



Momentum

Logistics Park

Launching a new era of logistics excellence





M7

M7

State of the art logistics buildings ranging in size from 11,500 sq ft to 80,000 sq ft.

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

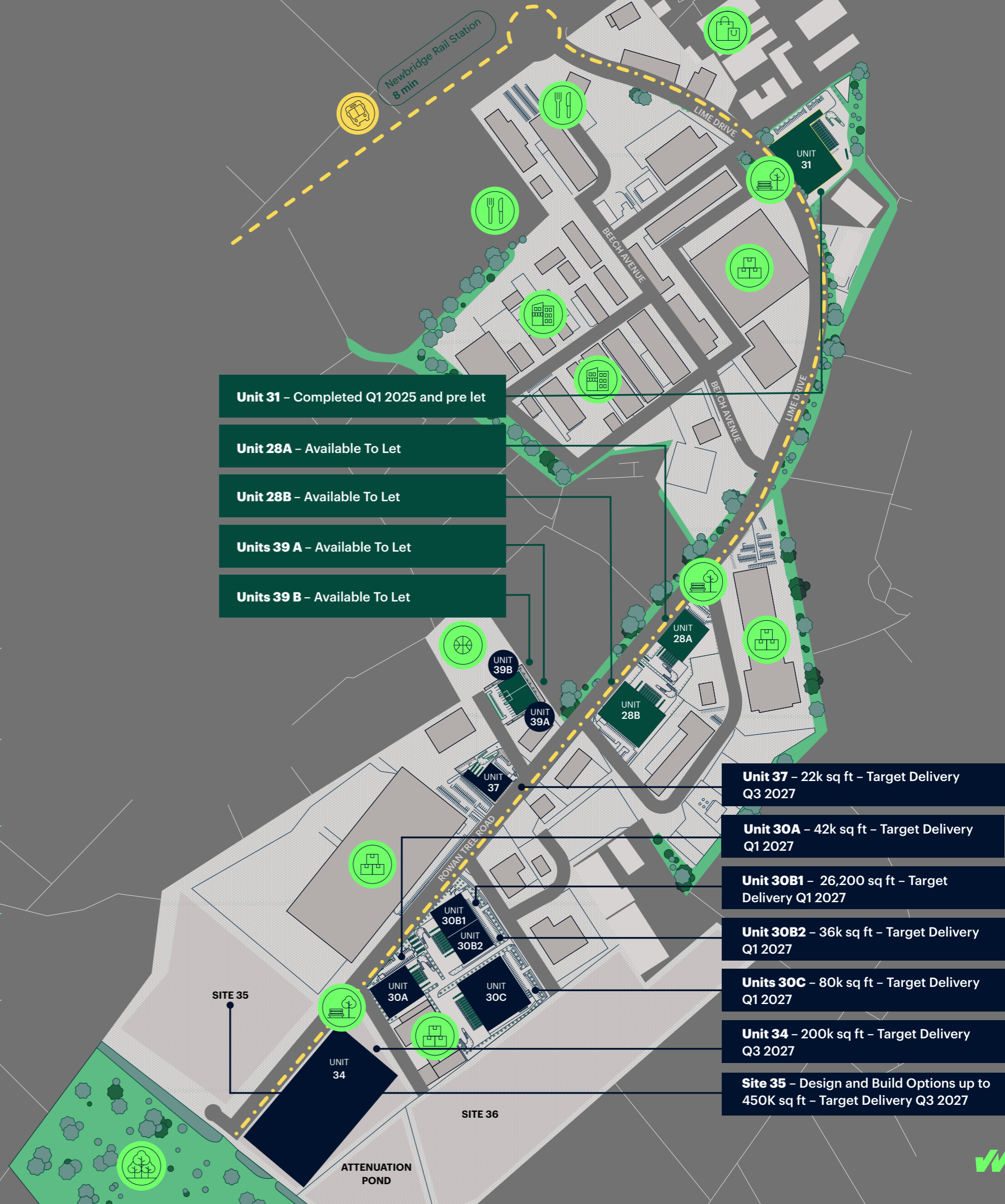
€100 Million Capital Investment.

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



UNIT NO.	SQ M	SQ FT
Unit 28A	3,372.90	36,305
Unit 28B	5,596.10	60,236
Unit 39A	1,318.80	14,196
Unit 39B	1,079.40	11,619

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

Premium
Logistics Space

12.5m

Clear
Internal Height

4

Dock
Levellers

2

Level
Access Doors

35m

Yard
Depth

27

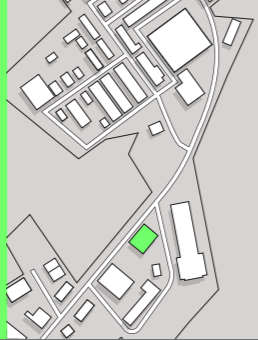
Car
Parking Spaces

2

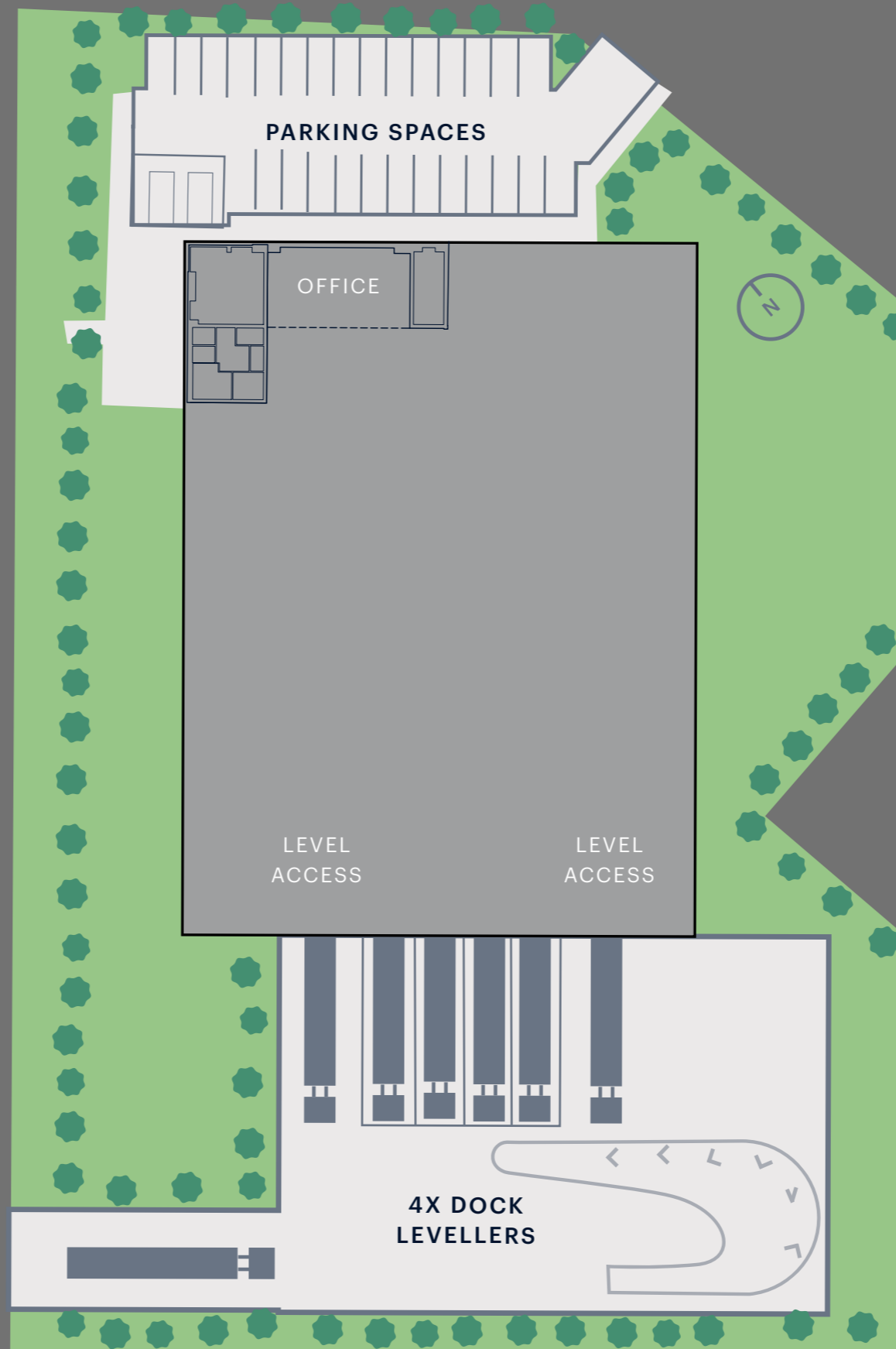
EV
Parking Spaces



UNIT 28 A

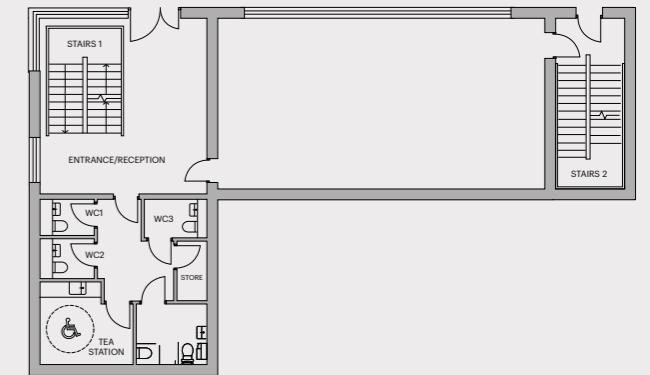


Floor Space	Sq M	Sq Ft
Warehouse	2,998.1	32,271
Ground Floor Office	136.5	1,469
First Floor Office	238.3	2,565
Total	3,372.9	36,305



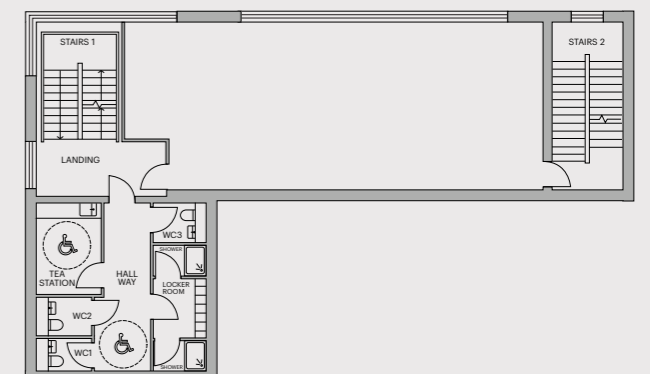
Ground Floor Office

136.5 sq m / 1,469 sq ft



First Floor Office

238.3 sq m / 2,565 sq ft



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



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

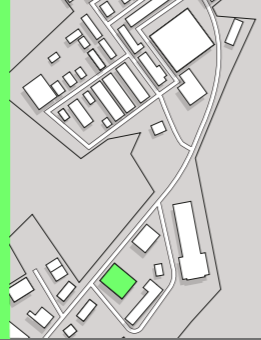
Car
Parking Spaces

4

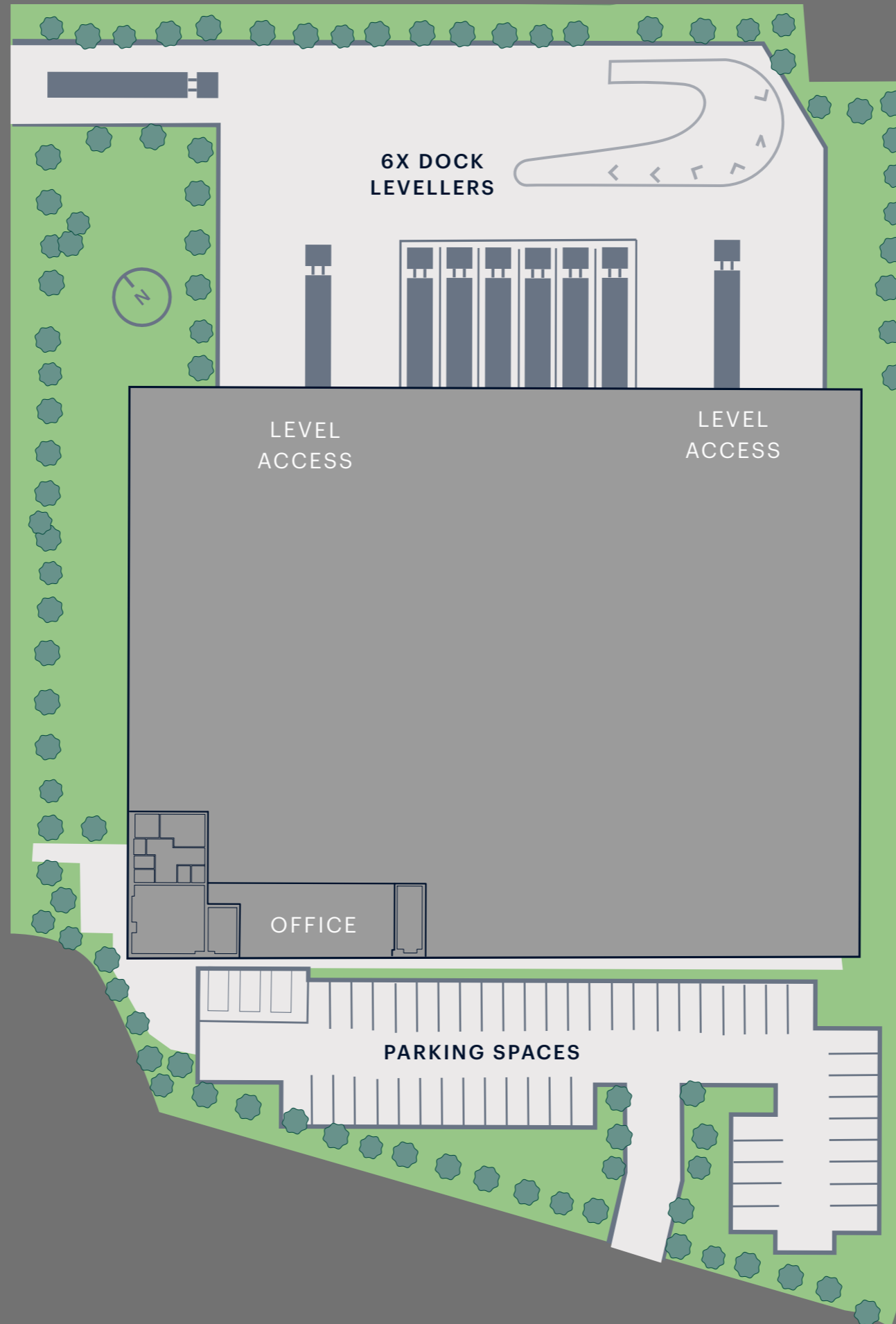
EV
Parking Spaces



UNIT 28B

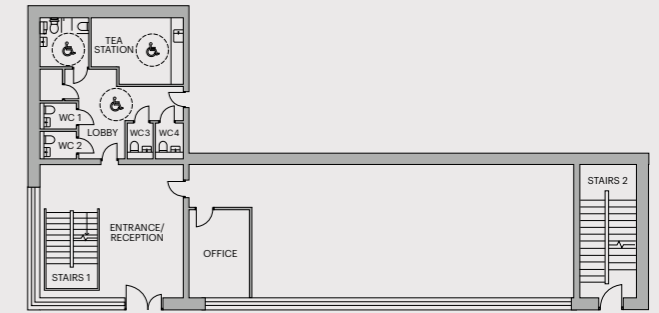


Floor Space	Sq M	Sq Ft
Warehouse	5,074.2	54,618
Ground Floor Office	185.8	2,000
First Floor Office	336.1	3,618
Total	5,596.1	60,236



Ground Floor Office

185.5 sq m / 2,000 sq ft



First Floor Office

336.1 sq m / 3,618 sq ft



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



UNIT 39 A

14,196 sq ft

Premium
Logistics Space

8.3m

Clear
Internal Height

1

Level
Access Door

14

Bicycle
Parking Spaces

10

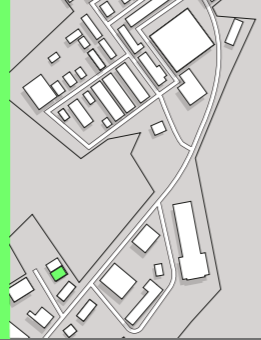
Car
Parking Spaces

1

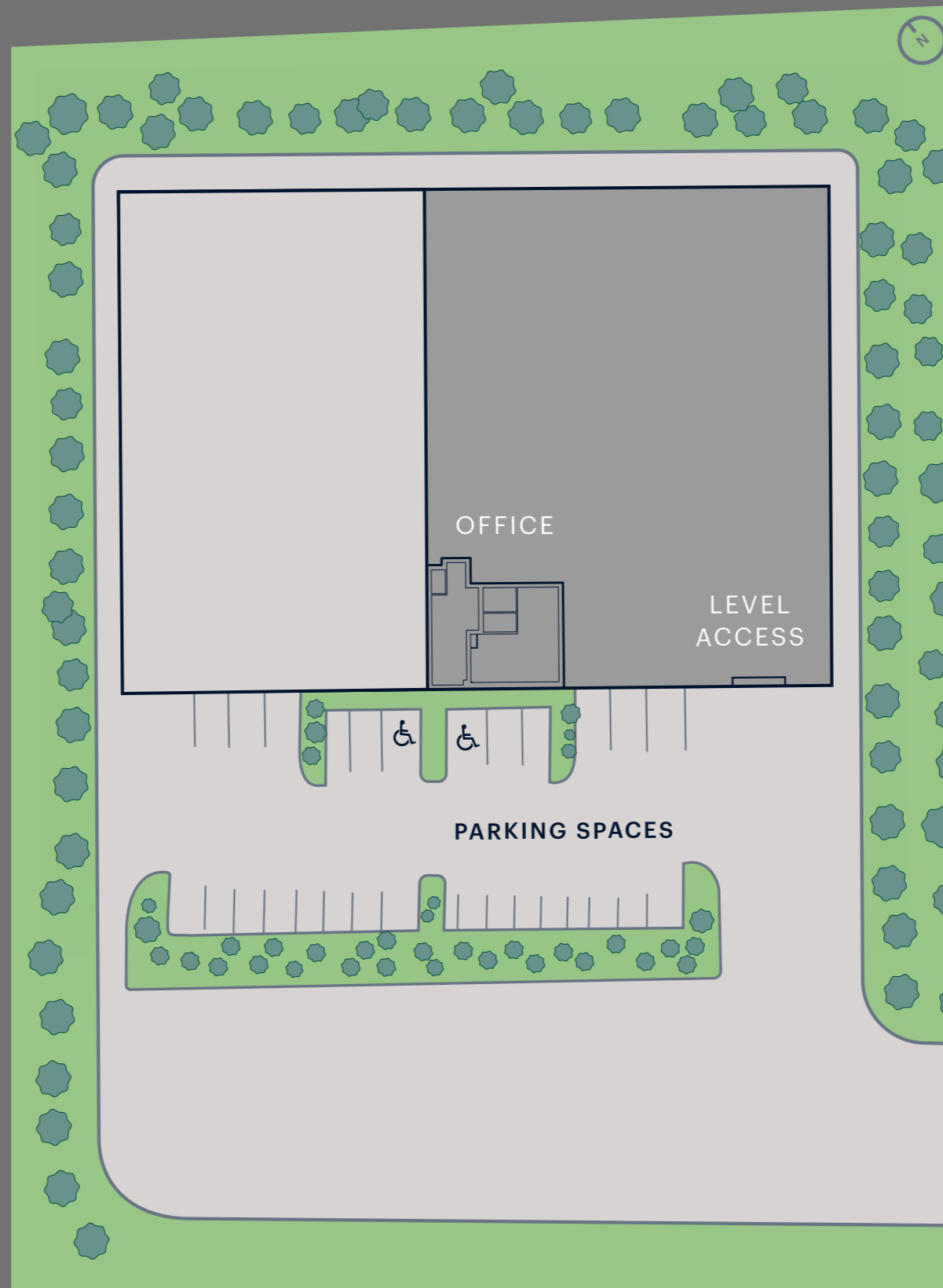
EV
Parking Space



UNIT 39 A

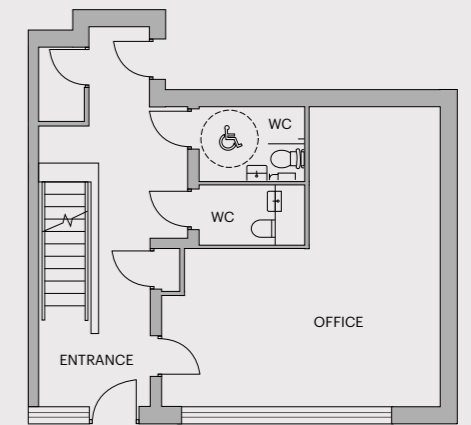


Floor Space	Sq M	Sq Ft
Warehouse	1,137.6	12,245
Ground Floor Office	91.2	982
First Floor Office	90	969
Total	1,318.8	14,196



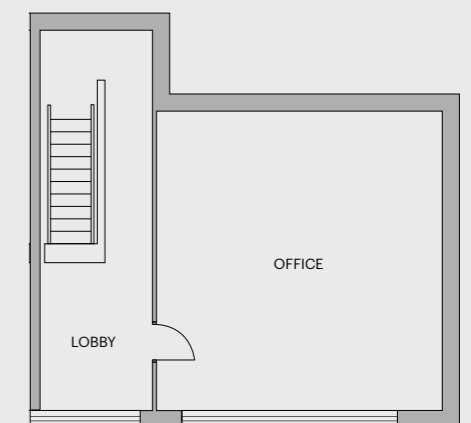
Ground Floor Office

91.2 sq m / 982 sq ft



First Floor Office

90 sq m / 969 sq ft



8.3m Clear
Internal Height



Min. 60 kN/m²
Floor Loading



1 x Level
Access Door



10 Car Parking
Spaces



14 Bicycle
Parking

UNIT 39 B

11,619 sq ft
Premium
Logistics Space

8.3m
Clear
internal Height

1
Level
Access Door

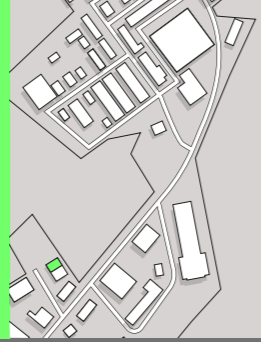
14
Bicycle
Parking Spaces

10
Car
Parking Spaces

1
EV
Parking Space



UNIT 39 B



Floor Space	Sq M	Sq Ft
Warehouse	897.9	9,665
Ground Floor Office	91.3	983
First Floor Office	90.2	971
Total	1,079,4	11,619



8m Clear
Internal Height



Min. 60 kN/m²
Floor Loading



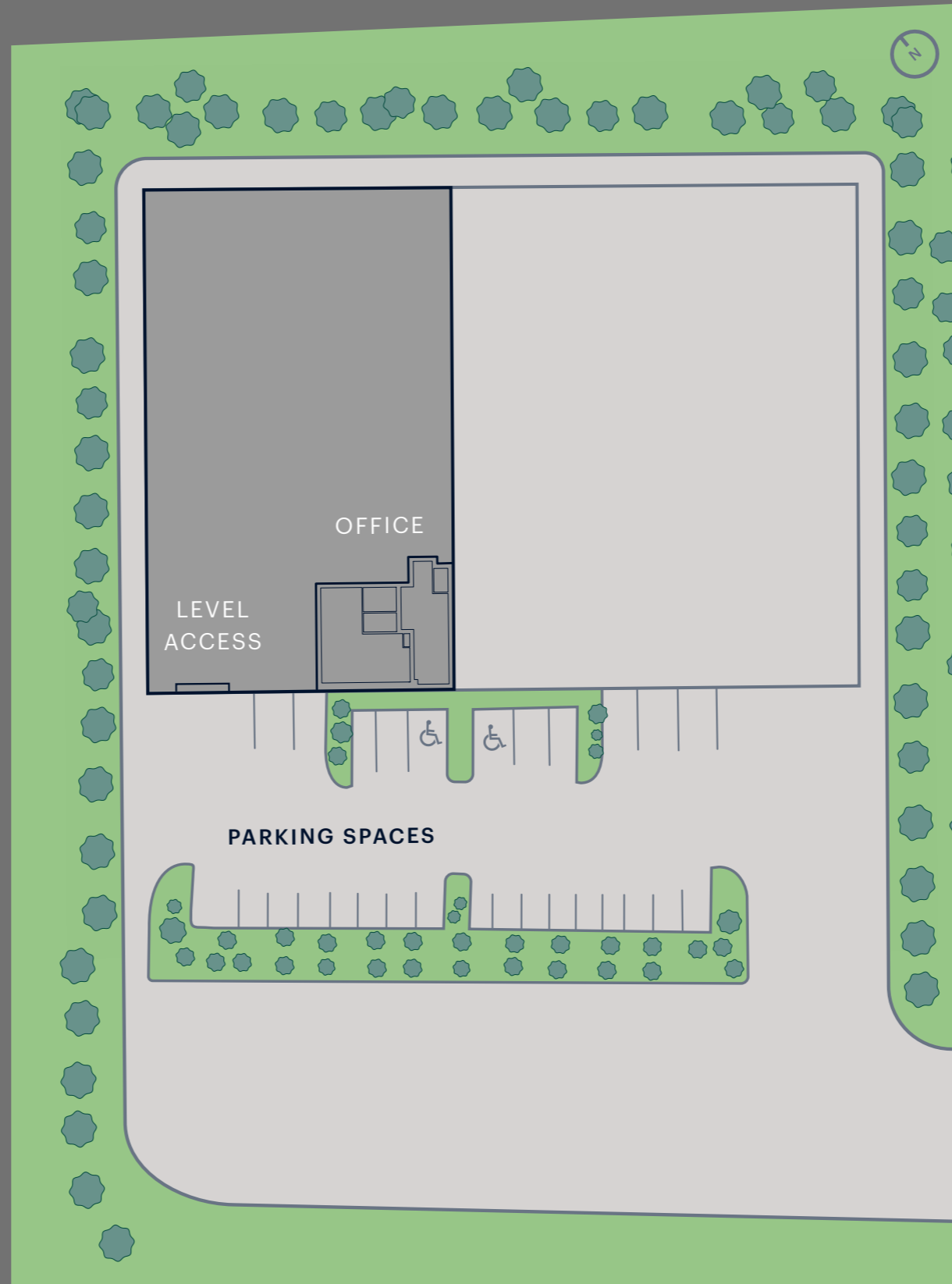
1 x Level
Access Door



10 Car Parking
Spaces

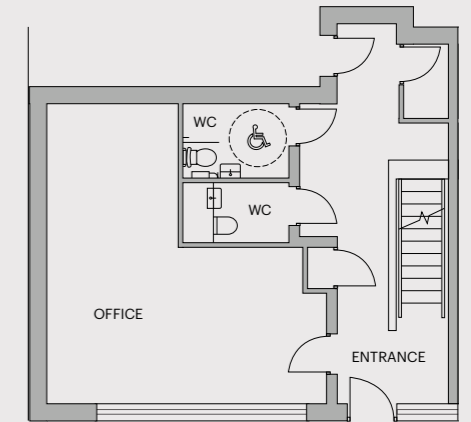


14 Bicycle
Parking



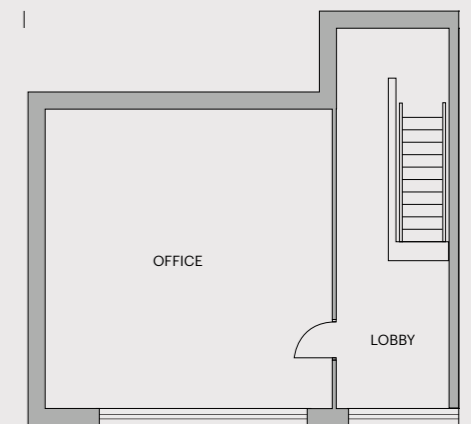
Ground Floor Office

91.2 sq m / 982 sq ft



First Floor Office

90 sq m / 969 sq ft











Location

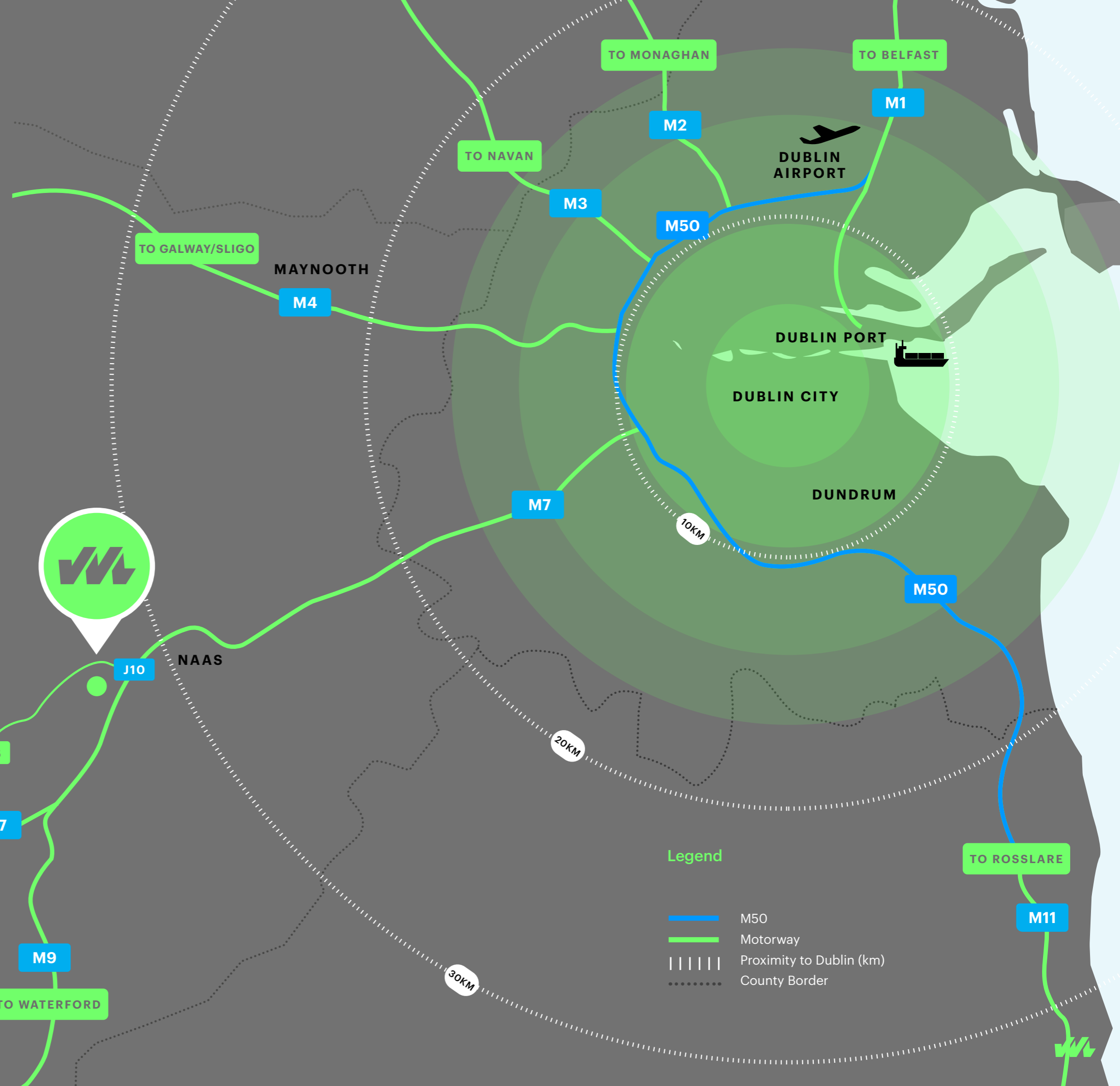
Striking a Unique Balance in Connectivity, Cost-Efficiencies and Access to a High-Calibre Workforce.



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



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



SCREWFIX

DIAGEO



PRIMARK



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



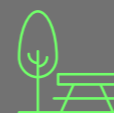
Every opportunity has been taken to enrich the public realm using sustainable enhancements. These include:



Electric Vehicle
Points



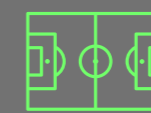
LED
Lighting



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



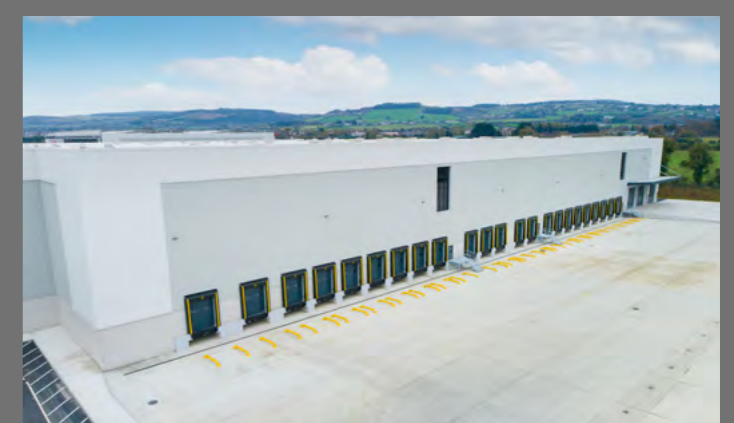
High Bay Logistics Portfolio
Western Industrial Estate, Dublin



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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www.momentumlogisticspark.com

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