



DUBLIN'S PREMIER LOGISTICS PARK!

UNIT F - 72,646 SQ FT - AVAILABLE APRIL 2023

UNIT G - 96,930 SQ FT - AVAILABLE APRIL 2023







UNIT C
home store
+ more

UNIT D
DB SCHENKER

UNIT E
amazon

UNIT F
72,646 SQ FT
AVAILABLE APRIL 2023

UNIT G
96,930 SQ FT
AVAILABLE APRIL 2023

Baldonnell Rd

Clonlara Rd

Dublin ↗

N7 (Naas Rd)

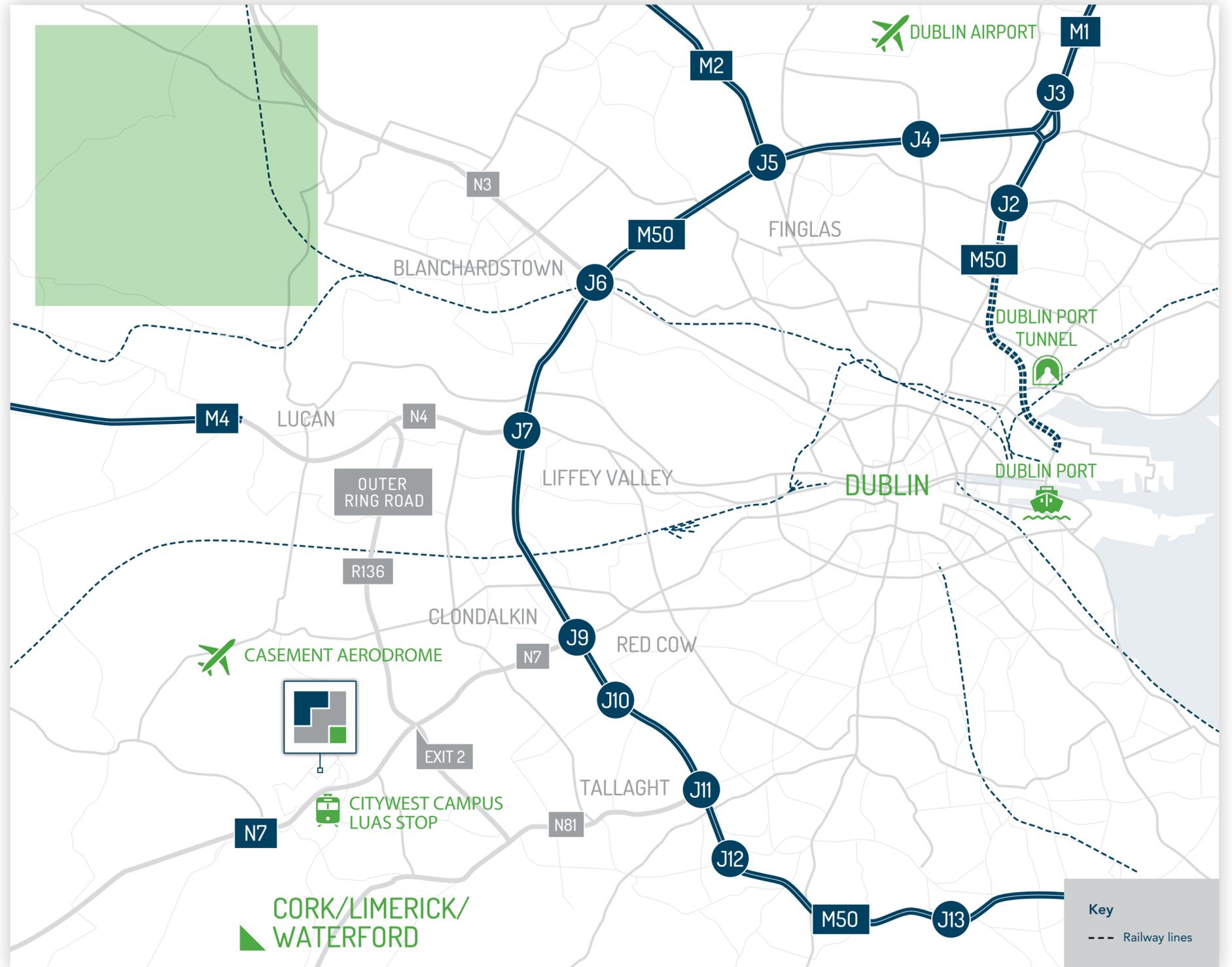
Cork / Limerick / Waterford ↘



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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SPECIFIED.

Mountpark Baldonnell II is a state-of-the-art logistics development for the Dublin market. Units C, D & E have all been let prior to practical completion and once complete, the scheme will provide 1.05m sq ft of warehouse / logistics facilities.

Units F & G make up the final phase of the development at Mountpark Baldonnell II. Both units are under construction with completion scheduled for April 2023.

Click on the tabs above and  to view the layouts of Units F & G.



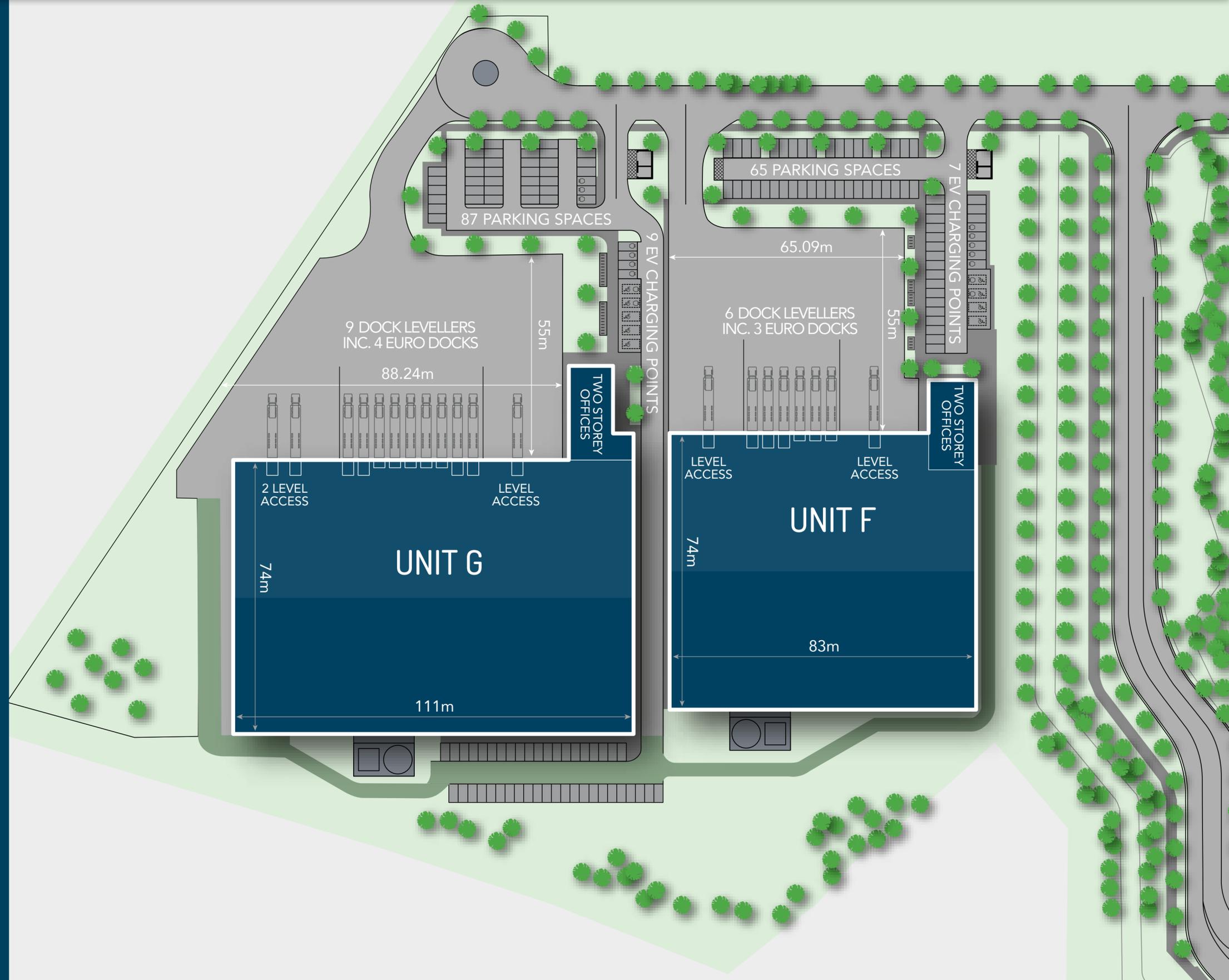


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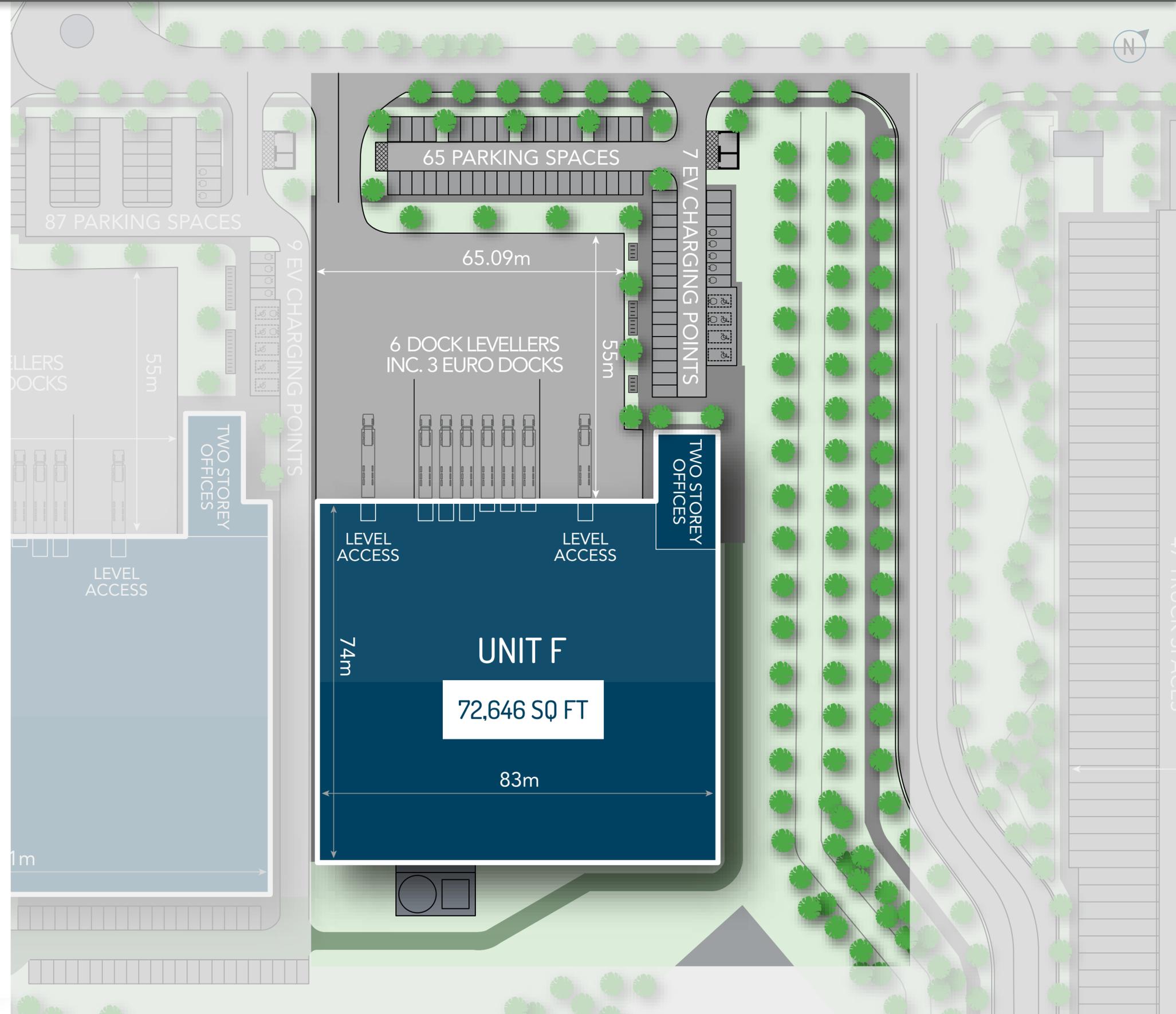
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UNIT F. 72,646 SQ FT

| WAREHOUSE | OFFICE | GALLERY | PLANT |
|-----------|--------|---------|--------|
| 64,594 | 6,491 | 205 | 1,356 |
| SQ. FT | SQ. FT | SQ. FT | SQ. FT |

-  HAUNCH HEIGHT
14M
-  DOCK LEVELLERS (50% EURO DOCKS)
6 (3 EURO DOCKS)
-  SECURE SERVICE YARD
55M
-  DRINKING FOUNTAINS TO WAREHOUSE
✓
-  BREEAM
"Excellent"
-  EV CAR CHARGING SPACES
7
-  LEVEL ACCESS DOCKS
2
-  RIBBON GLAZING TO MARSHALLING AREAS
✓
-  SHOWER FACILITIES
✓
-  PV ARRAY
40 kWp
-  POWER
350 KVA
-  FLOOR LOADING
50 KN/m²

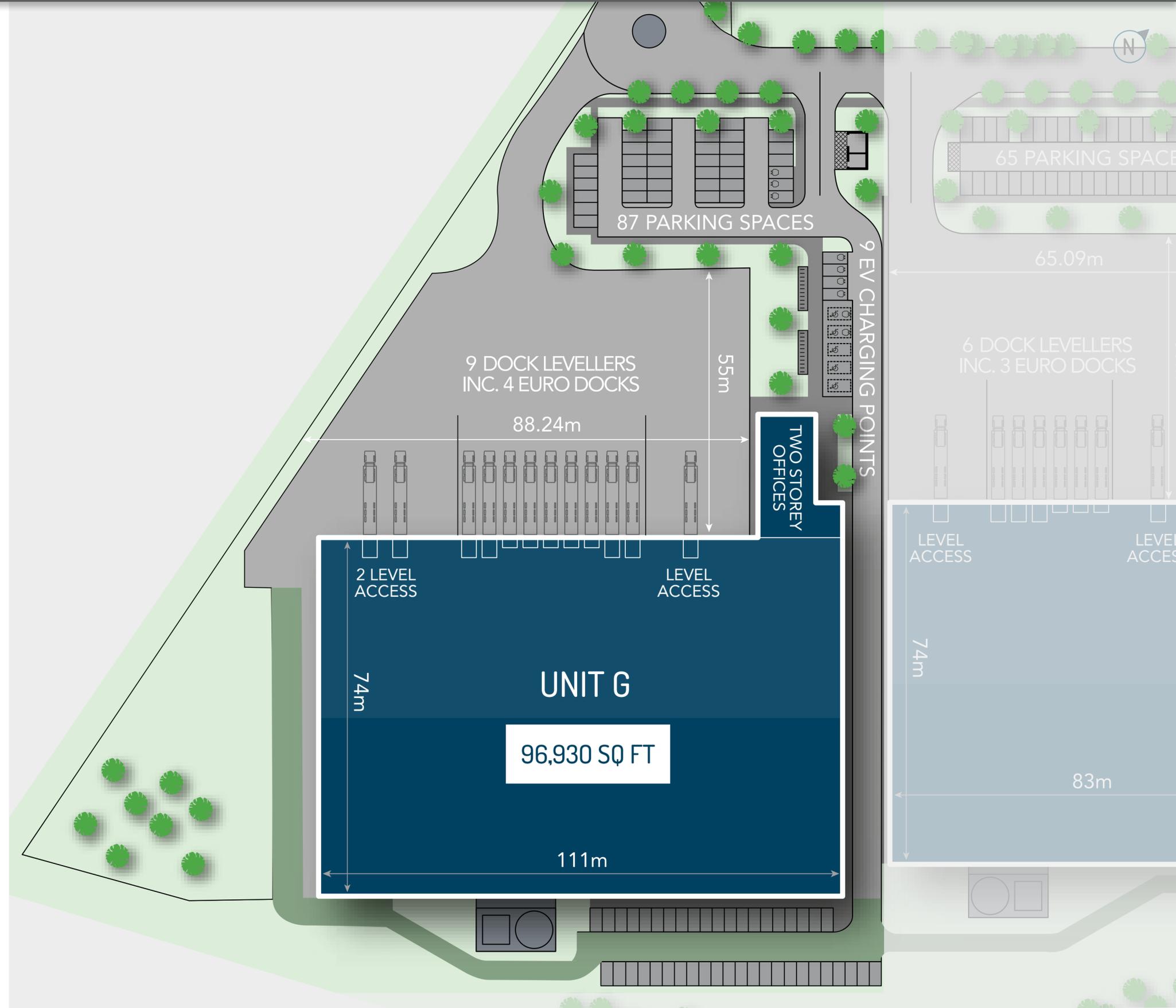




UNIT G. 96,930 SQ FT

| WAREHOUSE | OFFICE | GALLERY | PLANT |
|-----------|--------|---------|--------|
| 88,544 | 7,115 | 614 | 657 |
| SQ. FT | SQ. FT | SQ. FT | SQ. FT |

-  HAUNCH HEIGHT
14.5M
-  DOCK LEVELLERS (40% EURO DOCKS)
9 (4 EURO DOCKS)
-  SECURE SERVICE YARD
55M
-  DRINKING FOUNTAINS TO WAREHOUSE
✓
-  BREEAM
"Excellent"
-  EV CAR CHARGING SPACES
9
-  LEVEL ACCESS DOCKS
3
-  RIBBON GLAZING TO MARSHALLING AREAS
✓
-  SHOWER FACILITIES
✓
-  PV ARRAY
70 kWp
-  POWER
500 KVA
-  FLOOR LOADING
50 KN/m²







AN EXCEPTIONAL ENVIRONMENT TO BE A PART OF.

81

ACRES

1 MILLION+

SQ FT OF LOGISTICS SPACE

Set in 81 acres, Mountpark Baldonnell II has been designed to create a high quality landscaped environment. Featuring a network of footpaths and trim trails surrounding state-of-the-art warehousing / logistics facilities, it has created a superior business environment that our customers and their employees want to be a part of.

Click through the images that reflect the market leading landscaping and design at Mountpark Baldonnell.



Click through the images



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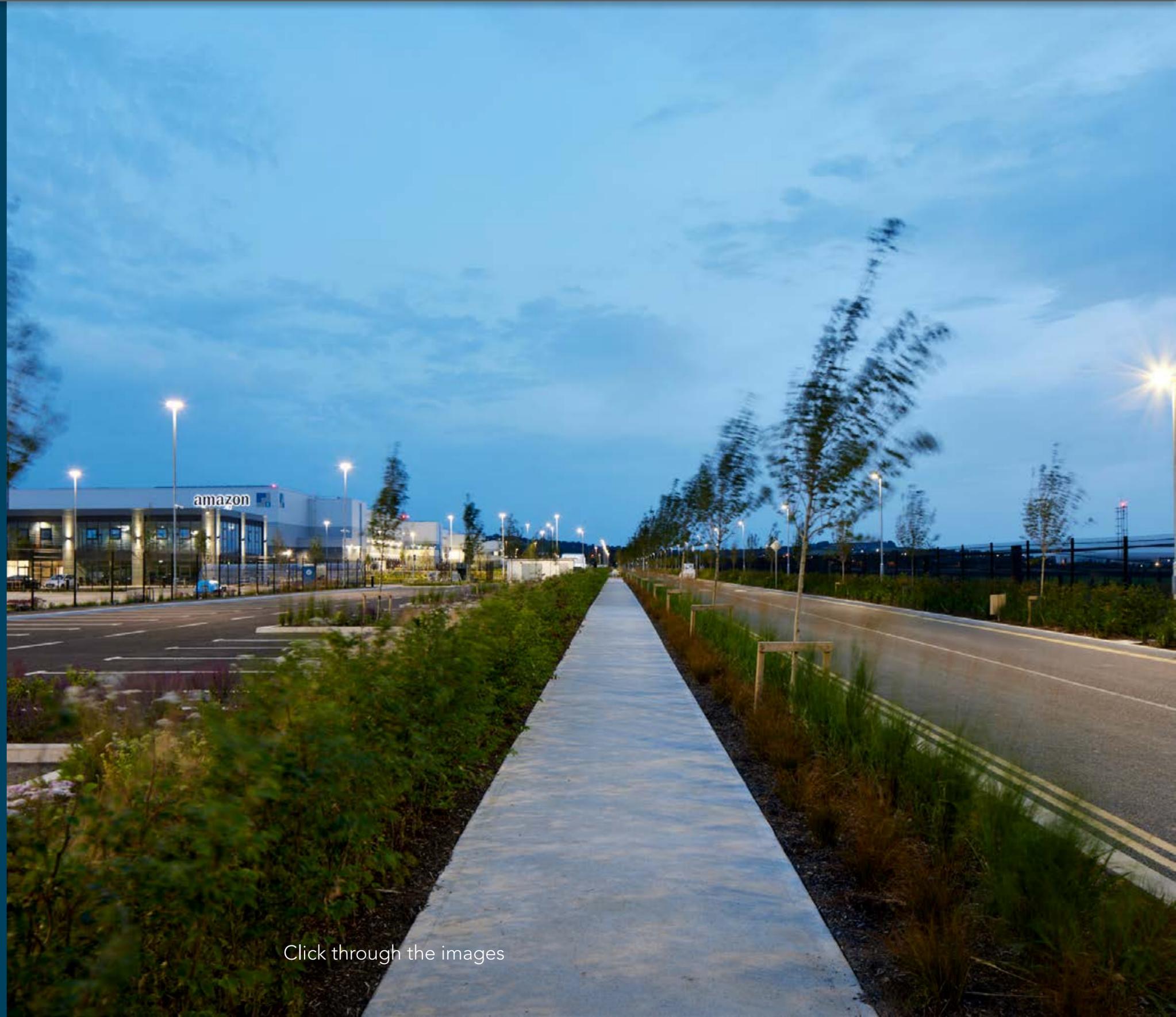
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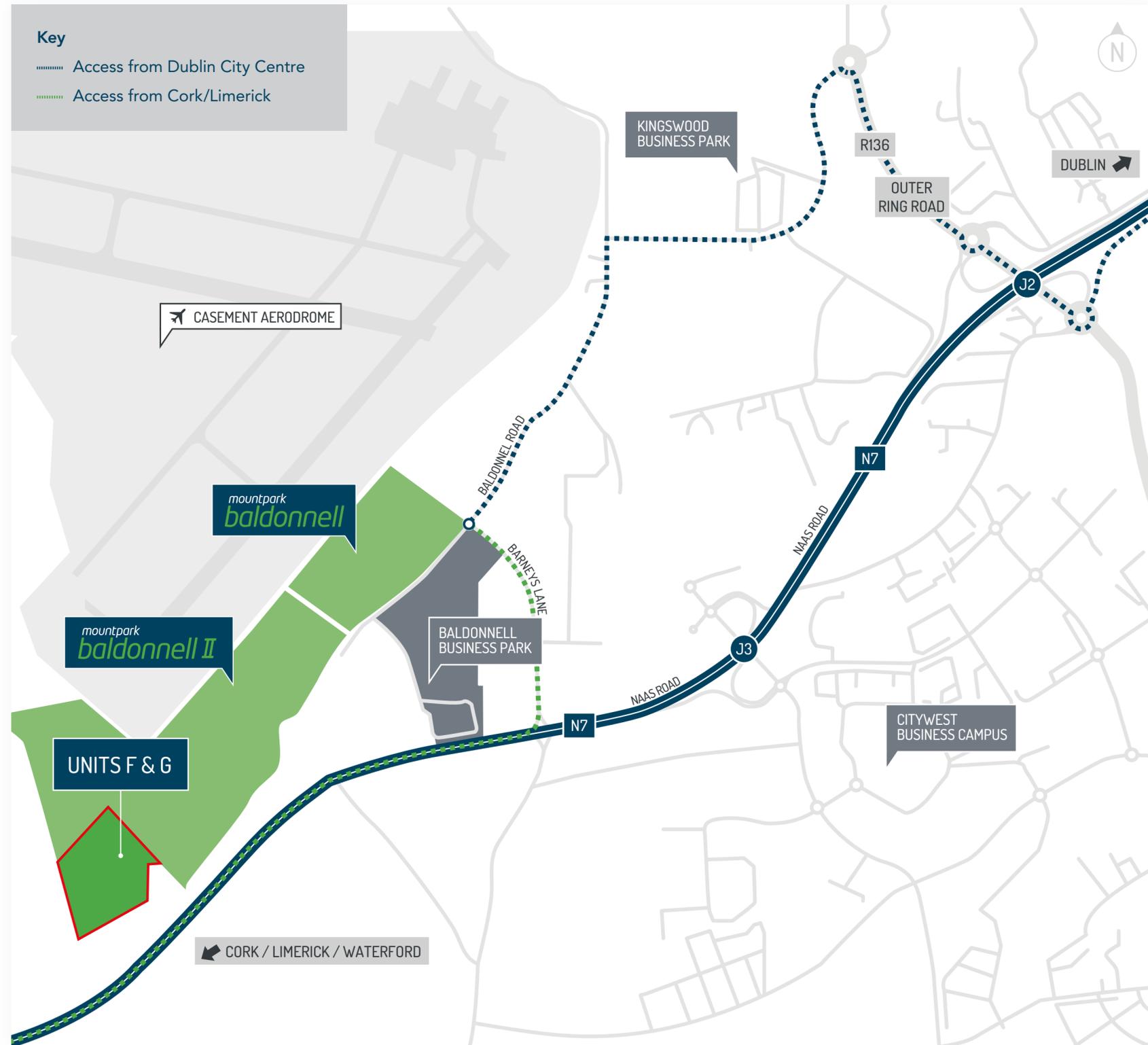
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DUBLIN'S PREMIER LOGISTICS PARK

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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