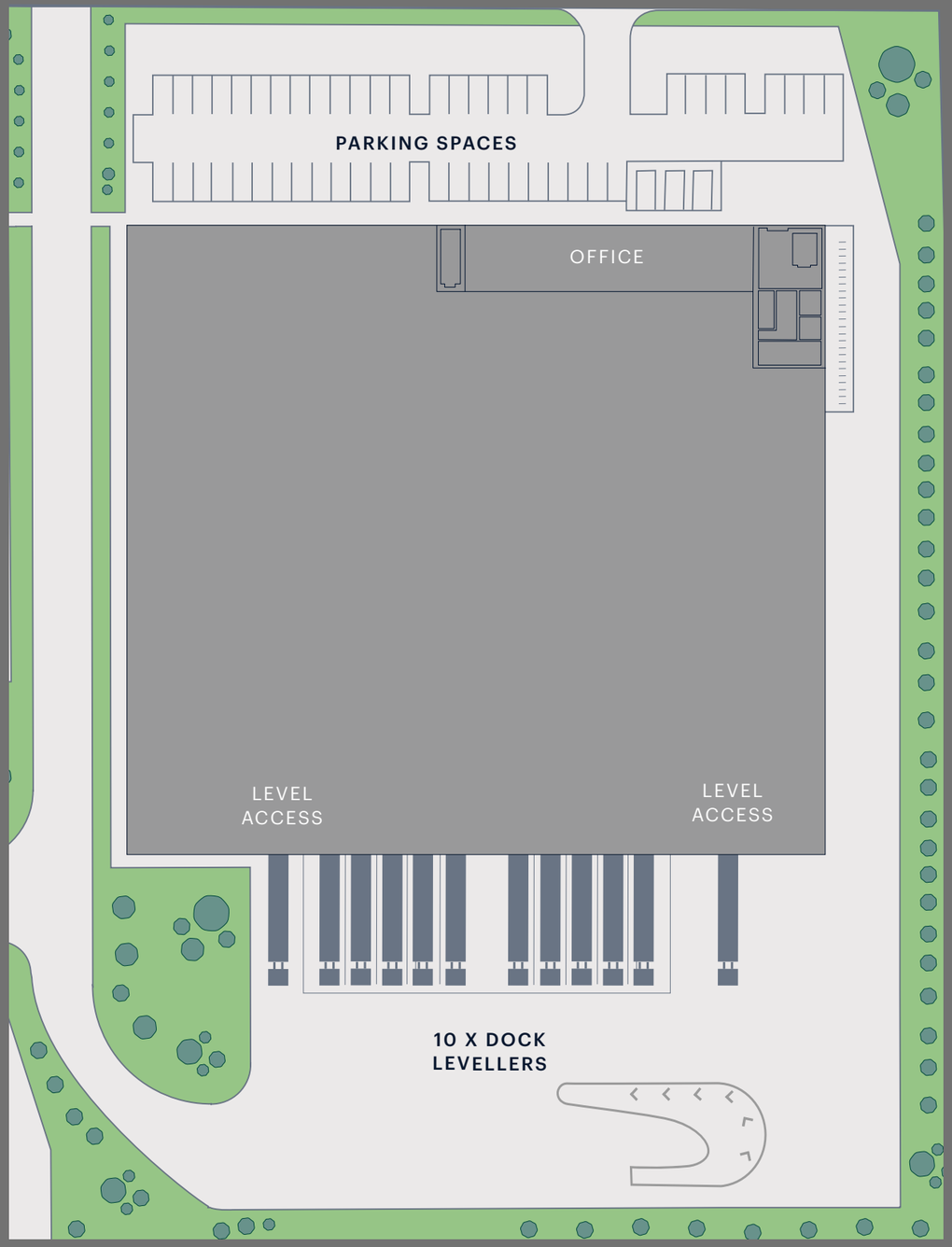
Yard Depth Of Approx 45m

10 x Dock Levellers

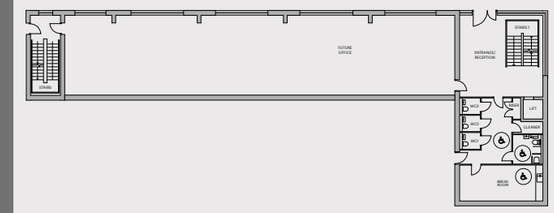
2 x Level Access Doors

53 Car Parking Spaces

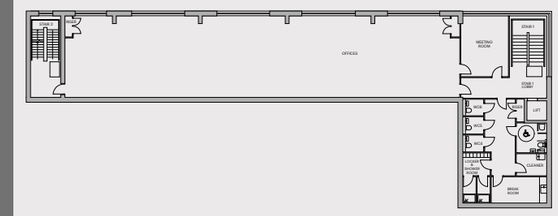
48 Bicycle Parking



Ground Floor Office
183 sq m / 1,970 sq ft



First Floor Office
483 sq m /5,199sq ft



UNIT 39 A

14,196 sq ft
Premium
Logistics Space

8.3m
Clear
Internal Height

1
Level
Access Door

14
Bicycle
Parking Spaces

10
Car
Parking Spaces

1
EV
Parking Space



UNIT 39 A



Floor Space	Sq M	Sq Ft
Warehouse	1,138	12,245
Ground Floor Office	91	982
First Floor Office	90	969
Total	**1,319**	**14,196**

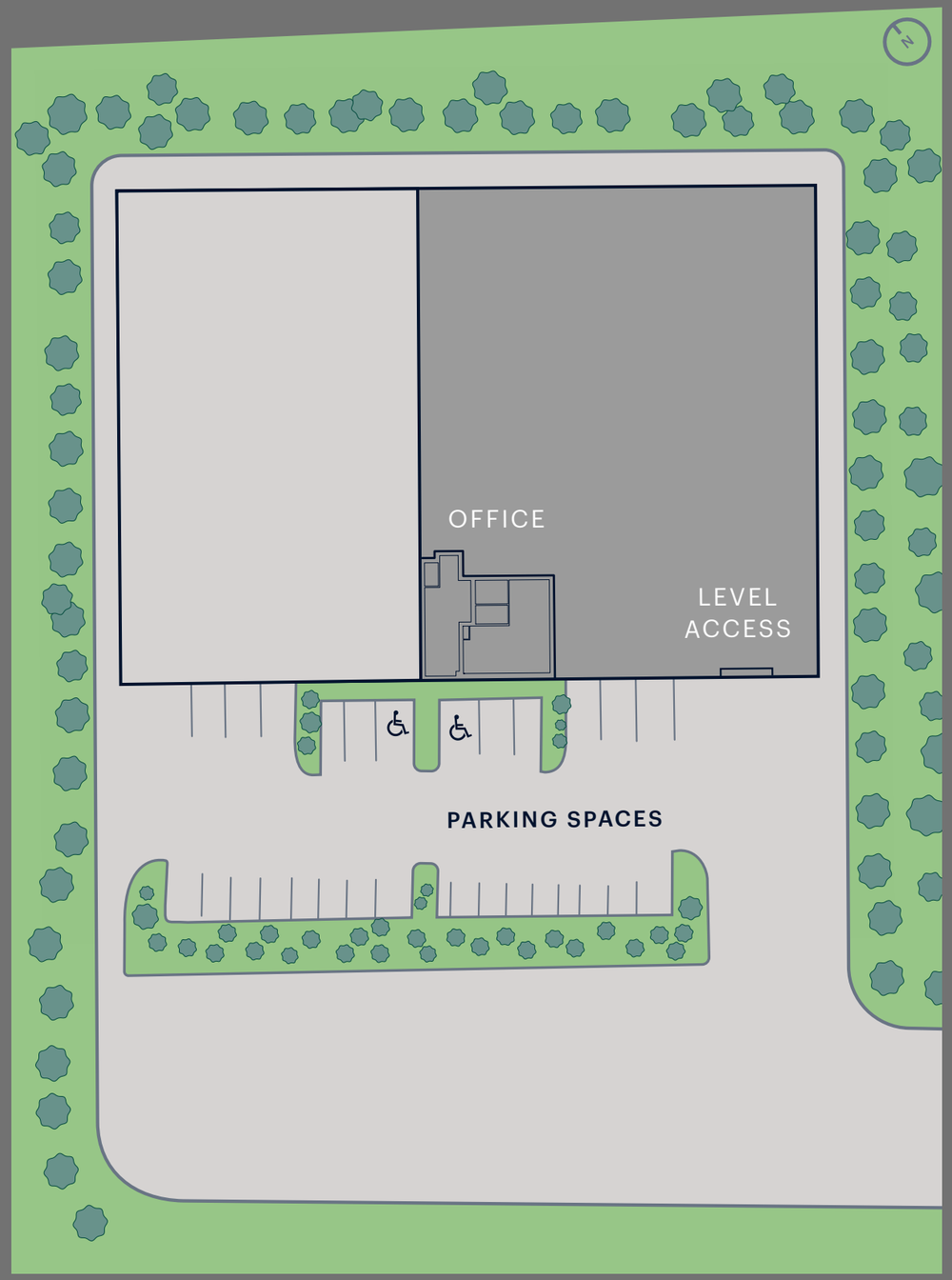
8.3m Clear Internal Height

Min. 60 kN/m² Floor Loading

1 x Level Access Door

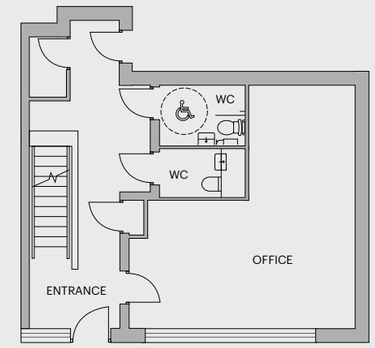
10 Car Parking Spaces

14 Bicycle Parking



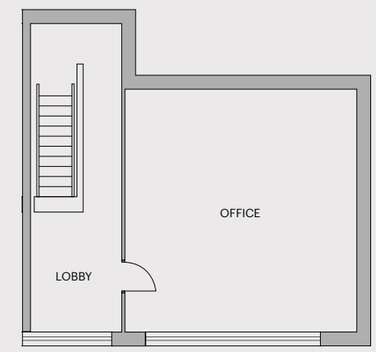
Ground Floor Office

91 sq m / 982 sq ft



First Floor Office

90 sq m / 969 sq ft

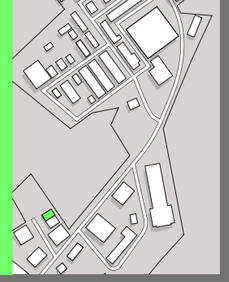


UNIT 39 B

11,619 sq ft Premium Logistics Space	**8.3**m Clear internal Height	**1** Level Access Door	**14** Bicycle Parking Spaces	**10** Car Parking Spaces	**1** EV Parking Space



UNIT 39 B



Floor Space	Sq M	Sq Ft
Warehouse	898	9,665
Ground Floor Office	91	983
First Floor Office	90	971
Total	**1,079**	**11,619**

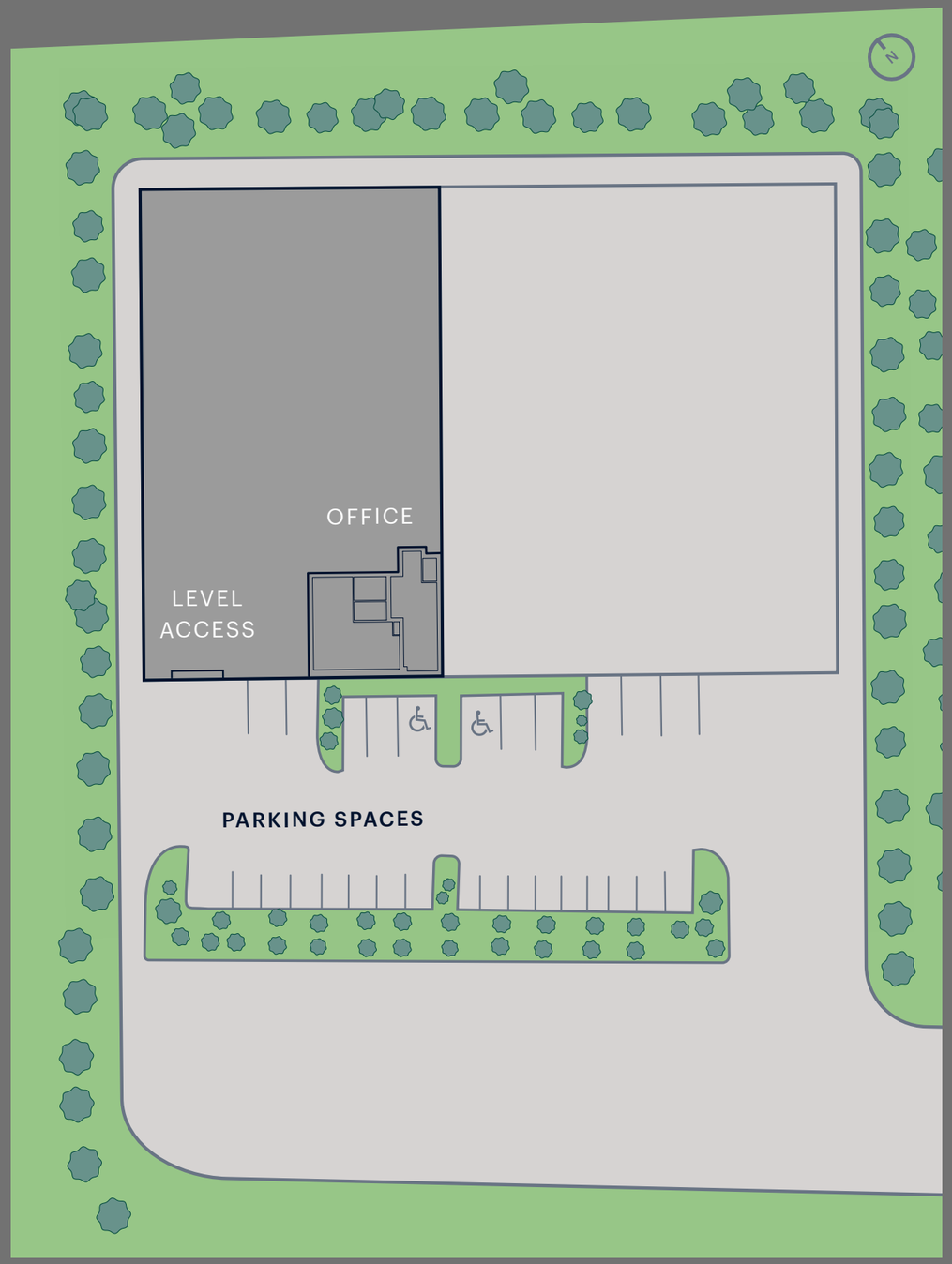
8m Clear Internal Height

Min. 60 kN/m² Floor Loading

1 x Level Access Door

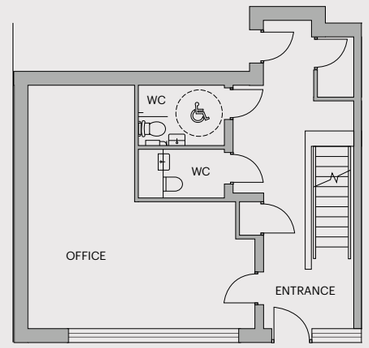
10 Car Parking Spaces

14 Bicycle Parking



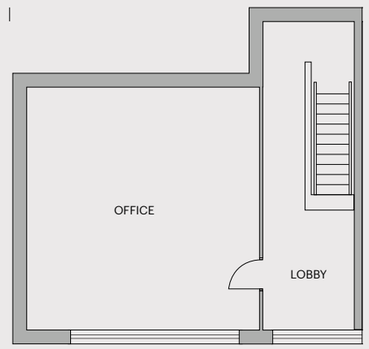
Ground Floor Office

91.2 sq m / 982 sq ft



First Floor Office

90 sq m / 969 sq ft



Location

Striking a Unique Balance in Connectivity, Cost-Efficiencies and Access to a High-Calibre Workforce.



Strategically positioned on the M7 motorway, with unhindered access to Dublin and beyond.

Drive Times (Off Peak)

M50 Motorway	22 mins
M7 Motorway	4 mins
Dublin Port	40 mins
Dublin Airport	35 mins
Rosslare Port	100 mins
Limerick	90 mins
Cork	130 mins
Galway	130 mins

TO GALWAY/SLIGO
M4
MAYNOOTH
TO NAVAN
M3
TO MONAGHAN
M2
TO BELFAST
M1
DUBLIN AIRPORT
M50
DUBLIN PORT
DUBLIN CITY
DUNDRUM
M7
10KM
M50
J10
NAAS
20KM
R445
NEWBRIDGE
M7
TO LIMERICK & CORK
TO ROSSLARE
M11
M9
TO WATERFORD
30KM

Legend

- M50
- Motorway
- Proximity to Dublin (km)
- County Border

Accessible and attractive to employees

44,135
PEOPLE WITHIN
10KM RADIUS

250,000
PEOPLE WITHIN
50KM RADIUS

HOME TO
100+ BUSINESSES

EMPLOYING
2000+ PEOPLE

44%
of workers are located within a 15-minute drive

48%
of workers have a travel time between 15 & 45 minutes

CENTRALLY
LOCATED ON THE M7
Ireland's premier logistics corridor

UNRIVALLED
WORKFORCE CATCHMENT



Occupiers in the locality include:

DSV · Krispy Kreme Doughnuts · Screwfix · Diageo · Lidl
Domino's · Primark · DHL · Keurig Dr Pepper · Pfizer

Source: CBRE Supply Chain Advisory | Labour Analytics

Steered by sustainability

Momentum Logistics Park has been redesigned to meet today's highest sustainability standards:

- EU Taxonomy Compliant Buildings Targeting LEED Gold Certification
- IGBC – Irish Green Building Council Membership
- Zero Energy Building (ZEB) Standard





Every opportunity has been taken to enrich the public realm using sustainable enhancements. These include:

- Electric Vehicle Points
- LED Lighting
- Picnic Areas
- Outdoor Gym Equipment
- Five-a-side Football Pitch
- Tree-lined Thoroughfare

PALM LOGISTICS

Committed custodians of the Park's future

Momentum Logistics Park is being redeveloped by Palm Logistics, an affiliate of Palm Capital which is a Europe-wide real estate private equity firm with offices and operations in London, Dublin and Madrid. To date, Palm Logistics has acquired over 2,000,000 sq ft of logistics buildings including Greenogue Logistics Park in nearby Baldonnel. The company's expertise has been enhanced by experience acquired in building the Los Gavilanes Logistics Park in Madrid and repositioning the Copenhagen Cargo Centre in Denmark.



Logistics Development
Gavilanes, Madrid Corridor



High Bay Logistics Portfolio,
Northwest Business Park, Dublin



High Bay Logistics Portfolio
Western Industrial Estate, Dublin



Last Mile Logistics Portfolio
South Dublin



Airside Prime Logistics Facility
Copenhagen Airport



Logistics Development
Greenogue Logistics Park,Dublin

Professional Team

Project Managers
Mitchell McDermott

Architects
JSA Architects

Structural Engineers
DBFL Consulting Engineers

Quantity Surveyors
MJ Turley + Associates

M & E Engineers
Axiseng

Sustainability Consultants
Passive Dynamics

Fire & DAC
MJP (Maurice Johnson
& Partners)

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