



# Ireland South

L O G I S T I C S

**Three Prime Industrial & Logistic  
Distribution Facilities  
For Sale / To Let**

Targeted:



A Development by

**Sandymark.**

**IndVest**  
PARTNERS

**CUSHMAN &  
WAKEFIELD**

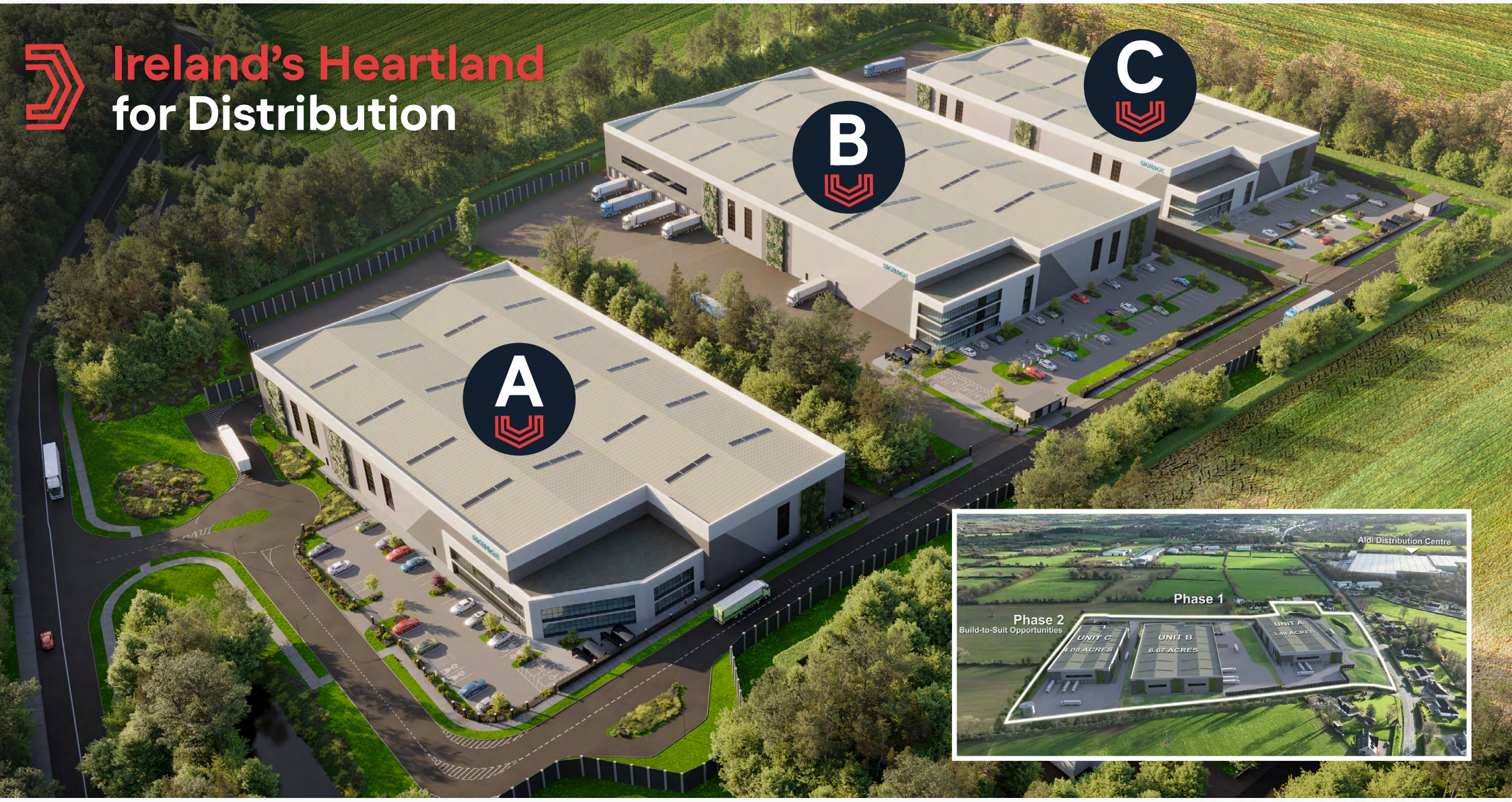


**Ireland South**  
LOGISTICS

Prime Industrial & Logistic Distribution Facilities



# Ireland's Heartland for Distribution





# Ireland South

LOGISTICS

## Prime Industrial & Logistic Distribution Facilities



## Location

Ireland South Logistics is located 2km north of Mitchelstown Town, Co Cork, on the Limerick Road, which is adjacent to Aldi's Regional distribution hub.

Mitchelstown stands as one of Ireland's most strategically advantageous commercial locations, combining excellent national connectivity with access to a skilled regional workforce and an established base of both national and multinational occupiers.

Positioned at the intersection of Ireland's primary road corridors and located immediately beside the M8 motorway, the main arterial route linking Cork and Dublin, Mitchelstown offers unrivalled access to major cities, ports, and airports nationwide. This prime positioning makes it a strong choice for logistics, manufacturing and distribution operators seeking operational efficiency and seamless nationwide reach.



## ESG Highlights



Electric vehicle charge points



Renewable energy and rainwater harvesting



Sustainable urban drainage systems



Floodwater attenuation ponds



Green Living Wall



GreenEdge Planting Initiative within the scheme



Target BER A3



LEED Gold



Prime Industrial & Logistic Distribution Facilities

**Specification**



8  
Dock Levellers



2 level  
access doors



12m Clear  
Internal Height



HGV loading yards with  
a 40m yard depth



51 parking spaces and 6  
EV charging points



12 bike  
spaces



CAT A office and  
team facilities



**Unit A Accommodation**

Floor	sq m	sq ft
Warehouse	7,356	79,180
Office (2-storey)	461	4,962
Staff Facilities	425	4,574
<b>Total</b>	<b>8,242</b>	<b>88,716</b>

Final measurements will be subject to verification once the development is completed.



**Ireland South**  
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Prime Industrial & Logistic Distribution Facilities



Unit A Computer Generated Image



## A Ground Floor Plan

### Office/Staff Facilities Layout

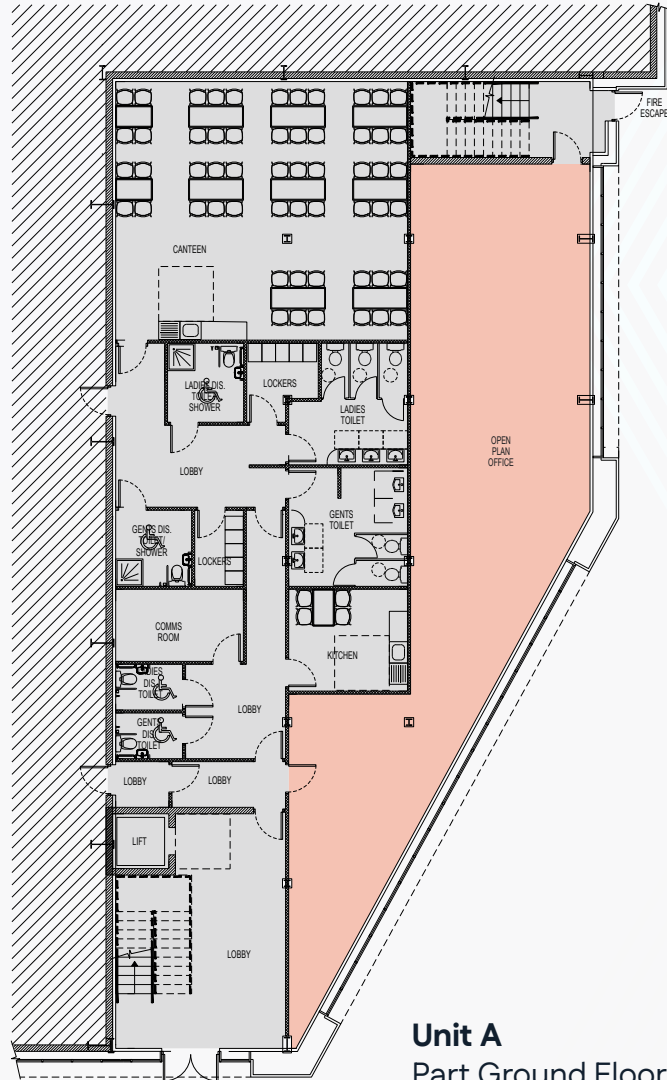
The ground-floor entrance includes the stairs and lift to the first floor, with direct access to the warehouse, toilets (including an accessible WC), kitchen and comms room. Further along are the staff canteen, changing rooms, showers, and additional toilets, including an accessible WC.

The first floor comprises an open-plan office area and a meeting room, with toilet facilities at the far end of the floor and an accessible WC located beside the staff canteen.

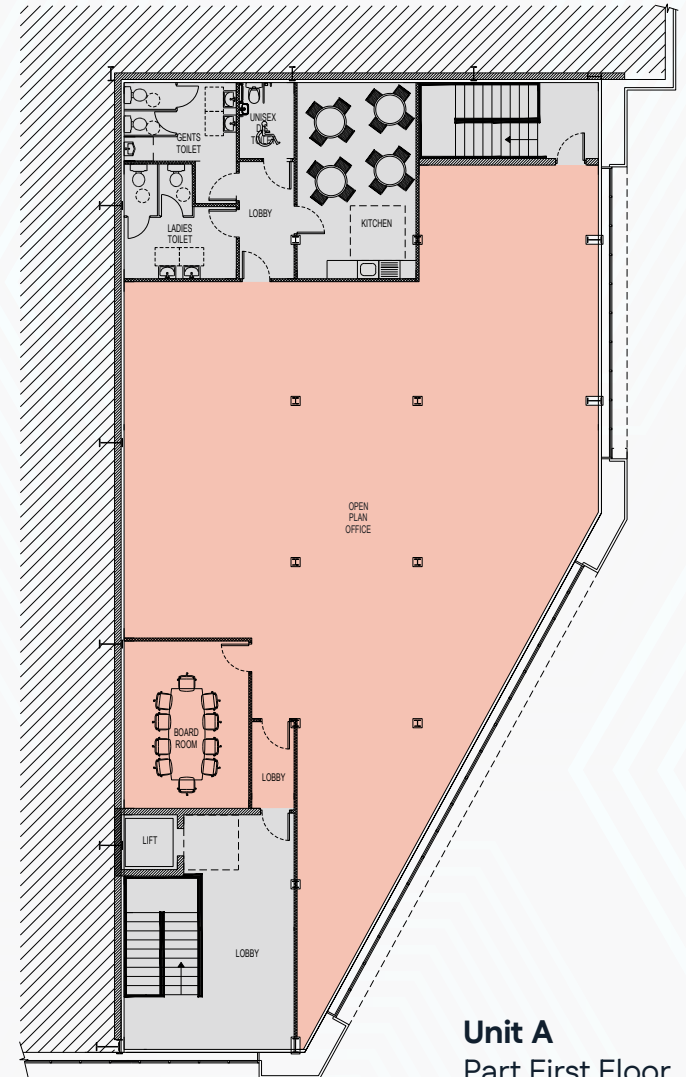




**Ancillary Office  
Staff Facilities  
Floor Plans**



**Unit A**  
Part Ground Floor



**Unit A**  
Part First Floor



**Ireland South**  
LOGISTICS

Prime Industrial & Logistic Distribution Facilities



**Unit A**  
Computer Generated Image

Prime Industrial & Logistic Distribution Facilities

**Specification**



12  
Dock Levellers



2 level  
access doors



12m Clear  
Internal Height



HGV loading yards with  
a 50m yard depth



71 parking spaces and 8  
EV charging points



24 bike  
spaces



CAT A office and  
team facilities



**Unit B Accommodation**

Floor	sq m	sq ft
Warehouse	11,092	119,394
Office (3-storey)	605	6,512
Staff Facilities	478	5,145
<b>Total</b>	<b>12,175</b>	<b>131,051</b>

Final measurements will be subject to verification once the development is completed.



**Ireland South**  
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Prime Industrial & Logistic Distribution Facilities



**Unit B**  
Computer Generated Image

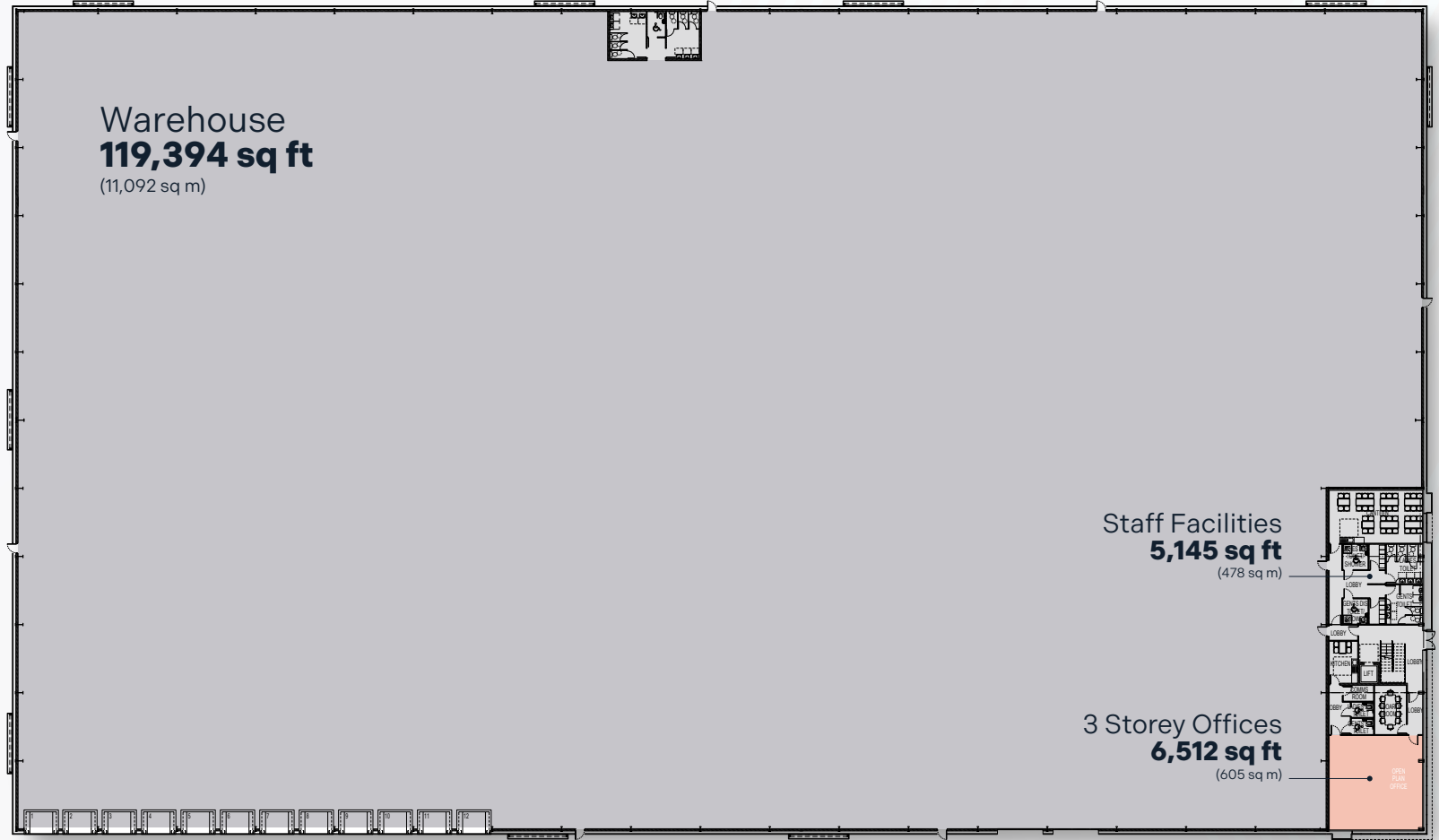


## B Ground Floor Plan

### Office/Staff Facilities Layout

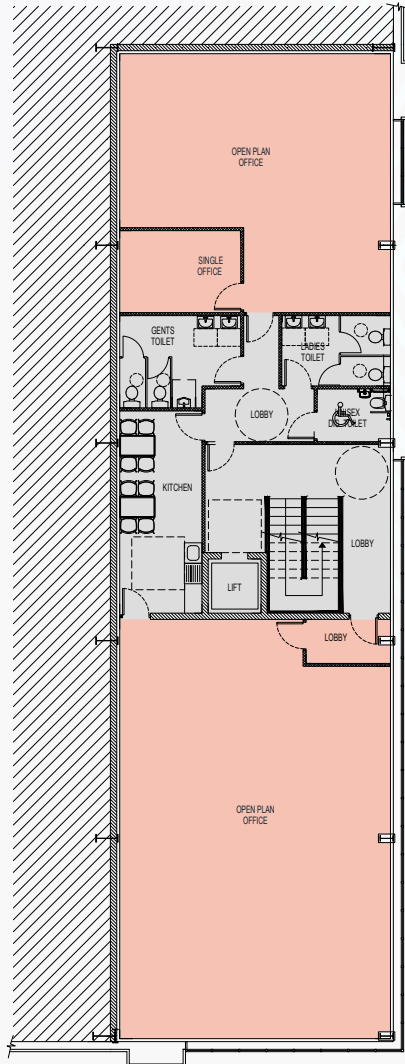
The ground-floor entrance includes stairs and a lift to the upper floors, with direct access to the warehouse, boardroom, open-plan office, toilets (including an accessible WC), kitchen, and comms room. Further along are the staff canteen, changing rooms, showers and additional toilets (including an accessible WC).

The first and second floors consist of office space, with toilets beside the staircase, an accessible WC, and a staff canteen.

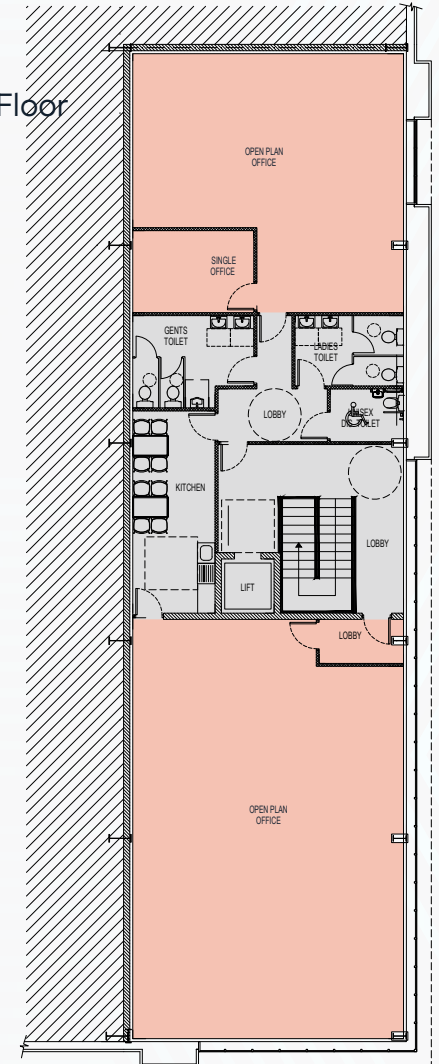




**Unit B**  
Part First Floor



**Unit B**  
Part Second Floor



**Ancillary Office  
Staff Facilities  
Floor Plans**



**Ireland South**  
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Prime Industrial & Logistic Distribution Facilities

**B**



**Unit B**  
Computer Generated Image

Prime Industrial & Logistic Distribution Facilities

**Specification**



8 Dock Levellers



2 level access doors



12m Clear Internal Height



HGV loading yards with a 45m yard depth



41 parking spaces and 5 EV charging points



24 bike spaces



CAT A office and team facilities



**Unit C Accommodation**

Floor	sq m	sq ft
Warehouse	6,239	67,157
Office (2-storey)	310	3,337
Staff Facilities	277	2,982
<b>Total</b>	<b>6,826</b>	<b>73,476</b>

Final measurements will be subject to verification once the development is completed.



**Ireland South**  
LOGISTICS

Prime Industrial & Logistic Distribution Facilities



**Unit C**  
Computer Generated Image



## C Ground Floor Plan

### Office/Staff Facilities Layout

The ground-floor entrance includes the stairs and lift to the first floor, with direct access to the open-plan office, boardroom, showers, toilets (including an accessible WC), staff canteen and changing rooms.

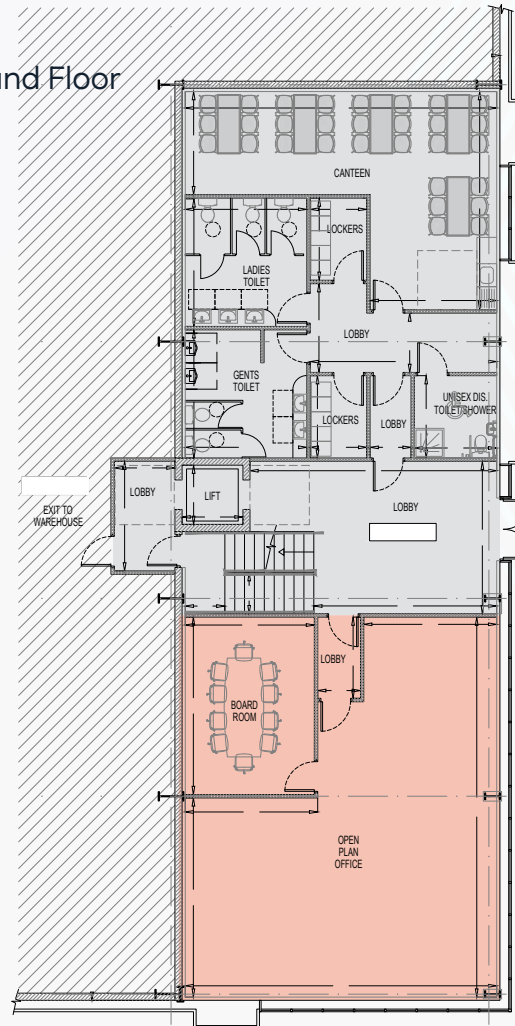
The first floor is office space, with toilets beside the staircase (including an accessible WC), a comms room, and another staff canteen.



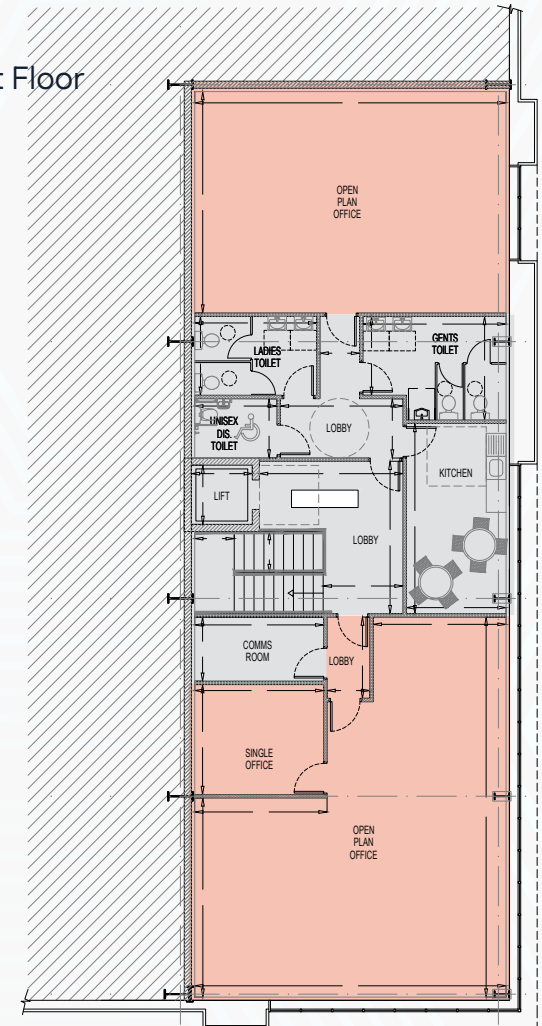


**Ancillary Office  
Staff Facilities  
Floor Plans**

**Unit C**  
Part Ground Floor



**Unit C**  
Part First Floor





A Development by

Sandymark.  IndVest  
PARTNERS

# Ireland South

L O G I S T I C S

## Services

All mains services will be provided and connected to the properties.

## Viewing

All viewings are strictly by appointment through leasing agent, Cushman & Wakefield.

## Pricing & Terms

On Application.

## Outgoings

Available on request.

## Contacts

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