

CLARECASTLE

CO. CLARE | IRELAND

Fully Serviced Strategic Manufacturing & Development
Opportunity within the Atlantic Economic Corridor



POWERED
CONNECTED
STRATEGIC

36 ha (88 acres) Development
Site Zoned "Mixed Use"



CUSHMAN &
WAKEFIELD

OPPORTUNITY HIGHLIGHTS



SITE

36 ha (88 acres) Fully Serviced Brownfield Site



ZONING

Mixed Use



WATER SUPPLY

Direct line connection to main Council supply > 500m³ per day



GAS

Natural gas supply



POWER

38kV substation supply with 3 on-site independent 10kV substations. 10 megavar electricity supply



WASTEWATER

On-site wastewater treatment capacity 250 m³ per day with capacity to expand (if required). Current licensed emission limit 400m³ per day



STORMWATER

> 5,000,000 litres storm water storage capacity



ROAD NETWORK

c. 7km internal road network



CAR PARKING

300 no. spaces on-site



ENVIRONMENTAL

Licensed by the EPA, undergoing full remediation to highest possible standard

Clarecastle presents a rare opportunity to acquire and develop a strategic standalone, fully serviced prime mixed-use site in a highly accessible location on the west coast of Ireland.



CLARECASTLE, AT THE CENTRE OF IRELAND'S MID-WEST REGION

Clarecastle is situated 10 minutes from Ennis which is the largest town in County Clare with a population of 27,923 (Census 2022) and the 6th largest town in Ireland. Located 20 minutes from Limerick and 45 minutes from Galway, two of the largest cities on the western seaboard, Clarecastle has excellent access to these key hubs, facilitating business and trade opportunities across a wide range of sectors. It is also 2 hours from Cork and 2.5 hours from Dublin, while Shannon International Airport, 15 minutes away, offers a gateway to international markets.

The Mid-West is a thriving hub for Foreign Direct Investment (FDI) in Ireland, with employment by IDA Ireland client companies growing by 16% over the past five years. Hosting 153 IDA-supported firms and over 27,000 employees, the region benefits from strategic connectivity via Shannon Airport and a skilled workforce nurtured by the University of Limerick and Technological University of the Shannon (TUS). It boasts a robust ecosystem across sectors such as Technology, Life Sciences, Financial Services, and Engineering, attracting global names like Regeneron, Eli Lilly, and Northern Trust. With increasing investment in digital transformation from firms like ADI, the region aligns with the Mid-West Regional Enterprise Plan, reinforcing its status as a key driver of innovation and economic growth in Ireland.

Clarecastle is located on one of Ireland's strategic regions along the Atlantic Economic Corridor (AEC). The AEC stretches from Donegal to Kerry, linking major urban centres along Ireland's western seaboard. This corridor fosters regional economic development and connectivity, enhancing Clarecastle's appeal for investment.

As a location in which to live and work, Clarecastle offers easy access to Ireland's Wild Atlantic Way coastline beaches, blueways, walkways and recreational activities for everyone.

Clarecastle offers a unique community experience, low cost of living and easy access to a highly educated talent pool.





15 MINS
Shannon International Airport serves major hubs in the USA, UK and Europe daily in addition to airfreight services.



50 MINS
Shannon Foynes Port – an EU Ten-T Tier One Port which is Ireland's largest bulk port, adjacent to the world's busiest shipping routes facilitating efficient international trade.



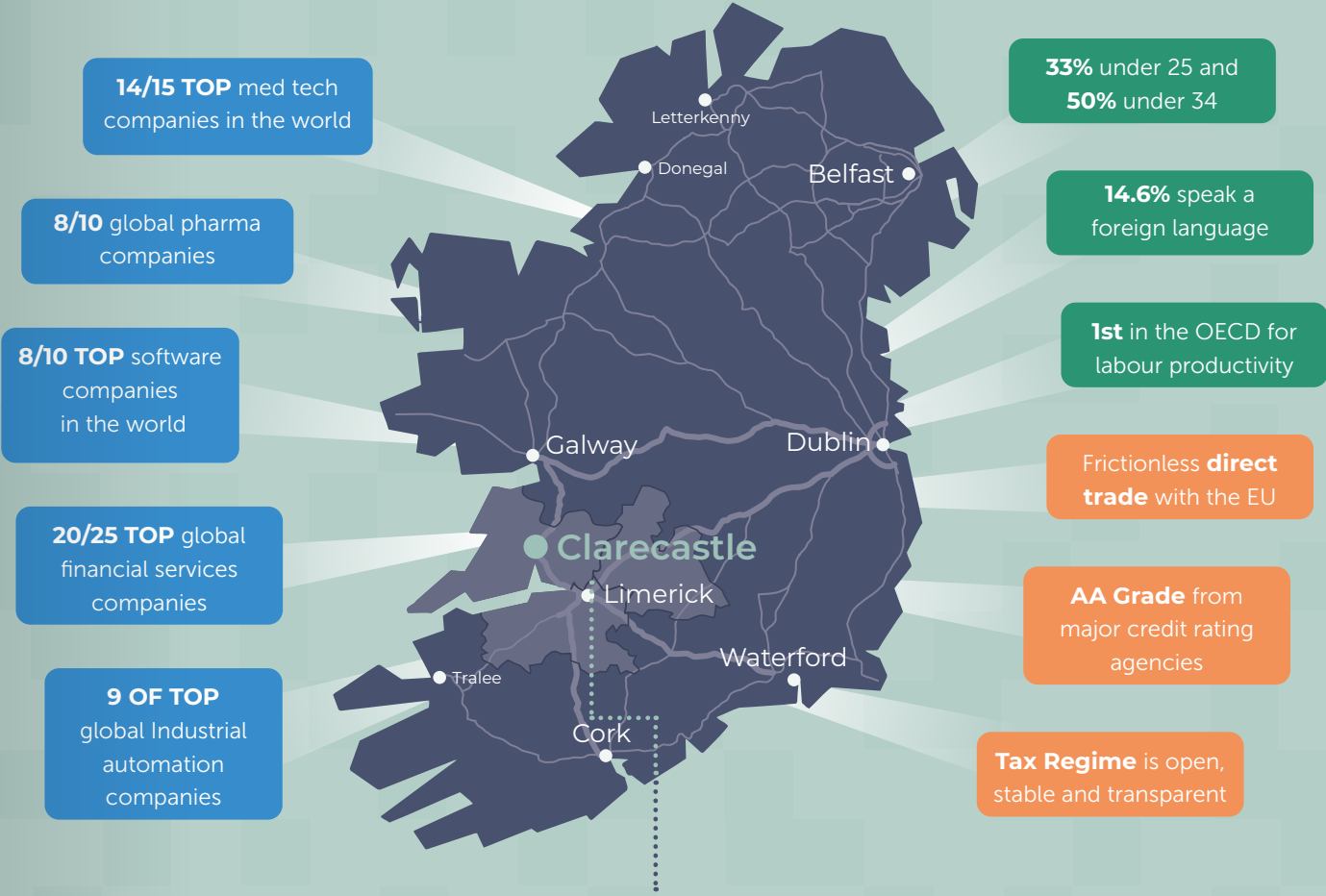
10 MINS
Ennis Train & Bus Station (regular services to Limerick, Cork, and Dublin).



5 MINS
Access to M18 motorway to Shannon, Limerick and Galway.

WHY IRELAND?

Ireland is one of the best places in the world to do business. International companies are attracted for a variety of reasons, but the facts below speak for themselves.



TECH CLUSTER IN MID-WEST

Set up in Ireland — a global hotspot for technology, pharma, and biopharma innovation. Tap into cutting-edge research, top-tier talent, and a collaborative ecosystem, all backed by a stable regulatory environment and strong supply networks.

The following companies are currently located in the Mid-West Region of Ireland:

TECHNOLOGY FIRMS:		PHARMACEUTICAL FIRMS:	
ADI	Siemens EDA	AbbVie	Meira GTx
Analog Devices	MDS Global	Amneal Ireland Limited	MSD (Ireland)
Arista Networks	Microchip	Bristol Myers Squibb Distribution	Regeneron
Daktronics	STATS Perform	Johnson & Johnson / Janssen Pharmaceutical Limerick (software)	Eli Lilly
Dell	Universal Payments		
Fiserv	Veritas		
Jaguar Land Rover	WP Engine		
Liberty Global			

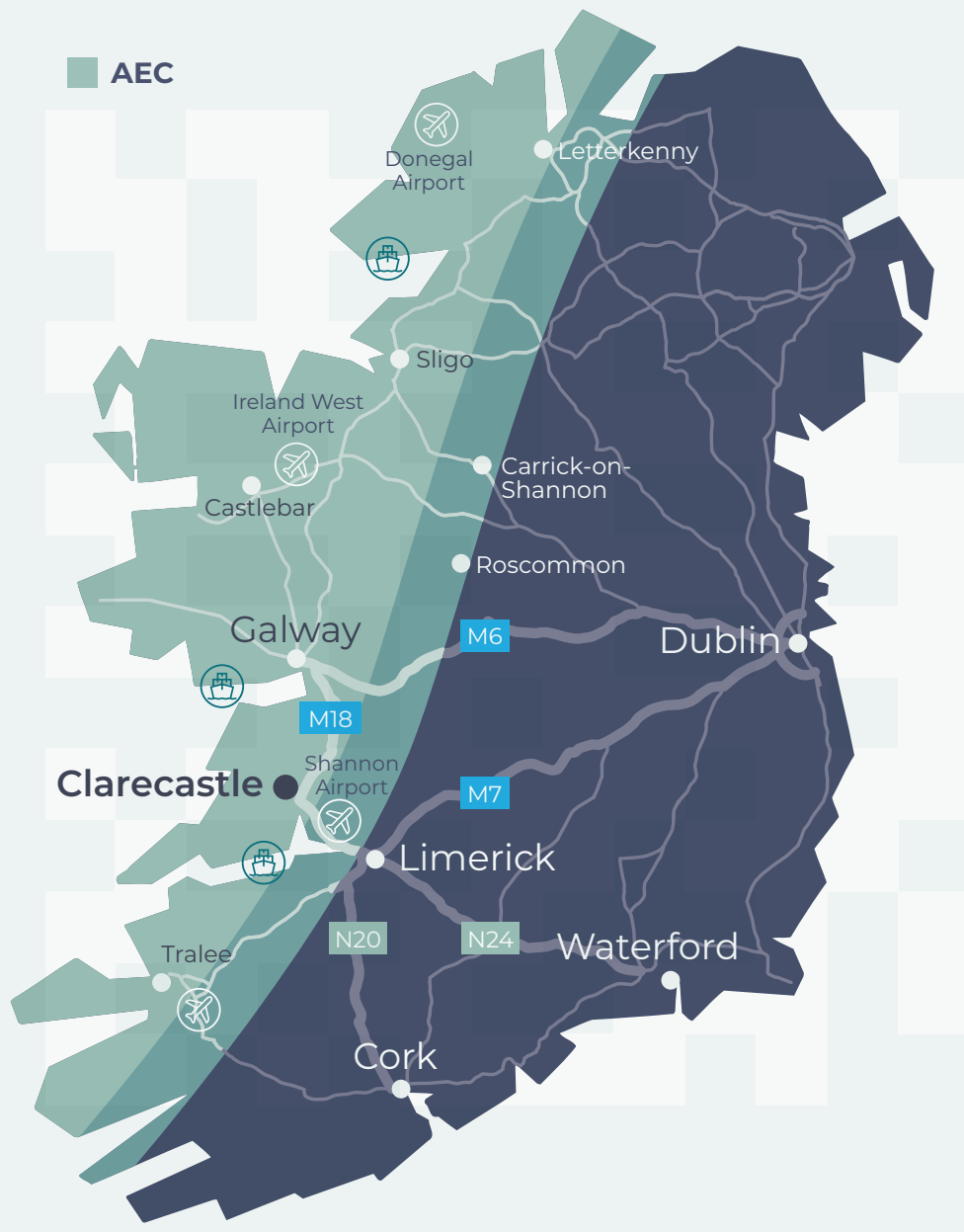
All facts outlined above have been sourced from IDA Ireland and are correct as at time of publication.

WHY THE MID-WEST?

THE MID-WEST OF IRELAND: A PLATFORM FOR GROWTH AND INVESTMENT

- 
153 multinational companies operating in the region
- 
27,000+ people employed by FDI companies
- 
€ billions of investment secured across pharma, medtech and advanced manufacturing in recent years
- 
Top-ranked region for FDI strategy in European rankings
- 
Over one-third of FDI projects linked to high-value R&D activity
- 
Recent major investments include global pharma and biologics manufacturing facilities in Limerick and Shannon

Located on the Atlantic Economic Corridor, the Mid-West of Ireland offers direct international connectivity via Shannon Airport, a highly skilled talent base, and a collaborative ecosystem of universities, research centres and global life sciences companies.



Strategically connected to global markets via Shannon Airport and national transport networks, supported by a highly skilled talent pipeline and a strong ecosystem of universities, research institutions and multinational employers.

WITHIN THE ATLANTIC ECONOMIC CORRIDOR

POSITIONED WITHIN THE ATLANTIC ECONOMIC CORRIDOR (AEC), THE MID-WEST BENEFITS FROM A COORDINATED NATIONAL INITIATIVE DESIGNED TO DRIVE INVESTMENT, CONNECTIVITY AND ECONOMIC DEVELOPMENT ALONG IRELAND'S WESTERN SEABOARD.

THE AEC PROVIDES

- 
A connected spine of cities and regions from Cork to Galway and beyond
- 
A framework for infrastructure-led growth and investment
- 
Enhanced collaboration across regional authorities, enterprise agencies and industry

This positioning elevates the Mid-West from a regional location to a nationally strategic investment destination.

The Mid-West benefits from coordinated regional planning and investment strategies focused on:

- 
Innovation and advanced manufacturing growth
- 
Sustainability and a low-carbon economy
- 
Enterprise development and job creation across urban and regional centres

This alignment ensures continued government and agency support for long-term economic expansion.

Supported by Ireland 2040 and positioned within the Atlantic Economic Corridor, the Mid-West offers a nationally significant, policy-backed platform for investment, growth and long-term value creation.

- 
Proven FDI track record and multinational base
- 
Significant pharma / medtech investment and R&D activity
- 
Established connectivity (Shannon Airport, road/ port access)
- 
Recognised strength in FDI strategy and regional competitiveness

A PLACE LIKE NO OTHER



WORLD-CLASS TALENT & R&D POWER

- **Skilled Graduates:** Home to the University of Limerick (UL) and the Technological University of the Shannon (TUS), supplying a steady stream of highly employable engineering, tech, and science graduates.
- **Research and Development:** A third of all Foreign Direct Investment (FDI) projects in the region include high-value Research and Development (R&D).



UNMATCHED GLOBAL CONNECTIVITY

- **Shannon Airport:** Features unique U.S. Customs and Border Protection pre-clearance facilities, allowing you to bypass long airport lines when traveling to the United States.
- **Logistics & Trade:** The Shannon Foynes Port drives major international trade, facilitating billions in regional exports every year.
- **Road & Rail:** Excellent motorway networks connect the Mid-West directly to major cities like Dublin, Cork, and Galway.



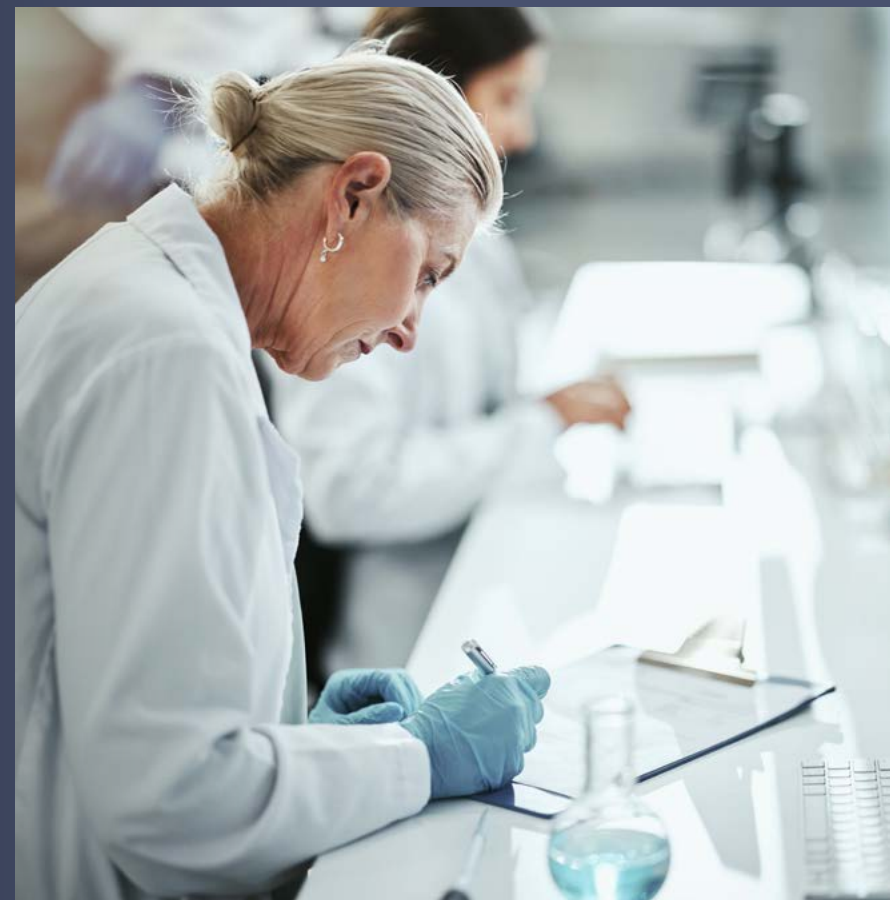
THRIVING BUSINESS ECOSYSTEM

- **Global Hub:** The Mid-West hosts over 150 multinational companies. It is a massive centre for MedTech (medical technology), engineering, biopharma, and technology.
- **Productivity:** Regional productivity ranks incredibly high at over €124,000 per employed person.
- **Existing Companies in the region:**
 - **Business and Financial Services** – Verizon; Viagogo; DHL; Three; Northern Trust; AerCap; North American Bancard; Fiserv; ELFC
 - **Technology** – Dell; Analog Devices; Transact; WP Engine; GM; Openchip
 - **Life Sciences** – Eli Lilly; Abbott; MeiraGTx; Johnson & Johnson; Boston Scientific; Cook Medical; Regeneron; Edwards Lifesciences
 - **Engineering** – Jaguar Land Rover; Lufthansa; Bosch; Kostal; Element Six; Ei Electronics.



LOWER COSTS & HIGH QUALITY OF LIFE

- **Affordability:** Operational costs and residential prices are much lower compared to Dublin, making it much more affordable to scale your business.
- **Work-Life Balance:** Employees enjoy "city jobs" with "country life". The region sits right on the edge of the Wild Atlantic Way, offering endless outdoor activities and short commutes.



CLARECASTLE

CO. CLARE | IRELAND

WEBSITE

➔ Visit [Clarecastleirelandsite.com](https://clarecastleirelandsite.com)

CONTACT

For more information on this development opportunity contact

AGENT



**CUSHMAN &
WAKEFIELD**

2 Dockgate, Dock Road, Galway. www.cushwake.ie



Patricia Staunton
patricia.staunton@cushwake.com



Seán Coyne
sean.coyne@cushwake.com

A full copy of our general brochure conditions can be viewed on our website at www.cushmanwakefield.com/en/global-privacy-notice or can be requested from your local Cushman and Wakefield office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Cushman & Wakefield publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information. (AD 8785)

PSRA No. 002222