

Unit Three

13,720 sq m / 147,682 sq ft

FLOOR	SQ M	SQ FT
Warehouse	12,550	135,088
Offices	1,170	12,594
Total	13,720	147,682



FM1 Grade warehouse floor



3 level access doors



CAT A offices and staff facilities



114 car parking spaces, 12 EV spaces

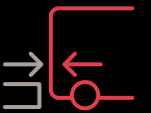


Fast connectivity
M50 Motorway, M2,
Dublin Airport and
The Port Tunnel

NEXUS

DUBLIN

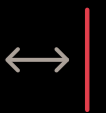
4 Euro dock
levellers



14 HGV parking
spaces



37.5m to 50m
yard depth



14m clear internal
height



Office floor plan

1,170 sq m /
12,594 sq ft

