



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.



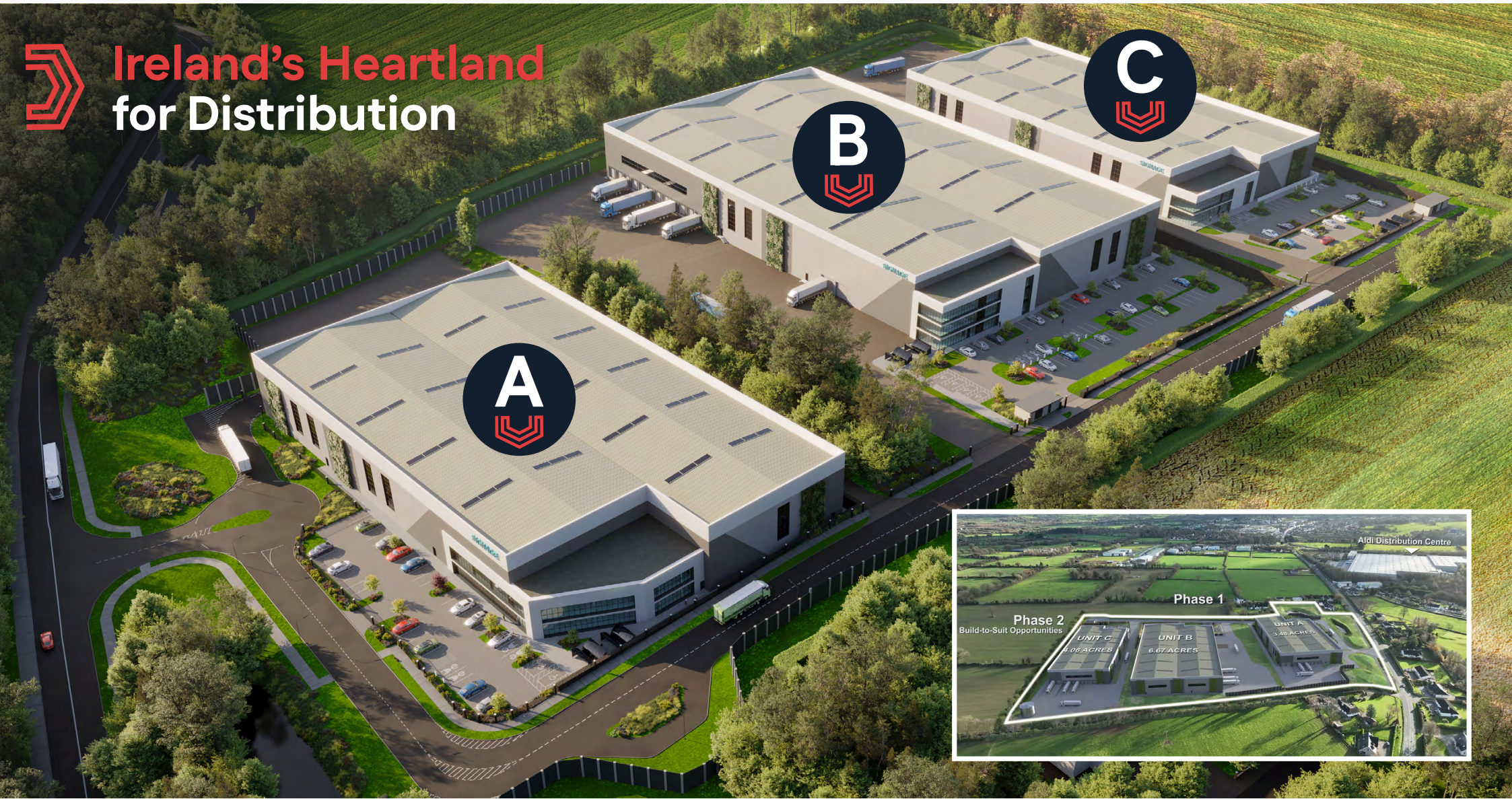


Ireland South
LOGISTICS

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

Specification



8
Dock Levellers



12m Clear
Internal Height



51 parking spaces and 6
EV charging points



CAT A office and
team facilities



2 level
access doors



HGV loading yards with
a 40m yard depth



12 bike
spaces



Unit A Accommodation

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

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

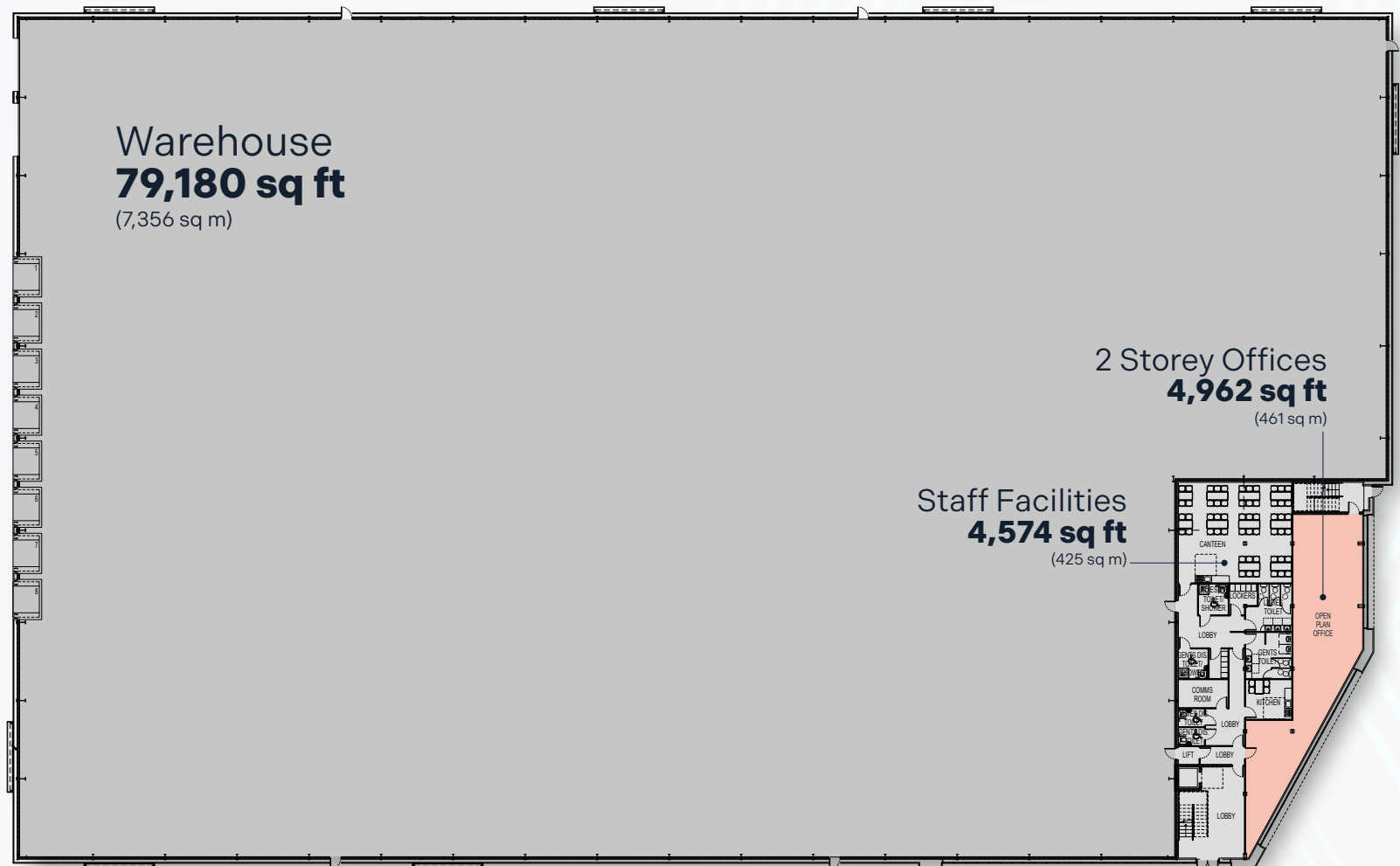


A Ground Floor Plan

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.



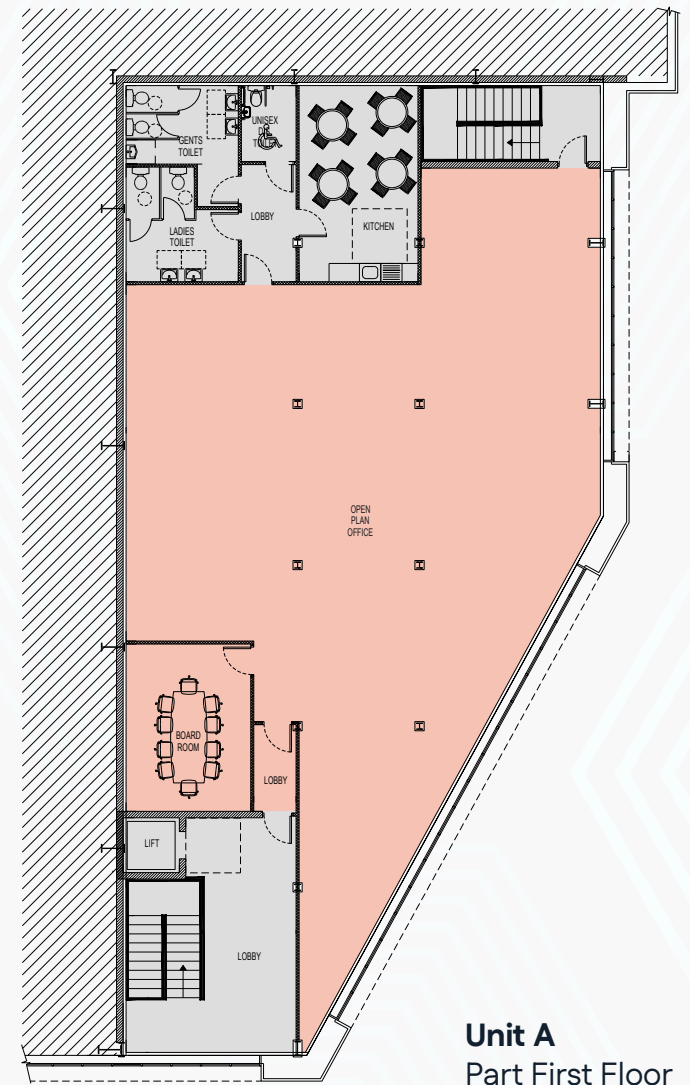
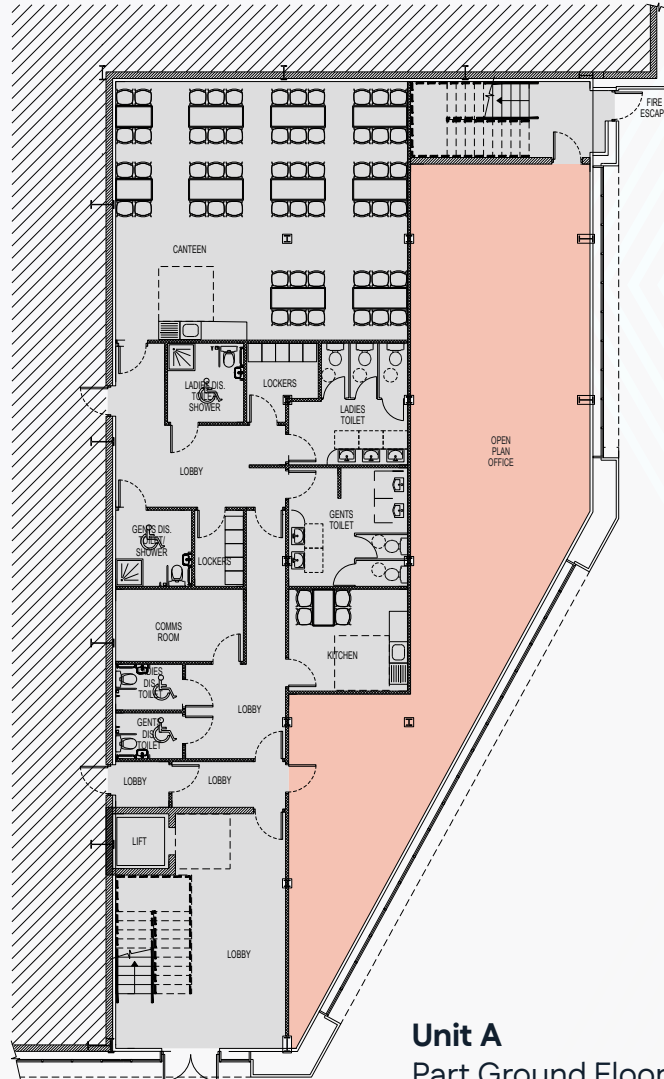


Ireland South
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Prime Industrial & Logistic Distribution Facilities



Ancillary Office Staff Facilities Floor Plans





Ireland South
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Prime Industrial & Logistic Distribution Facilities



Unit A
Computer Generated Image

Specification



12
Dock Levellers



12m Clear
Internal Height



71 parking spaces and 8
EV charging points



CAT A office and
team facilities



2 level
access doors



HGV loading yards with
a 50m yard depth



24 bike
spaces



Site Layout Plan

Unit B Accommodation

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

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

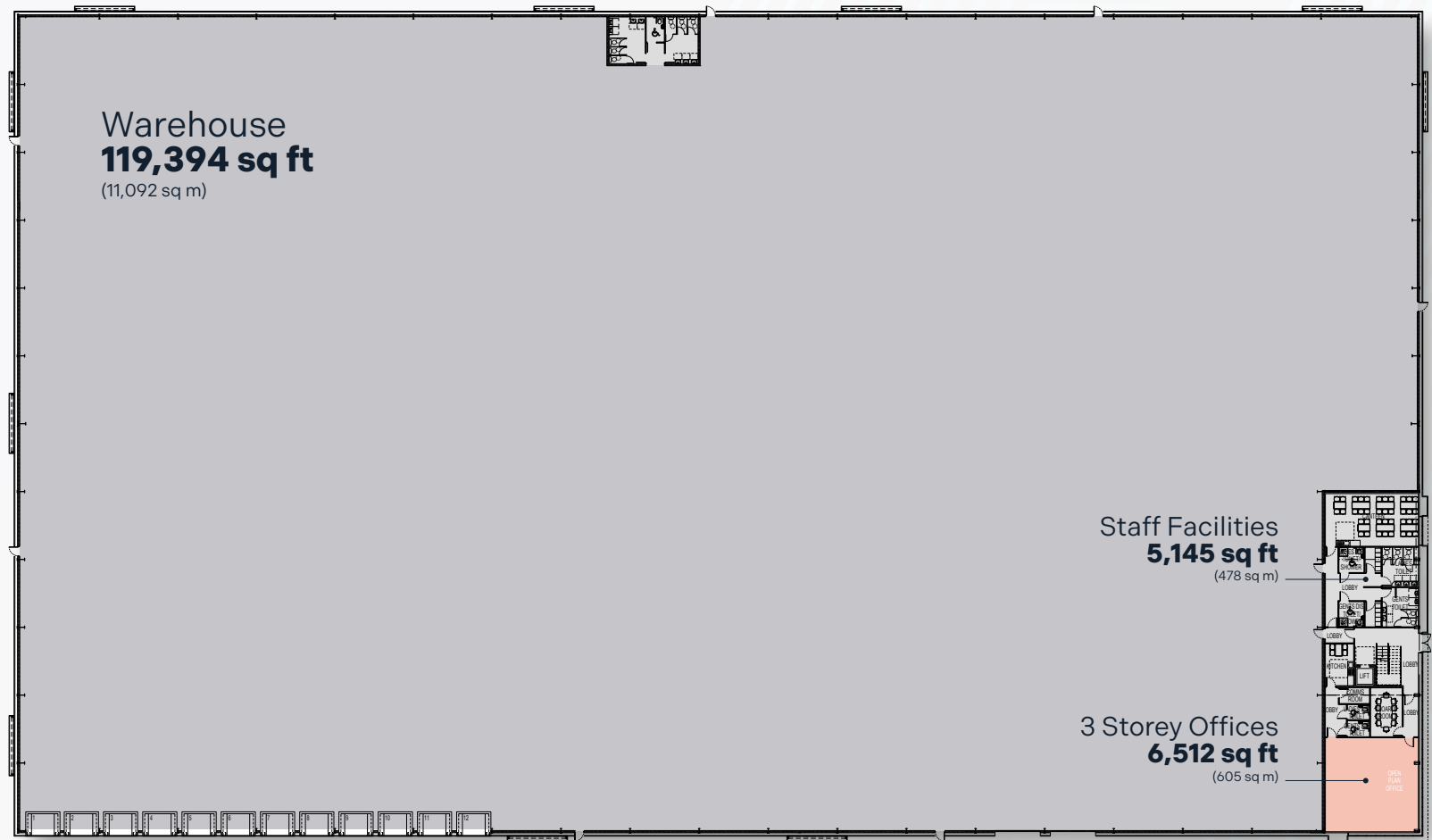


B Ground Floor Plan

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.

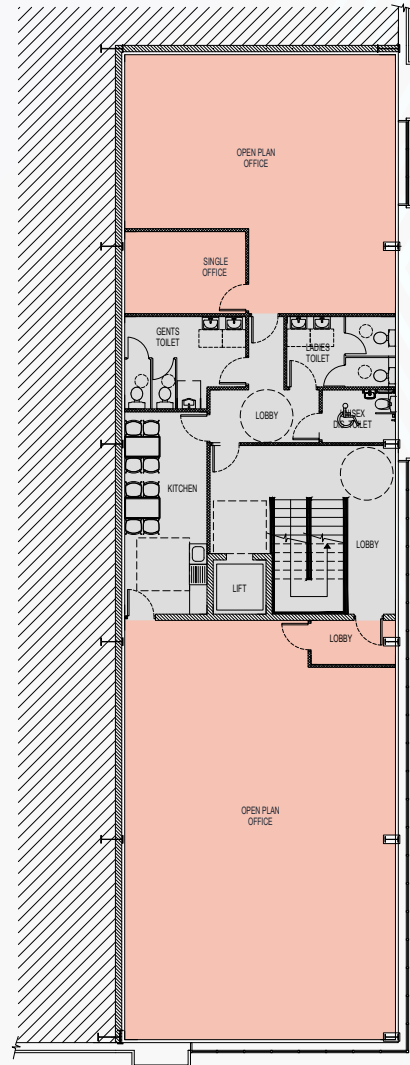




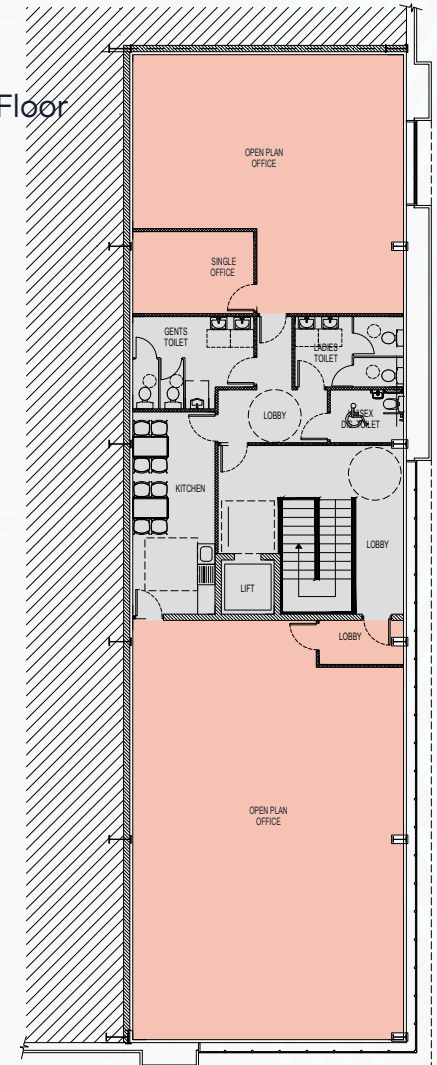
Unit B
Part First Floor



**Ancillary Office
Staff Facilities
Floor Plans**



Unit B
Part Second Floor





Ireland South
LOGISTICS

Prime Industrial & Logistic Distribution Facilities

B



Unit B
Computer Generated Image

Specification



8
Dock Levellers



12m Clear
Internal Height



41 parking spaces and 5
EV charging points



CAT A office and
team facilities



2 level
access doors



HGV loading yards with
a 45m yard depth



24 bike
spaces

Site Layout Plan



Unit C Accommodation

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

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



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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.

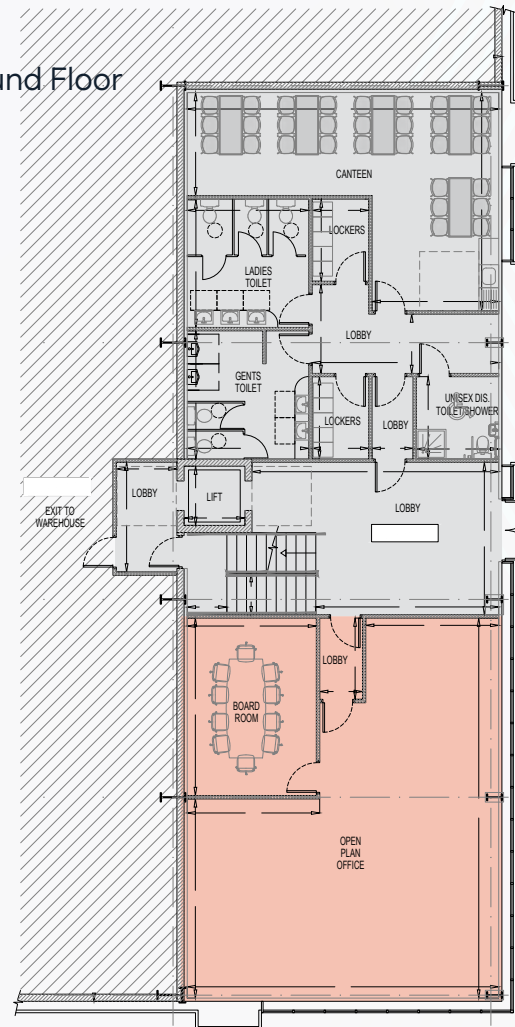
The first floor is office space, with toilets beside the staircase (including an accessible WC), a comms room, and another staff canteen.



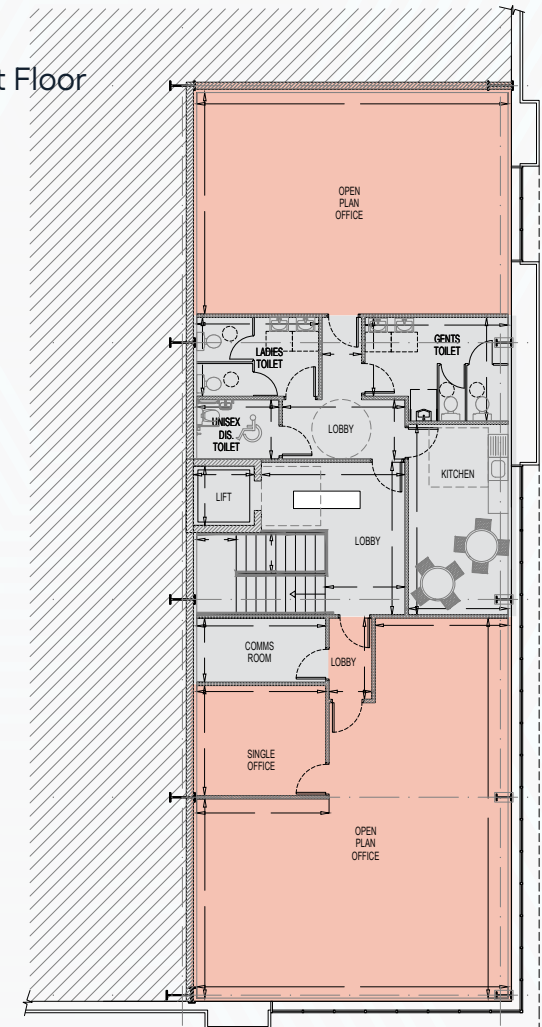


Ancillary Office Staff Facilities Floor Plans

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

2 Cumberland Place
Fenian Street
Dublin 2

T: (01) 639 9300
PSRA: 002222

Brendan Smyth
Director
T: +353 86 040 2228
E: Brendan.smyth@cushwake.com

Nicola Gilleece
Associate Director
T: +353 87 063 6112
E: nicola.gilleece@cushwake.com

Cushman & Wakefield | Evolve
89/90 South Mall
Cork

T: (021) 427 5454
PSRA: 002607

Peter O'Flynn
Managing Director
T: +353 86 250 7944
E: peter.oflynn@cushwake.ie

Philip Horgan
Associate Director
T: +353 87 969 1018
E: philip.horgan@cushwake.ie

Targeted: 



Irelandsouth.com
www.cushmanwakefield.ie