



Indicative image

## FOR SALE | TO LET

High-Bay Warehouse  
with Offices

Approx. 3,591 sq m  
(38,654 sq ft)

Site of Approx. 0.79  
Hectares (1.94 Acres)

- ➡ High Profile Unit With  
Generous Dedicated Yard Area
- ➡ Access Controlled And Secure  
Business Park Environment
- ➡ Direct access to the M2
- ➡ Only Minutes From Airport,  
Port Tunnel, M50 And M1  
Motorways
- ➡ Yard depth of approx.  
33 metres



# Dublin AirPort Logistics Park

St. Margaret's Road, Co. Dublin.

## HARRIER HOUSE

### LOCATION

Dublin AirPort Logistics Park is Ireland's definitive logistics and distribution park and is strategically located just minutes from the M50/M2 junction, the Airport and the Port Tunnel.

The park has direct access to the M2 and offers a unique combination of accessibility and profile within an established business area.

### DUBLIN AIRPORT LOGISTICS PARK

- ➔ is 250 metres from Dublin Airport perimeter
- ➔ has dedicated access directly onto the M2
- ➔ has a second access point to Dublin Airport via St. Margaret's Road
- ➔ is 2 minutes from the M50 (via the M2)
- ➔ has unrivaled profile onto the M2
- ➔ is 10 minutes from the Port Tunnel entrance.







## SPECIFICATIONS/FEATURES

### GENERAL

- ⌚ 12 metre internal height.
- ⌚ Steel portal frame construction.
- ⌚ Extensive secure service yard and car parking.
- ⌚ 4 dock levellers with tailgate loading.
- ⌚ 2 roller shutter doors.
- ⌚ 46 dedicated car spaces.
- ⌚ Min. 60 kn./m2. (1,250 lbs./sq.ft.) floor loading.
- ⌚ 2.4 metre high wall to inside of external cladding wall.
- ⌚ LED lighting.
- ⌚ Electrical distribution centre designed for three phase electrical supply and CT metering.
- ⌚ High quality actively managed estate.

### OFFICES

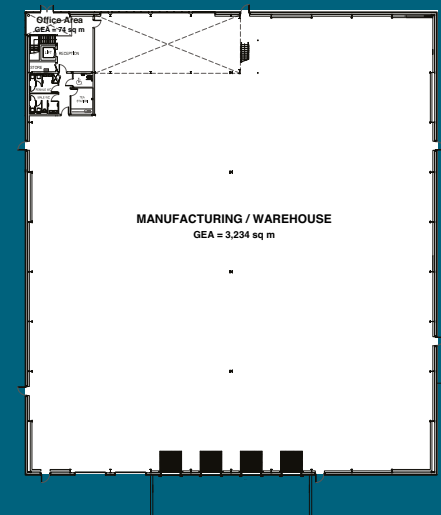
- ⌚ Feature reception area.
- ⌚ Open plan design suitable for compartmentation.
- ⌚ Gas fired heating.
- ⌚ Suspended acoustic tiled ceilings with recessed LED lighting.
- ⌚ Painted and plastered walls.
- ⌚ Fully fitted toilets and tea station facilities.
- ⌚ Perimeter skirting trunking.
- ⌚ Fully bonded heavy contact carpet.

## ACCOMMODATION

### APPROXIMATE GROSS EXTERNAL FLOOR AREAS

Harrier House	Sq M	Sq Ft
Warehouse	3,234	34,811
Offices	357	3,843
<b>Total</b>	<b>3,591</b>	<b>38,654</b>

Site area of approx. 0.79 Hectares  
(1.94 Acres)



# Dublin Airport Logistics Park

St. Margaret's Road, Co. Dublin.

## HARRIER HOUSE



### JOIN LEADING OCCUPIERS INCLUDING:



**Harvey Norman**



[www.dublinairportlogisticspark.com](http://www.dublinairportlogisticspark.com)  
[www.rohanholdings.ie](http://www.rohanholdings.ie)

### TERMS

Available upon request.

### TARGETED BER



### RATES

Commercial Rates payable to Fingal County Council.

### OTHER

**OUTGOINGS**  
Available upon request.

## CONTACT



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