

FOR SALE BY PRIVATE TREATY | APPROX. 37 HA (91.4 ACRE)



Dublin Central Logistics Park

FINGLAS | CO. DUBLIN

Exceptional
large-scale industrial
development
opportunity





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Superb large-scale landholding of approx. 37 Ha (91.4 Acre)



Highly accessible location, situated just off the M50 Motorway and within close proximity to major transportation links



The lands predominantly comprise a greenfield site, currently in agricultural use and irregular in shape



The entire lands are zoned "GE - General Employment" under the Fingal Development Plan 2017 – 2023



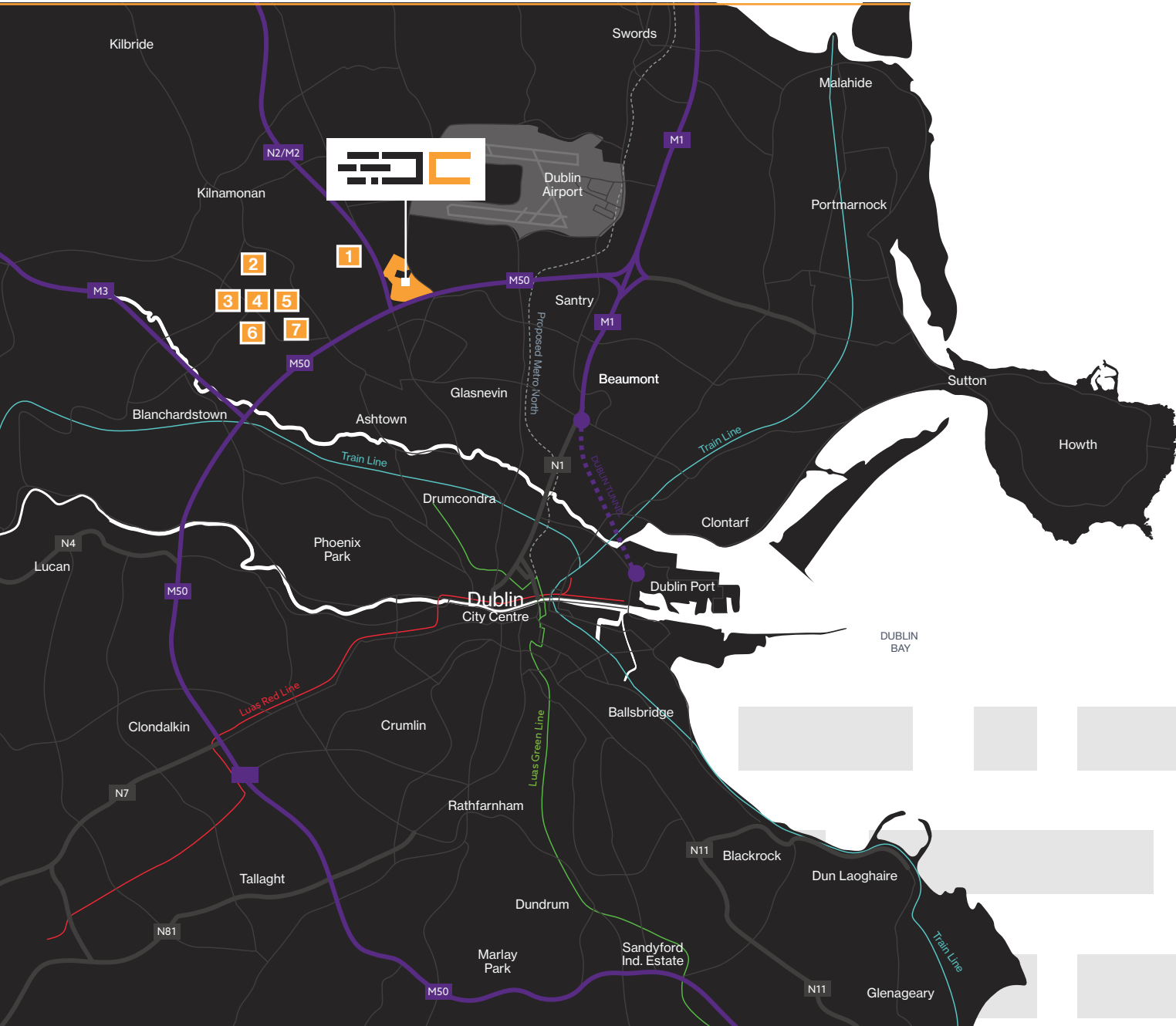
Potential to deliver an exceptional logistics development of considerable scale



Location

The Lands are situated along St. Margaret's Road, Baleskin, Co. Dublin. This large landholding is positioned adjacent to the M50 and N2 motorway, making this one of the most high profile industrial locations in Ireland. Dublin Airport and Dublin Port are within close proximity and provide key transportation for international connectivity. Dublin City Centre can be easily accessed via the R135 and Dublin' Port Tunnel.

Baleskin is situated adjacent to an area known as the Dublin Enterprise Zone, which comprises approx. 1571 Ha between the M3 and M2 and is home to a variety of industries. The business parks within this area are the most sought after logistics location in Ireland due to its excellent proximity to the major transportation hubs.



Other Parks

From R&D, High-Tech Manufacturing, Industrial, General Enterprise and Employment. Established business parks within close proximity include;

1	Vantage Business Park
2	Northwest Logistics Park
3	Blanchardstown Industrial Park
4	Blanchardstown Corporate Park
5	Ballycoolin Business Park
6	IDA Business & Technology Park
7	Rosemount Business Park

Asset Description

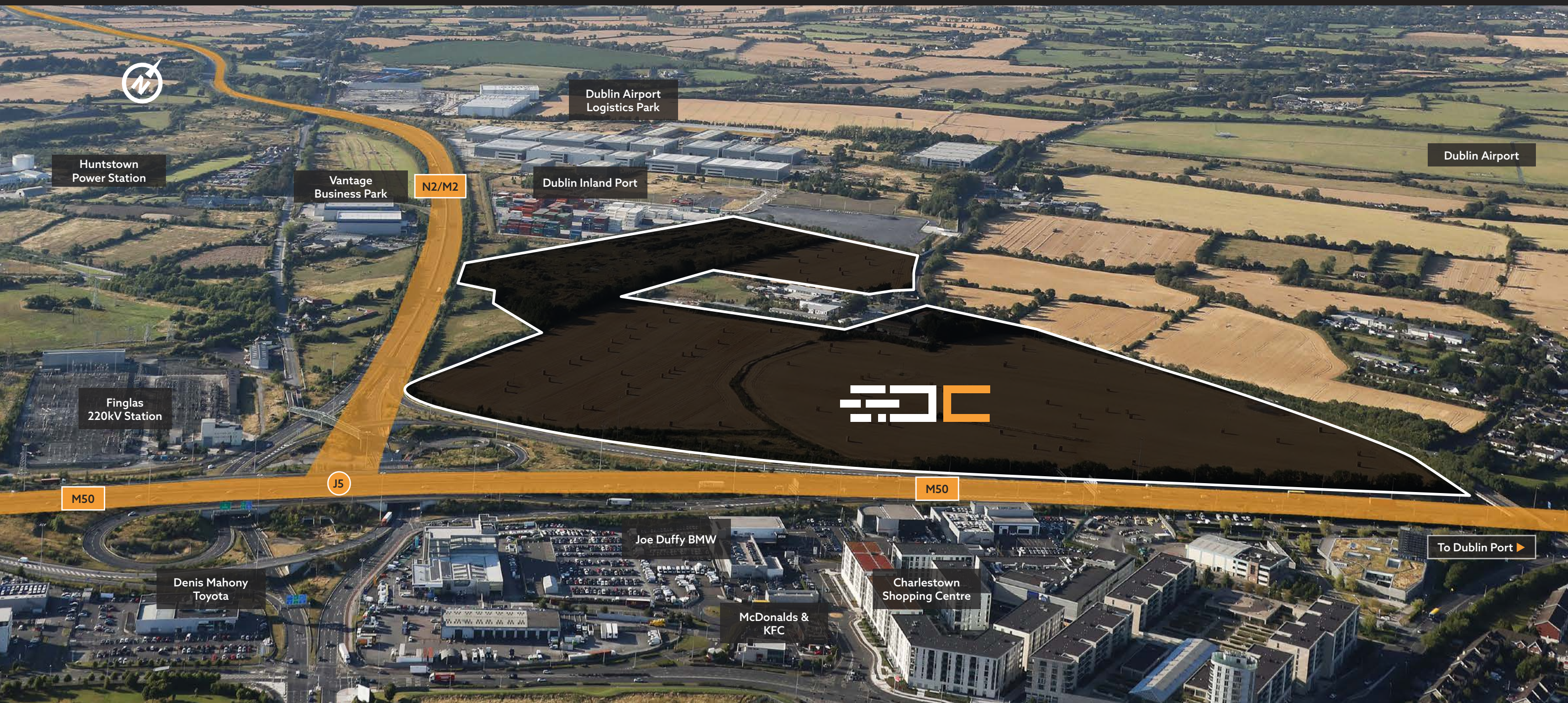
The property predominantly comprises a greenfield development site, agricultural in use and irregular in shape, extending to approximately 37 ha (91.4 acre). The lands benefit from excellent road networks which include the M50 & N2 motorways, that can be accessed via Junction 5, travelling from the west and east along the M50.

The eastern part of the lands is generally flat throughout and has excellent road frontage providing one of three main access points.

The southern part of the lands, consisting of approx. 59 acres slope slightly in a southern direction towards the M50 boundary. The northern section of the lands extending to approximately 12.1 Ha (30 acres) and is adjacent to Dublin Inland Port, while to the east is the Baleskin Reception Centre.

The lands known as 'McCourt's Lands' adjoin Baleskin Reception Centre and extend to approximately 0.97 ha (2.4 acre). This area comprises of 4. no light industrial units with external yard to the north and a large two storey residential home known as 'Williamsville'. This area benefits from its own access point directly onto the R122 Road.

Throughout, the 37.0 ha (91.4 acres) of land there is mainly wooden fencing along the perimeter, encompassed with hedgerows, mature trees and mounds. The site represents an opportunity to deliver a substantial industrial scheme, (subject to planning permission) to meet the ongoing demand in this sector.



Town Planning and Development Potential

Planning policy for the property is contained within the Fingal County Council Development Plan 2017 – 2023. Under the Development Plan, the entire lands are zoned 'General Employment' which is described as to 'Provide opportunities for general enterprise and employment.'

Under draft Fingal County Development Plan 2023-2029 the zoning remains 'General Employment'. The consultation period to make a submission closed in May 2022 with the final plan not yet available.

The new draft Fingal County Council Development Plan states that the vision for lands zoned 'General Employment' are to facilitate opportunities for compatible industry and general employment uses, logistics and warehousing activity in a good quality physical environment. General employment area should be highly accessible, well designed, permeable, and legible.

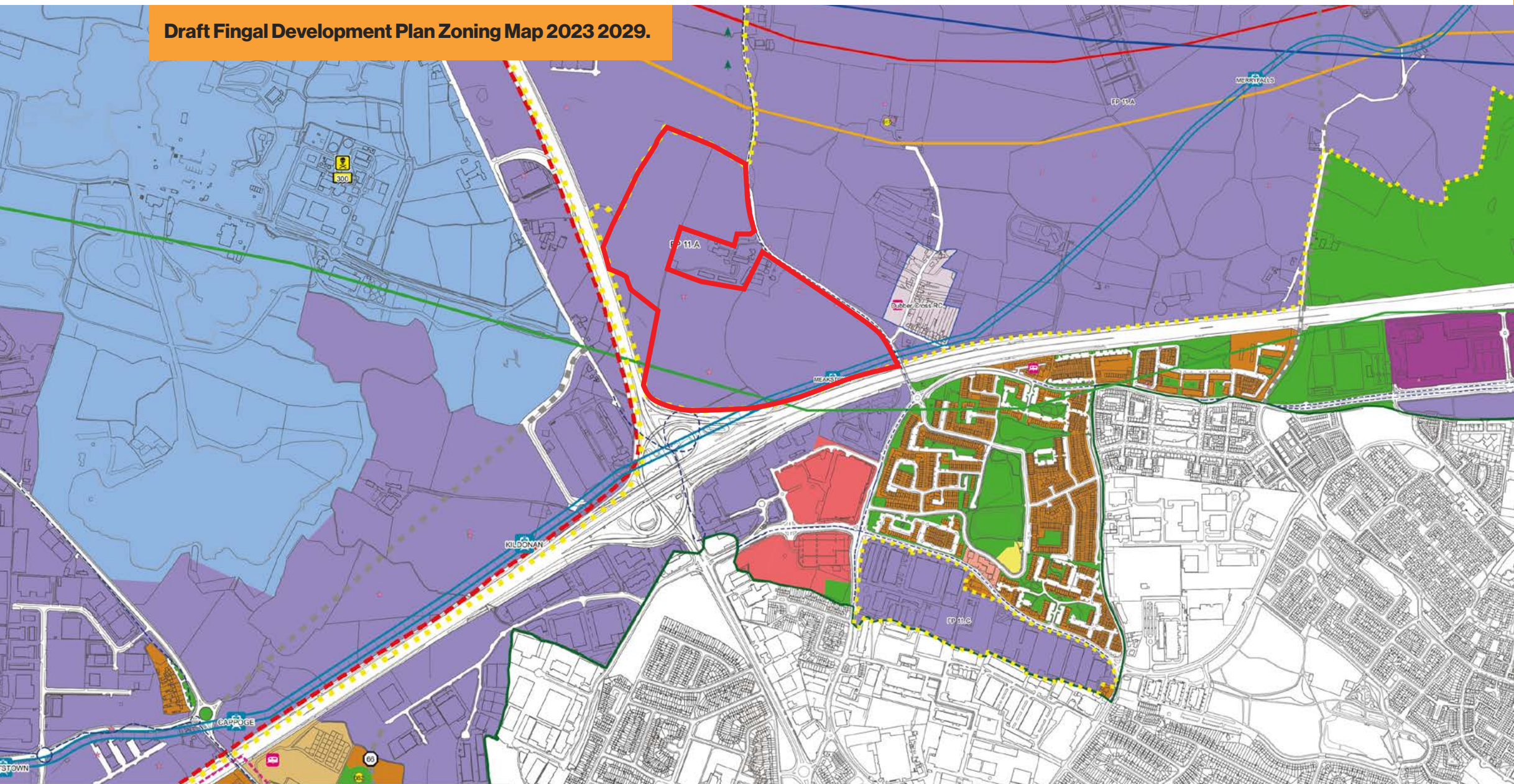
The Draft Plan has also introduced the requirement for 'Framework Plans' for certain areas within the county, with the objective of 'maximising the development potential of these areas'. The subject lands are located within the Dubber Framework Plan area, which comprises a large land bank across multiple land ownerships, as shown on the map below.

These 'Framework Plans' are described as non-statutory and advisory in nature, with active public engagement central to the plan-making process. Fingal County Council will prepare these plans over the lifetime of the new Development Plan (2023 – 2029).

Uses permitted in principle;

Builders Provider/Yard
Food, Drink and Flower Preparation/Processing
Industry – General
Office Ancillary to Permitted Use
Research and Development
Road Transport Depot
Training Centre
Small Vehicles
Vehicle Sales Outlet -
Large Vehicles
Waste Disposal and Recovery Facility (Excluding High Impact)
Civic Waste Facility
Fuel Depot/Fuel Storage
Industry – Light
Open Space
Restaurant/Café
Sustainable Energy Installation
Utility Installations
Vehicle Servicing/ Maintenance Garage
Wholesale
Enterprise Centre
High Technology Manufacturing
Logistics
Petrol Station
Retail - Local < 150 sqm nfa
Telecommunications Structures
Vehicle Sales Outlet - Small Vehicles
Warehousing

Draft Fingal Development Plan Zoning Map 2023 2029.



Dublin Industrial & Logistics Market Insight - Q2 2022

Occupier activity continues to surge in the Dublin industrial and logistics market as new demand continues to rise.

Latest figures by Cushman & Wakefield and Savills reveals a total of 147,850 sq m transacted in the year to date. This includes space taken up only with a further 61,000 sq m of new space acquired or leased in Q2 2022 which is still under construction. The market is poised to see more pre-let activity as availability levels within the market have grown increasingly tight.

As of the end of Q2 2022 there is a total of 228,200 sq m under construction, this represents a 20 year high with expected completion dates between 2022 to 2023. Importantly, almost 61% of space under construction is already pre let or presold to an occupier with pre lets becoming much more prevalent.

In an interesting trend in the market is perhaps the telling changing nature of this asset class, which now attracts significant investor interest. In H1 2022, Industrial and logistics accounted for 18% of investments volumes in the Irish market.

In the six months to June, a total of 74,085 sq m of new space completed in the market, surpassing the total completed in 2021 and is one of the highest volumes since 2008. Of note, 88% of this was let to an occupier before or upon completion.

Another positive trend at the end of June was availability which sat at 169,750 sq m, reflecting a vacancy rate of 3.9%. This is largely unchanged from Q1 with availability representing 20-year market lows. While construction inflation is increasing the cost of new builds, rental growth continues to rise as market demand outweighs the current supply.



147,850 sq m
Transacted in the year to date.



228,200 sq m
Under construction with 61% pre-let or pre-sold

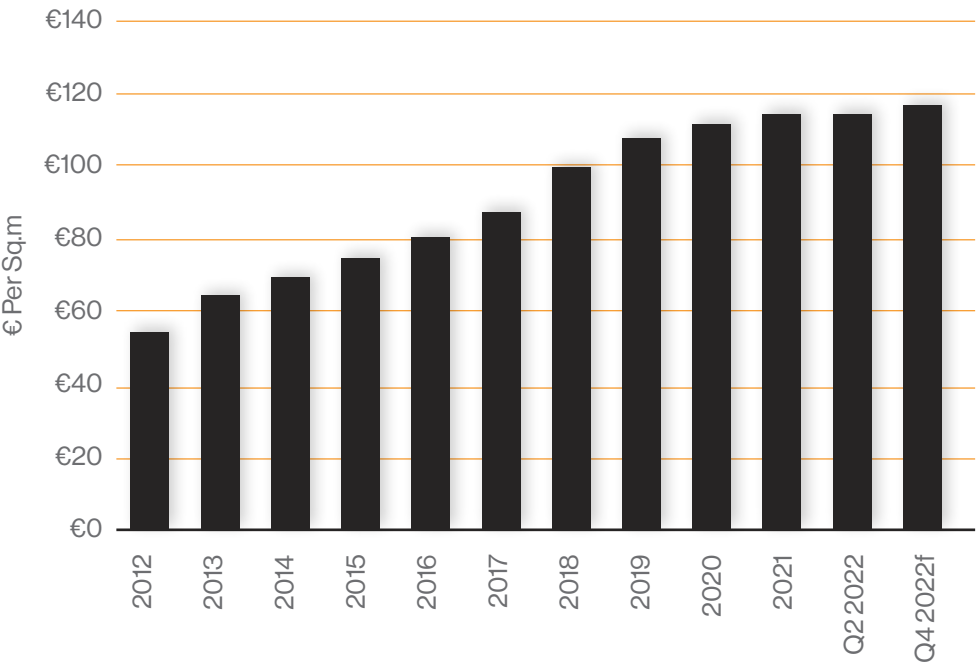


169,750 sq m
Availability at 169,750 sq m (June 22)

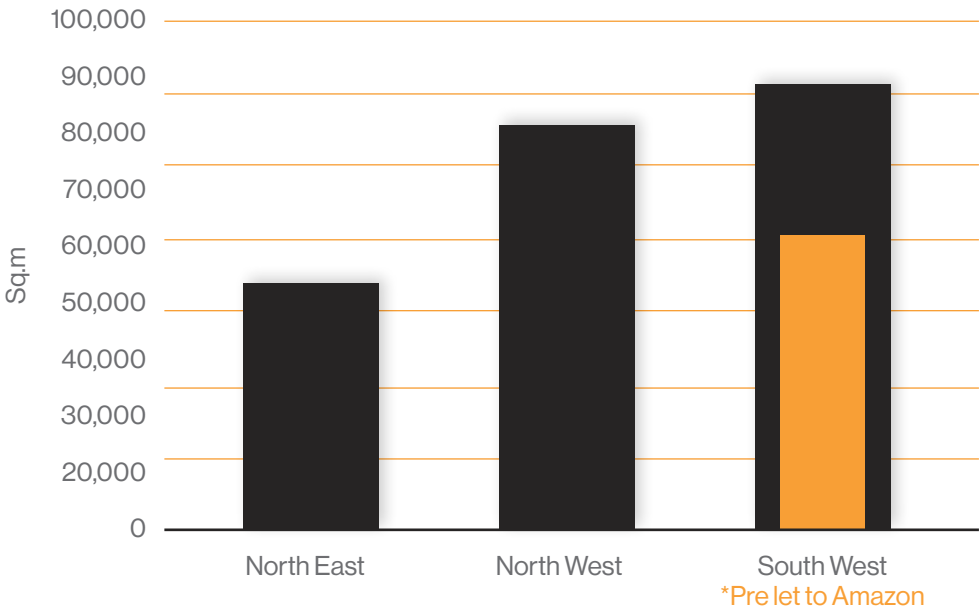


3.9%
Vacancy rate
A 20-year market low

Trends In Prime Rents, Dublin 2012-2022



Under Construction by location, Dublin Q2 2022





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Title

A Title Summary document is available for review on the Dataroom.

Method of Sale

Please refer to the Sales Process Letter on the Dataroom.

Services

We understand all public services are available to the property.

Website and Dataroom

www.Dublincentrallogisticspark.ie

Viewing

By appointment with the joint agents.

Joint Selling Agents



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