



DUBLIN'S PREMIER LOGISTICS PARK

UNIT D - 133,806 SQ FT - AVAILABLE DECEMBER 2021
PLOT F - DESIGN AND BUILD OPPORTUNITIES 72,600 - 190,000 SQ FT







← Dublin

N7 (Naas Rd)

Cork / Limerick / Waterford →

PLOT F
11 ACRES

UNIT E
PRE-LET

UNIT D
133,806 SQ FT

UNIT C
PRE-LET
home store
+ more

Clonlara Rd

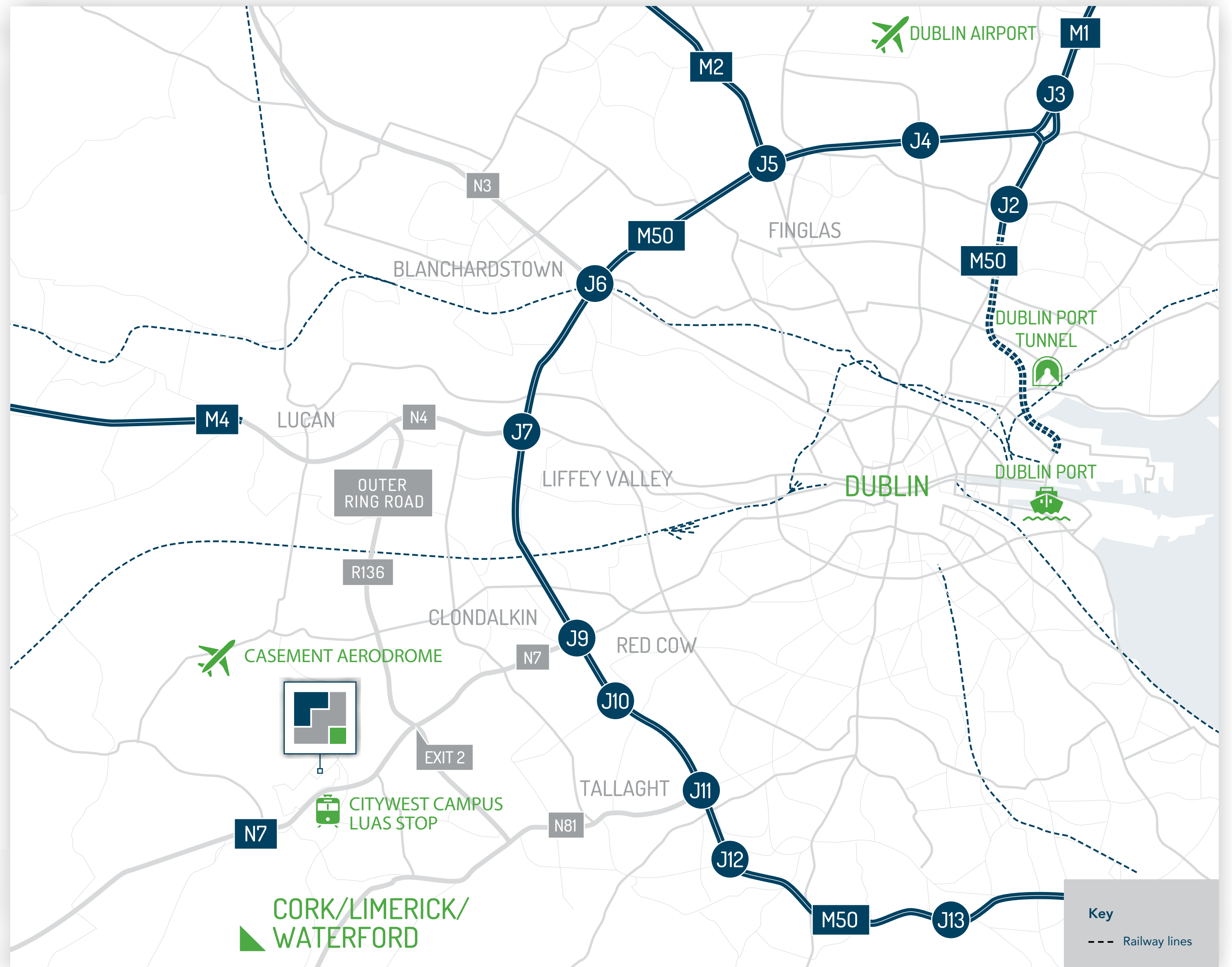
Baldonnell Rd



PRIME.

Logistics and supply chain efficiencies are all about location and Mountpark Baldonnell II has it all. With excellent connections to the Irish road networks, set just off the N7 (Naas Rd) linking the development to Dublin, Cork, Limerick and Waterford it is ideally positioned for distribution across Ireland.

1.9 KM to R136 (Outer Ring Road)	182 KM to Belfast
5.8 KM to N81	183 KM to Limerick
6.3 KM to M50 (J9)	23.6 KM to Dublin Port
7.7 KM to N4	27.4 KM to Dublin Airport
37.4 KM to Dublin Port Tunnel	





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Mountpark Baldonnell II is a state-of-the-art logistics development for the Dublin market. Units C & E have already been pre-let and once complete, the scheme will provide up to 1.06M sq ft of warehouse / logistics facilities.

Unit D of 133,806 sq ft is under construction with completion scheduled for **December 2021**

Plot F provides opportunities for high quality **Design and Build** requirements between 72,600 sq ft and 190,000 sq ft. Infrastructure works are underway and this plot will shortly become fully serviced for construction. See **'Tailored'** for indicative unit layouts.

PLOT F
72,600 – 190,000 SQ FT

Click to review available units in more detail

UNIT D
133,806 SQ FT

Click to review Unit D in more detail



N7 (Naas Rd)

Dublin →

← Cork / Limerick / Waterford

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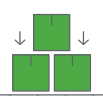
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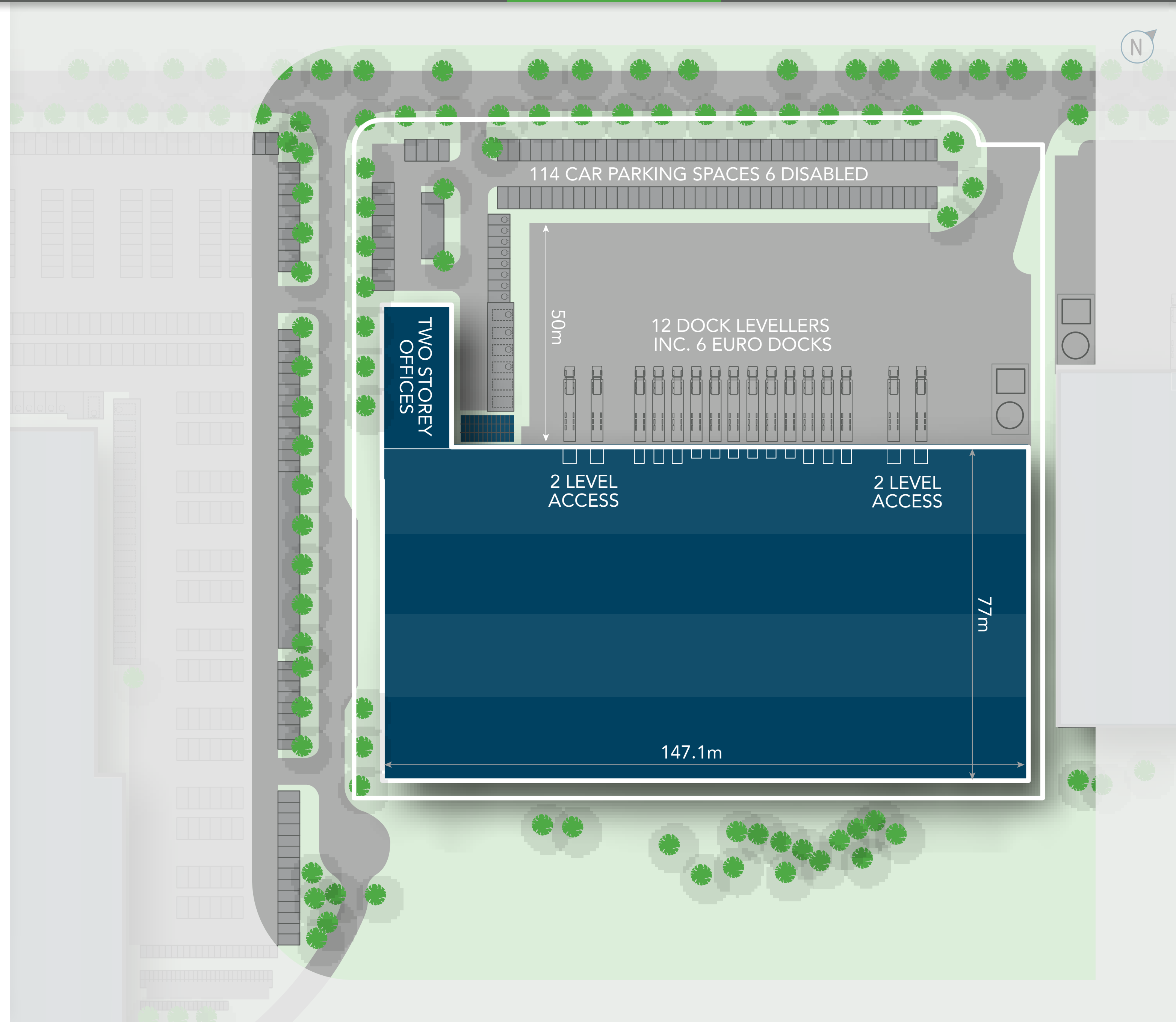


| UNIT D |

UNIT D. 133,806 SQ FT

WAREHOUSE	OFFICE	GALLERY	PLANT
121,804	10,387	571	1,044
SQ.FT	SQ.FT	SQ.FT	SQ.FT

- | | |
|---|--|
|  HAUNCH HEIGHT
14M |  LEVEL ACCESS DOCKS
4 |
|  DOCK LEVELLERS (50% EURO DOCKS)
12 |  RIBBON GLAZING TO MARSHALLING AREAS
✓ |
|  SECURE SERVICE YARD
50M |  SHOWER FACILITIES
✓ |
|  DRINKING FOUNTAINS TO WAREHOUSE
✓ |  PV ARRAY
67 KWP WITH 20KW TESLA BATTERIES |
|  EV CAR CHARGING SPACES
12 |  BREEAM
"Very Good" |
|  POWER
500 KVA |  FLOOR LOADING
50 KN/m ² |





ENVIRONMENT.

A DESIRABLE SETTING TO BE PART OF.

81

ACRES

1 MILLION+

SQ FT OF LOGISTICS SPACE

Set in 81 acres, Mountpark Baldonnell II will create a high quality landscaped environment that occupiers will want to be a part of, featuring a network of footpaths and trim trails surrounding state-of-the-art buildings.

Click through the images of Units A & B, Mountpark Baldonnell Phase 1, that reflect the market leading landscaping and design at Mountpark Baldonnell.



Click through the images

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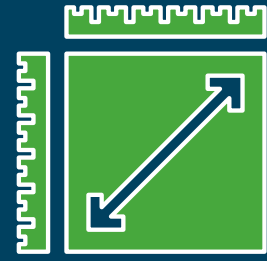
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TAILORED



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PLOT F | 11 ACRES

Plot F provides Design and Build solutions to meet our customers exact requirements. We have provided indicative unit layouts accommodating units ranging from 72,600 sq ft to 190,000 sq ft.

Infrastructure works are underway and this plot will shortly become fully serviced for construction.

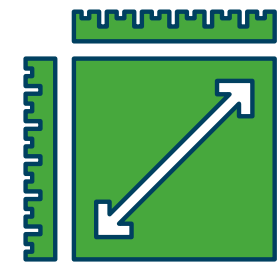
Click on the tabs above to view indicative unit layouts.



PLOT F
11 ACRES

72,600 - 190,000 sq ft



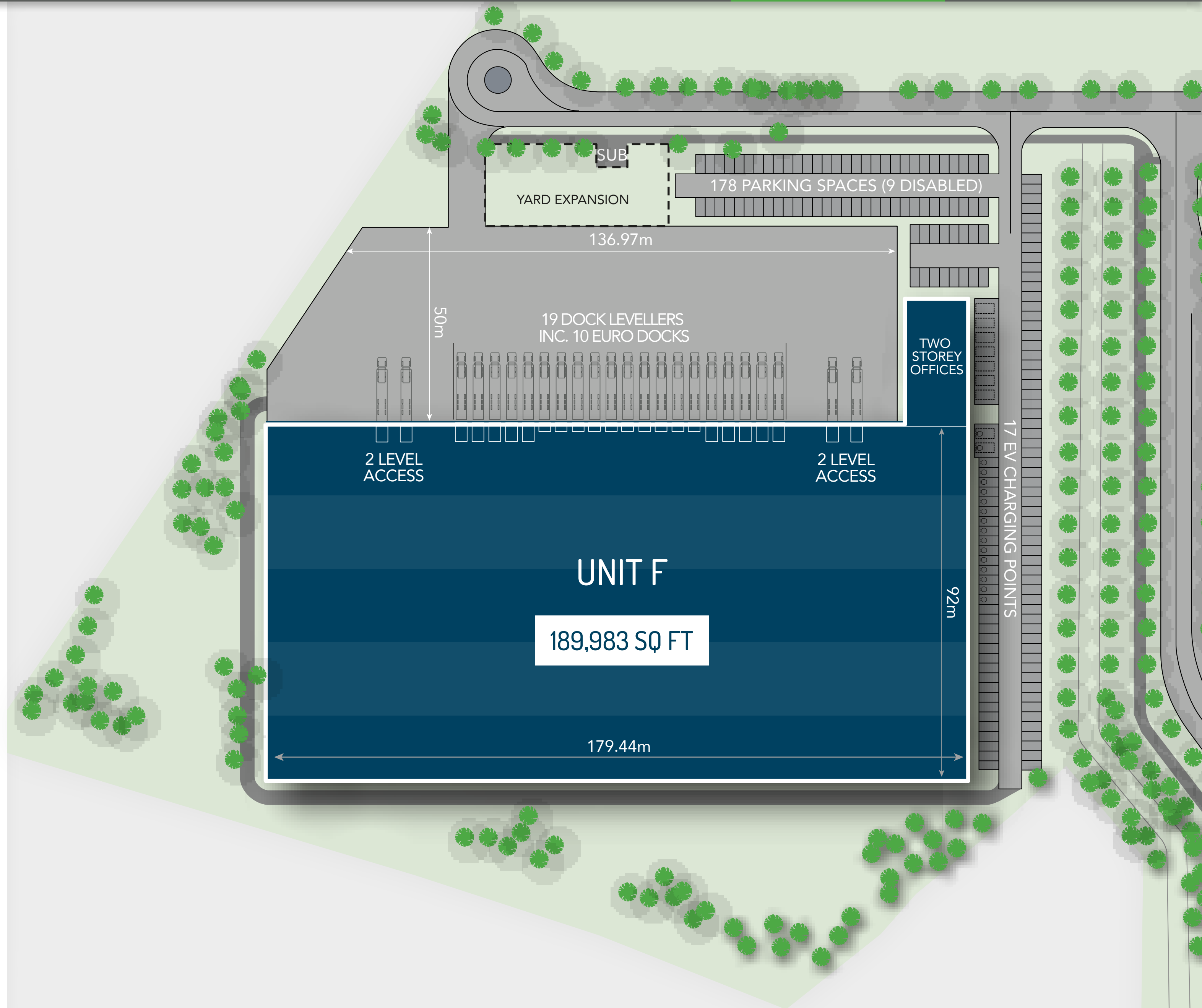


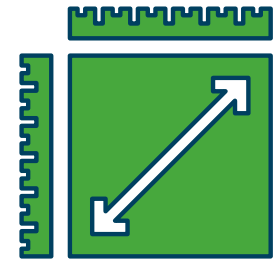
1 UNIT SCHEME.

UNIT F | 189,983 SQ FT

WAREHOUSE	177,981 SQ FT
GALLERY	571 SQ FT
TWO STOREY OFFICES	10,387 SQ FT
PLANT	1,044 SQ FT

Click on the tabs above to view indicative layouts.





2 UNIT SCHEME.

UNIT F **72,625 SQ FT**

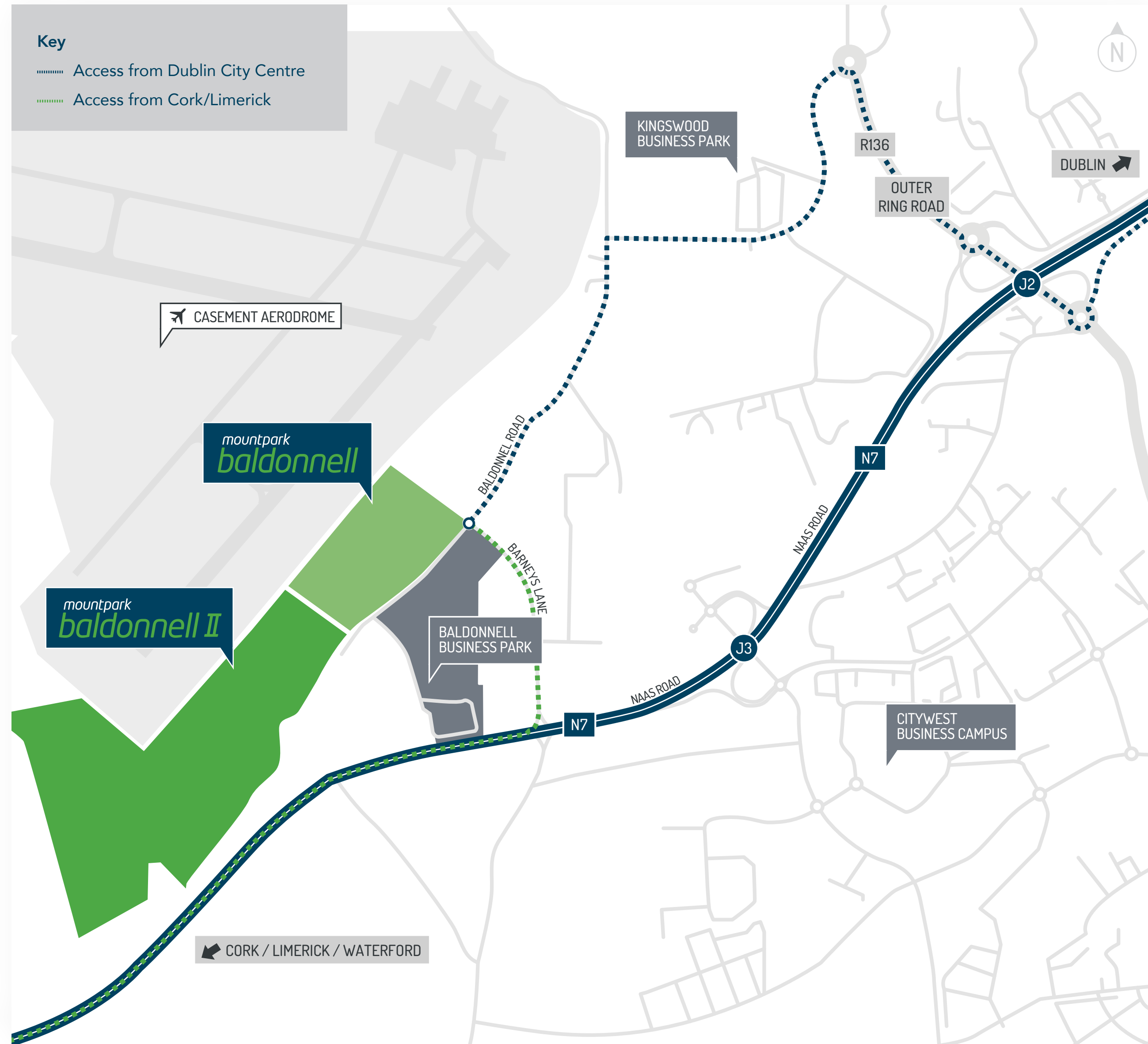
WAREHOUSE	64,605 SQ FT
GALLERY	237 SQ FT
TWO STOREY OFFICES	6,491 SQ FT
PLANT	1,292 SQ FT

UNIT G **96,638 SQ FT**

WAREHOUSE	88,555 SQ FT
GALLERY	301 SQ FT
TWO STOREY OFFICES	7,093 SQ FT
PLANT	689 SQ FT

Click on the tabs above to view indicative layouts.





DUBLIN'S PREMIER LOGISTICS PARK

MOUNTPARK BALDONNELL II,
BALDONNELL BUSINESS PARK,
N7 (NAAS ROAD), DUBLIN 22

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Mountpark Baldonnell II is a development by Mountpark Logistics EU Sarl.

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