



Momentum

Logistics Park

Launching a new era of logistics excellence





M7

M7

State of the art logistics buildings ranging in size from approx 11,500 sq ft to 195,000 sq ft.

The Park comprises an existing 2 million sq ft of occupied logistics space.

€100 Million Capital Investment.

850,000 sq ft of new
Grade A logistics
buildings targeting
LEED Gold certification.



UNIT NO.	SQ M	SQ FT
Unit 28A	3,373	36,305
Unit 28B	5,596	60,236
Unit 30A	3,884	41,807
Unit 30B1	2,448	26,349
Unit 30B2	3,370	36,274
Unit 30C	7,370	79,330
Unit 39A	1,319	14,196
Unit 39B	1,079	11,619
Unit T4	18,082	194,637



BUSINESS AND
LOCAL RETAIL



LOCAL
BUSINESSES AREA



FOOD
AREA



AMENITY
NODES



LOGISTICS AND
DISTRIBUTION



SPORTS
FACILITIES



BUS
SERVICE



GREEN
AREA



BUS SERVICE AND
CYCLE LANE



UNIT 28 A

36,305 sq ft

Premium
Logistics Space

12.5m

Clear
Internal Height

4

Dock
Levellers

2

Level
Access Doors

35m

Yard
Depth

27

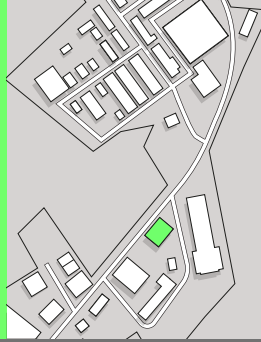
Car
Parking Spaces

2

EV
Parking Spaces



UNIT 28 A



Floor Space	Sq M	Sq Ft
Warehouse	2,998	32,271
Ground Floor Office	136	1,469
First Floor Office	238	2,565
Total	3,372	36,305



12.5m Clear
Internal Height



Min. 60 kN/m²
Floor Loading



Yard Depth Of
Approx 40m



4 x Dock
Levellers



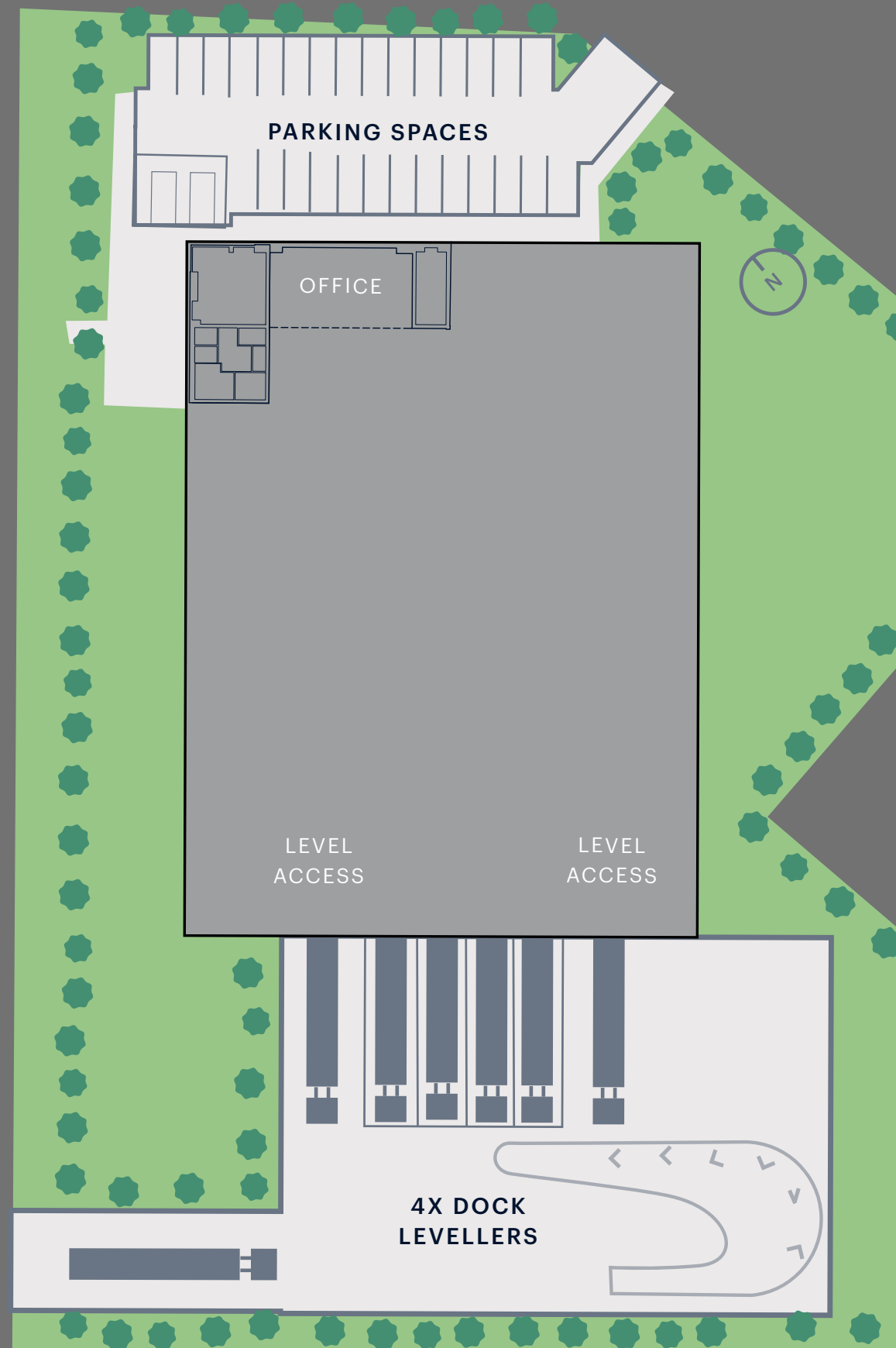
2 x Level
Access Doors



27 Car Parking
Spaces

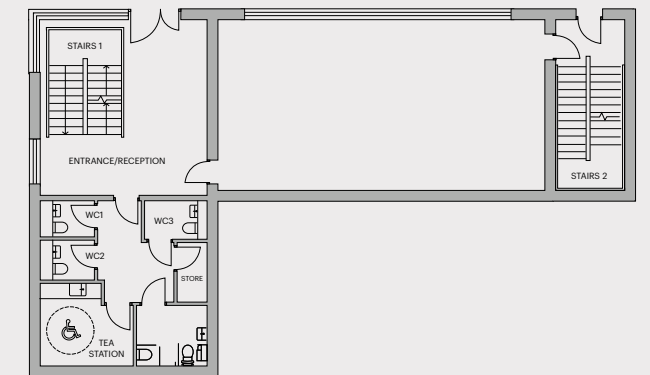


24 Bicycle
Parking



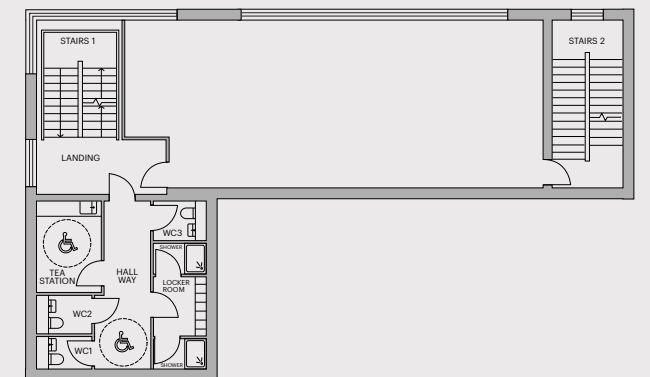
Ground Floor Office

136 sq m / 1,469 sq ft



First Floor Office

238 sq m / 2,565 sq ft



UNIT 28 B

60,236 sq ft

Premium
Logistics Space

13.7m

Clear
Internal Height

6

Dock
Levellers

2

Level
Access Doors

40m

Yard
Depth

54

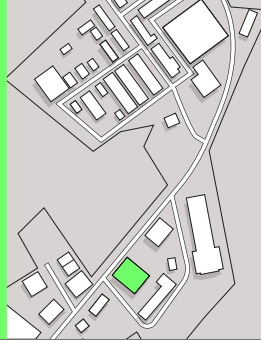
Car
Parking Spaces

4

EV
Parking Spaces



UNIT 28 B



Floor Space	Sq M	Sq Ft
Warehouse	5,074	54,618
Ground Floor Office	186	2,000
First Floor Office	336	3,618
Total	5,596	60,236



13.7m Clear
Internal Height



Min. 60 kN/m²
Floor Loading



Yard Depth Of
Approx 40m



6 x Dock
Levellers



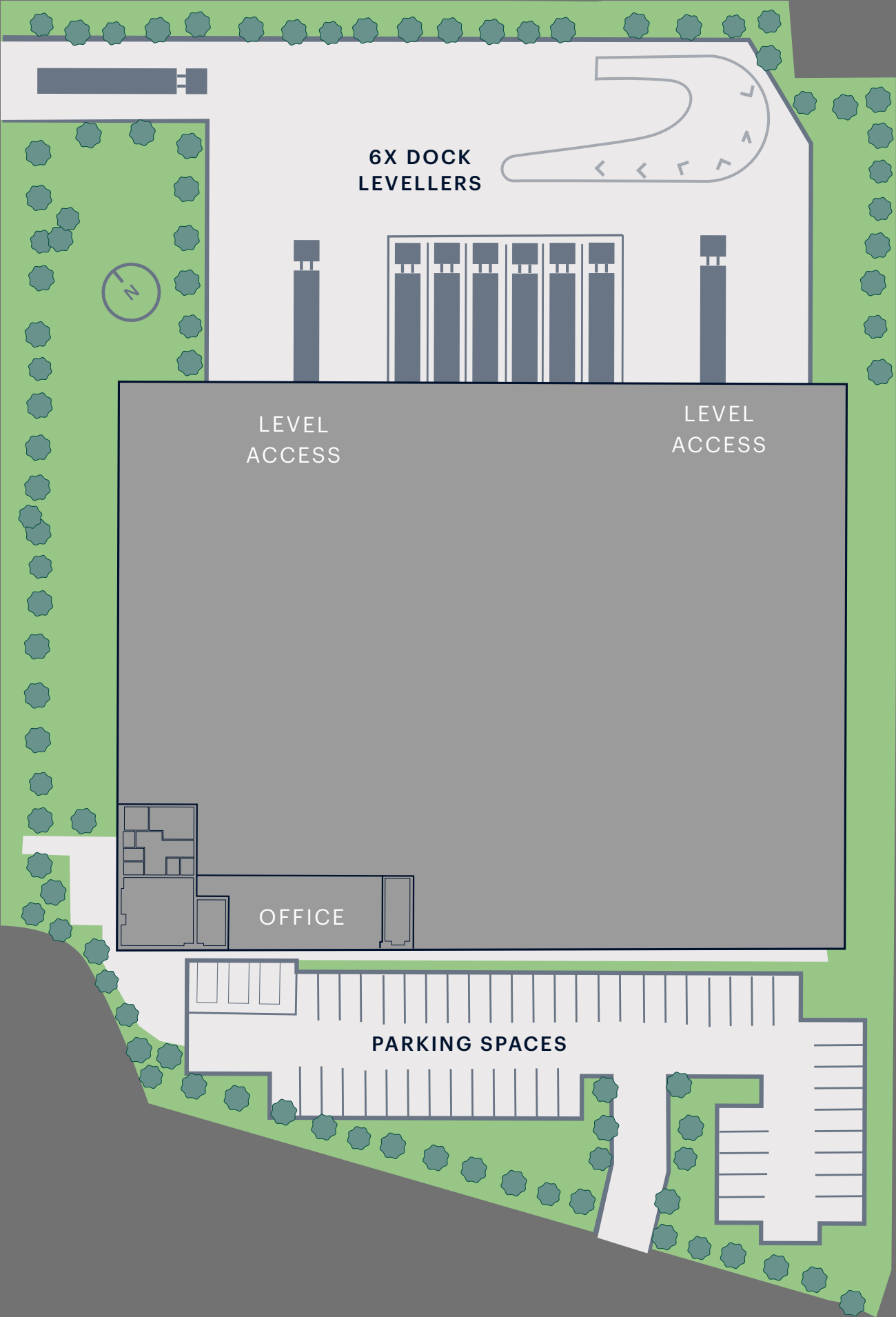
2 x Level
Access Doors



54 Car Parking
Spaces

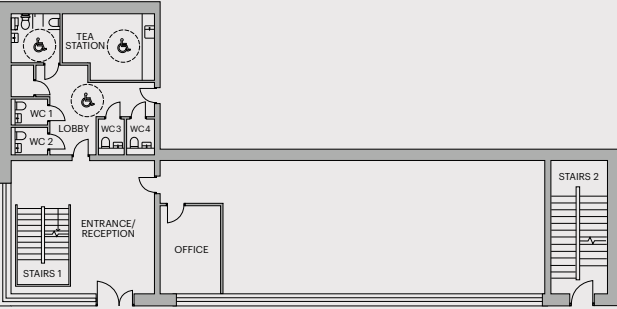


36 Bicycle
Parking



Ground Floor Office

186 sq m / 2,000 sq ft



First Floor Office

336 sq m / 3,618 sq ft



UNIT 30 A

41,807 sq ft

Premium
Logistics Space

14m

Clear
Internal Height

5

Dock
Levellers

2

Level
Access Doors

35m

Yard
Depth

37

Car
Parking Spaces

2

EV
Parking Spaces



UNIT 30 A



Floor Space	Sq M	Sq Ft
Warehouse	3,402	36,619
Ground Floor Office	162	1,744
First Floor Office	320	3,444
Total	3,884	41,807



14m Clear
Internal Height



Min. 60 kN/m²
Floor Loading



Yard Depth Of
Approx 35m



5 x Dock
Levellers



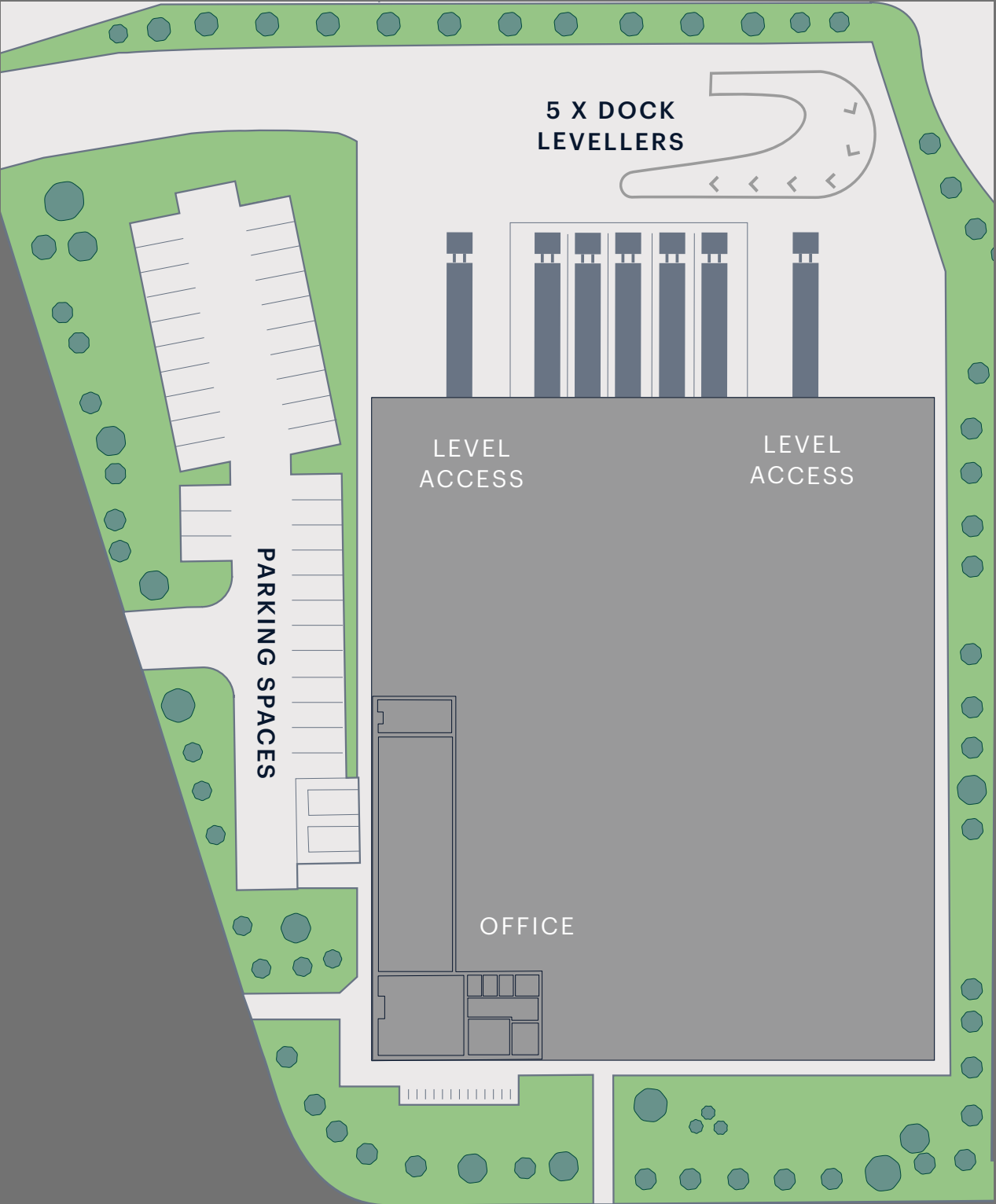
2 x Level
Access Doors



37 Car Parking
Spaces

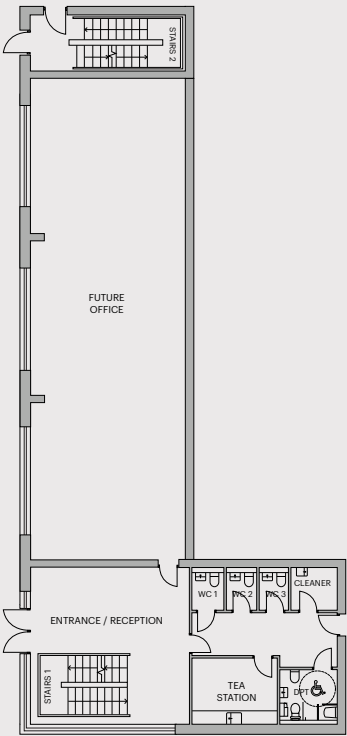


24 Bicycle
Parking



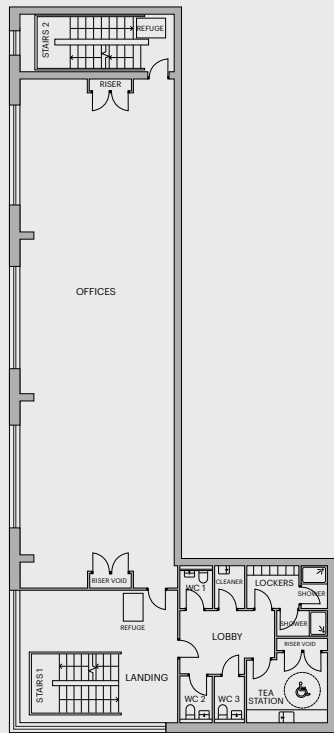
Ground Floor Office

162 sq m / 1,744 sq ft



First Floor Office

320 sq m / 3,444 sq ft



UNIT 30 B1

26,349 sq ft

Premium
Logistics Space

14^m

Clear
Internal Height

3

Dock
Levellers

1

Level
Access Doors

35^m

Yard
Depth

23

Car
Parking Spaces

2

EV
Parking Spaces



UNIT 30 B1



Floor Space	Sq M	Sq Ft
Warehouse	2,123	22,852
Ground Floor Office	112	1,202
First Floor Office	213	2,295
Total	2,448	26,349



14m Clear
Internal Height



Min. 60 kN/m²
Floor Loading



Yard Depth Of
Approx 35m



3 x Dock
Levellers



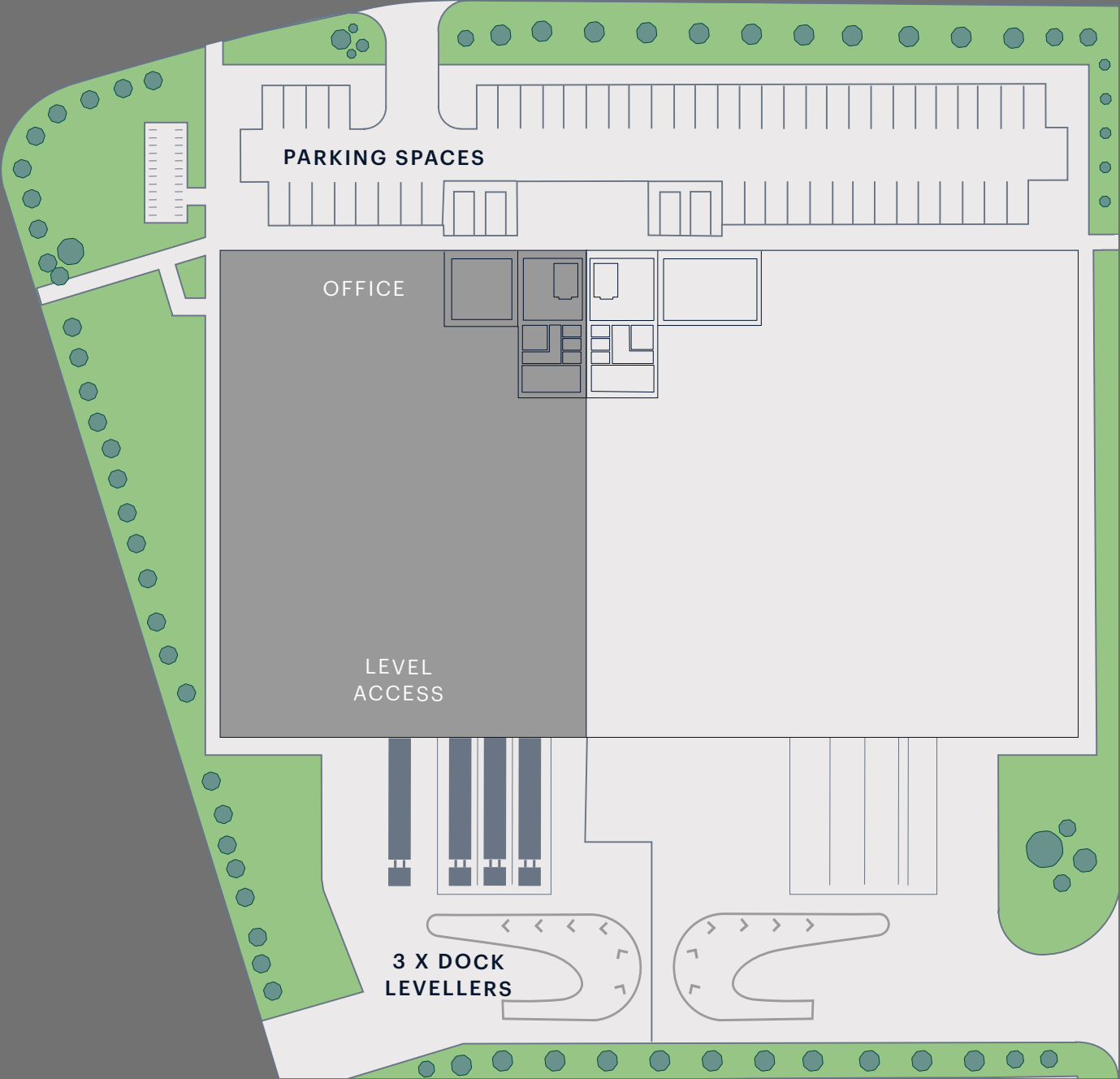
1 x Level
Access Doors



23 Car Parking
Spaces

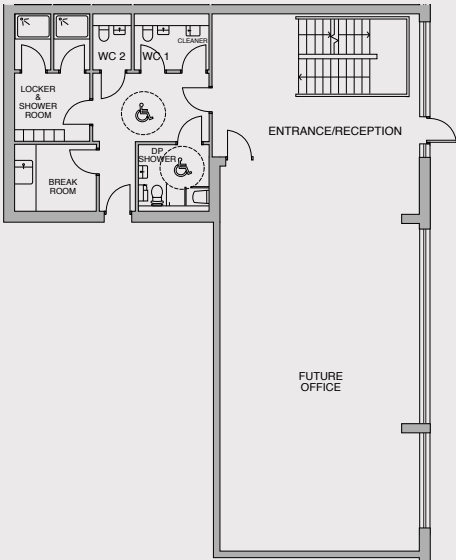


15 Bicycle
Parking



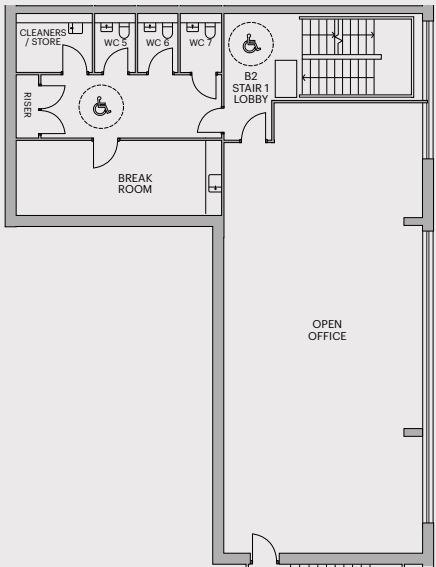
Ground Floor Office

112 sq m / 1,202 sq ft



First Floor Office

213 sq m / 2,295 sq ft



UNIT 30 B2

36,275 sq ft

Premium
Logistics Space

14^m

Clear
Internal Height

4

Dock
Levellers

2

Level
Access Doors

35^m

Yard
Depth

32

Car
Parking Spaces

2

EV
Parking Spaces



UNIT 30 B2



Floor Space	Sq M	Sq Ft
Warehouse	3,005	32,346
Ground Floor Office	112	1,202
First Floor Office	253	2,727
Total	3,370	36,275



14m Clear
Internal Height



Min. 60 kN/m²
Floor Loading



Yard Depth Of
Approx 35m



4 x Dock
Levellers



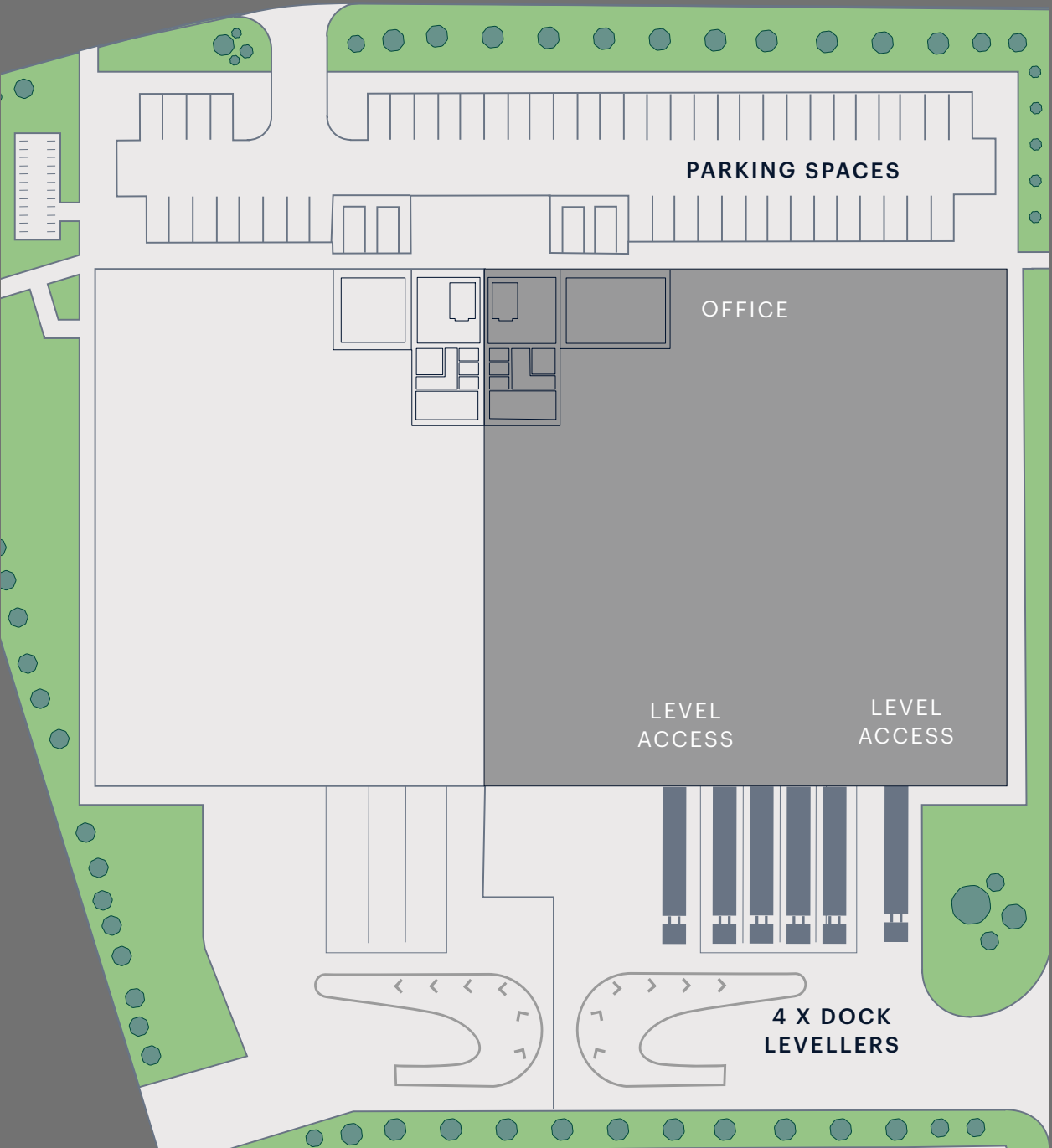
2 x Level
Access Doors



32 Car Parking
Spaces

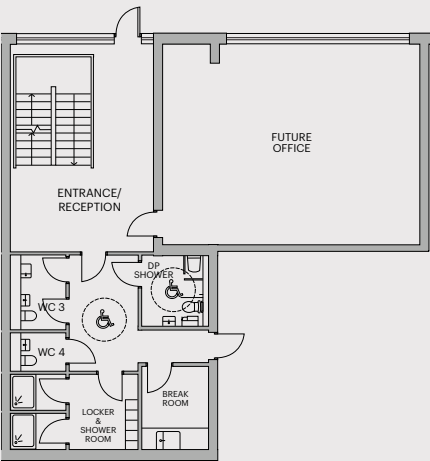


21 Bicycle
Parking



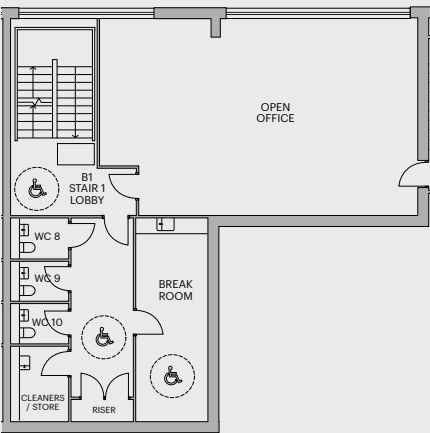
Ground Floor Office

112 sq m / 1,202 sq ft



First Floor Office

253 sq m / 2,727 sq ft



UNIT 30 C

79,330 sq ft

Premium
Logistics Space

14^m

Clear
Internal Height

10

Dock
Levellers

2

Level
Access Doors

45^m

Yard
Depth

53

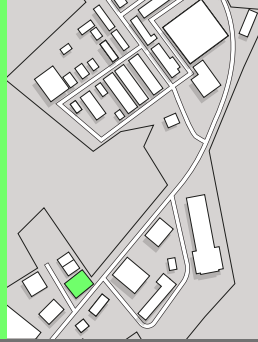
Car
Parking Spaces

4

EV
Parking Spaces



UNIT 30C



Floor Space	Sq M	Sq Ft
Warehouse	6,704	72,161
Ground Floor Office	183	1,970
First Floor Office	483	5,199
Total	7,370	79,330



14m Clear
Internal Height



Min. 60 kN/m²
Floor Loading



Yard Depth Of
Approx 45m



10 x Dock
Levellers



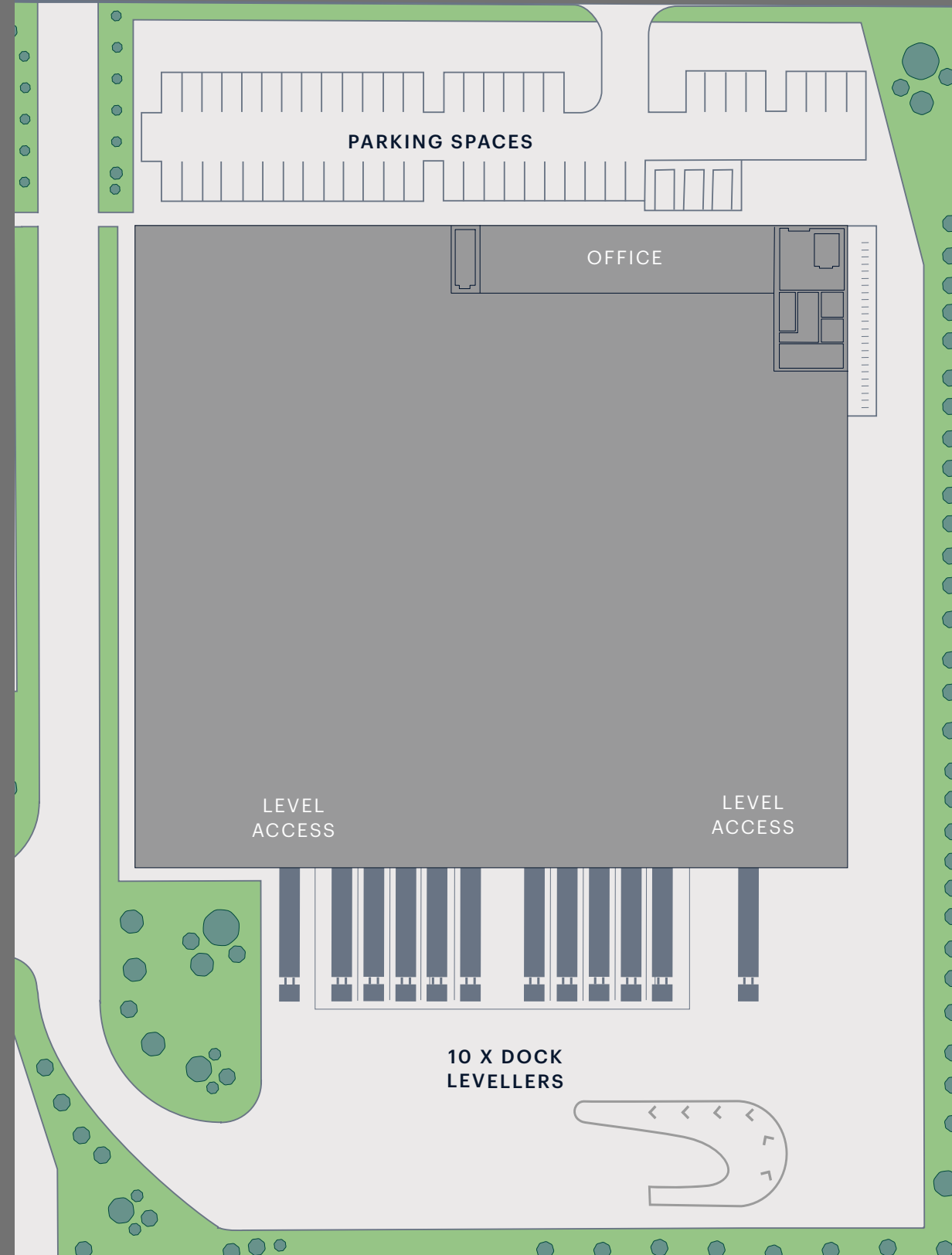
2 x Level
Access Doors



53 Car Parking
Spaces

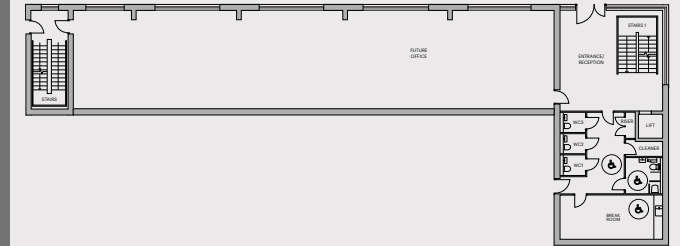


48 Bicycle
Parking



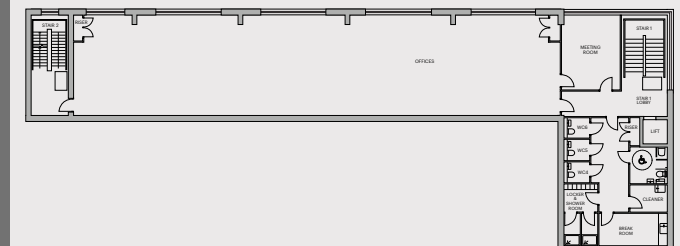
Ground Floor Office

183 sq m / 1,970 sq ft



First Floor Office

483 sq m / 5,199sq ft



UNIT 39 A

14,196 sq ft

Premium
Logistics Space

8.3m

Clear
Internal Height

1

Level
Access Door

14

Bicycle
Parking Spaces

10

Car
Parking Spaces

1

EV
Parking Space



UNIT 39 A



Floor Space	Sq M	Sq Ft
Warehouse	1,138	12,245
Ground Floor Office	91	982
First Floor Office	90	969
Total	1,319	14,196



8.3m Clear
Internal Height



Min. 60 kN/m²
Floor Loading



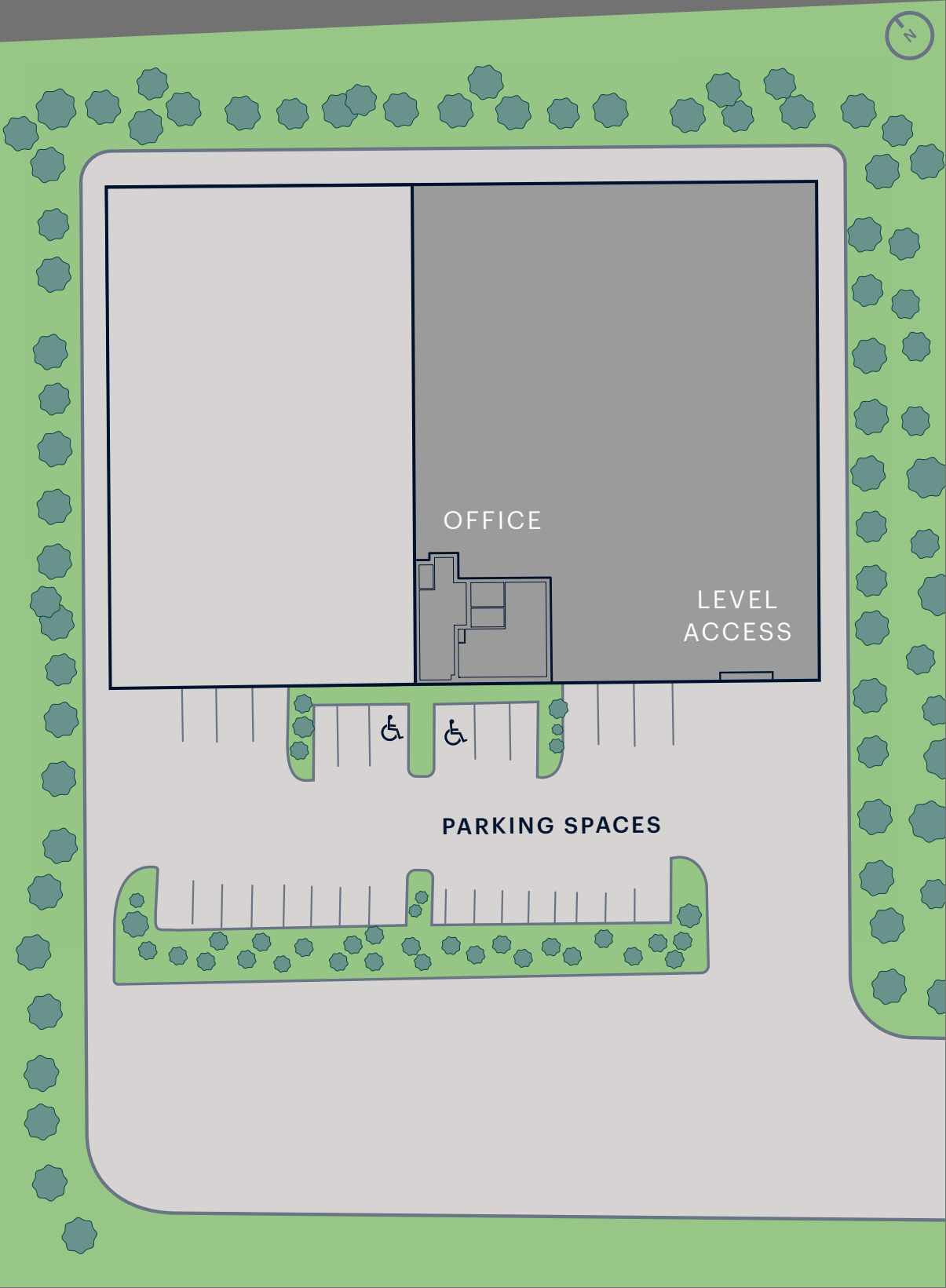
1 x Level
Access Door



10 Car Parking
Spaces

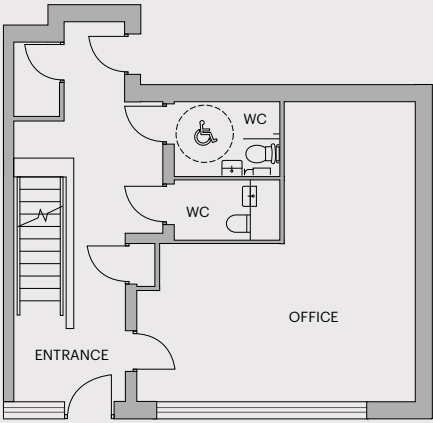


14 Bicycle
Parking



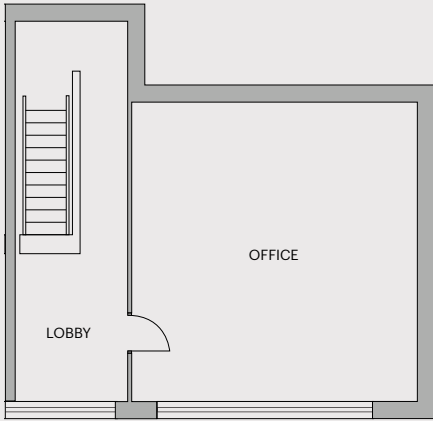
Ground Floor Office

91 sq m / 982 sq ft



First Floor Office

90 sq m / 969 sq ft



UNIT 39 B

11,619 sq ft

Premium
Logistics Space

8.3m

Clear
internal Height

1

Level
Access Door

14

Bicycle
Parking Spaces

10

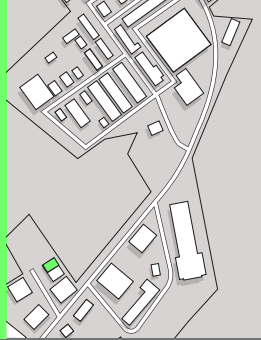
Car
Parking Spaces

1

EV
Parking Space



UNIT 39 B



Floor Space	Sq M	Sq Ft
Warehouse	898	9,665
Ground Floor Office	91	983
First Floor Office	90	971
Total	1,079	11,619



8m Clear
Internal Height



Min. 60 kN/m²
Floor Loading



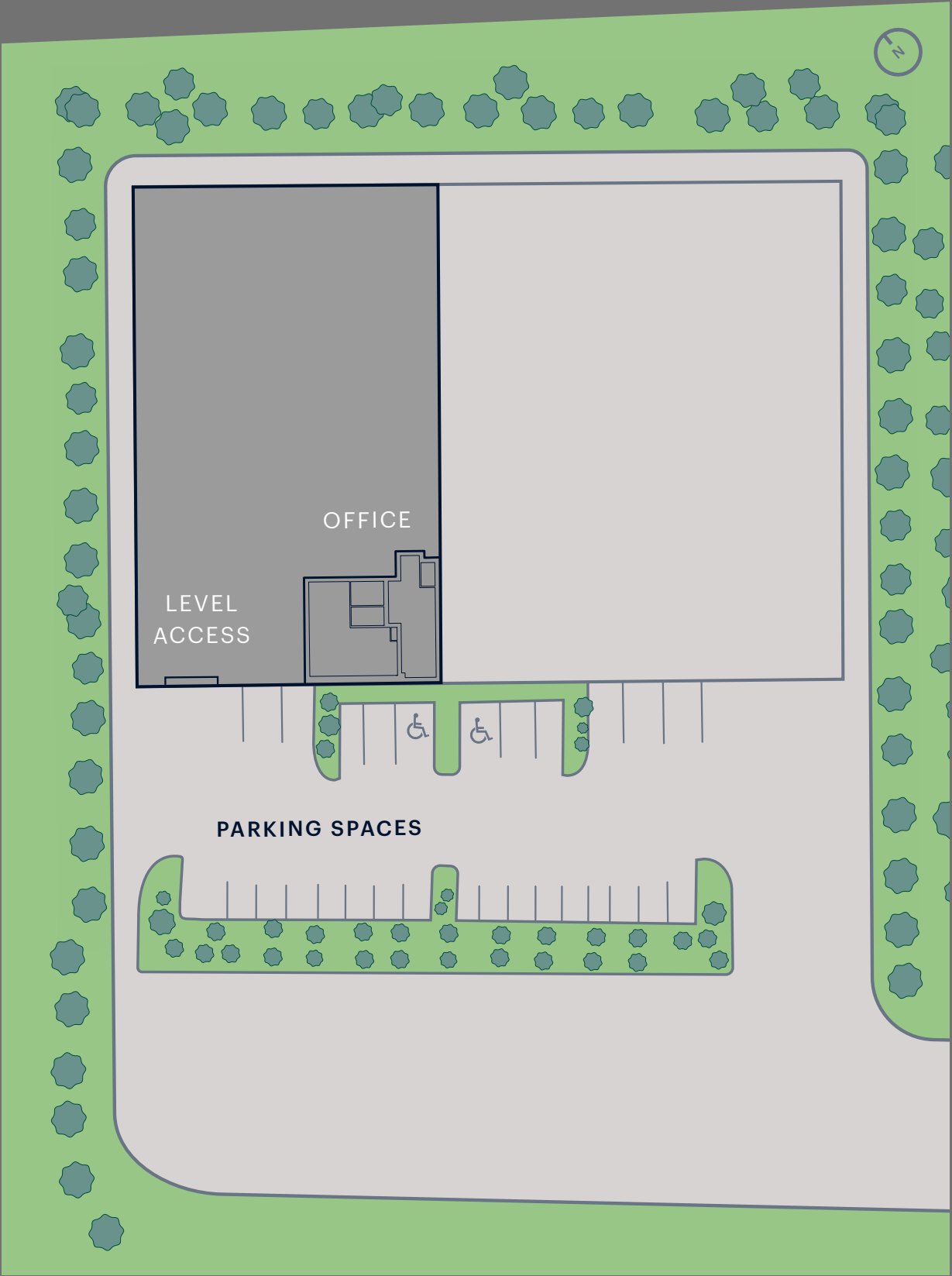
1 x Level
Access Door



10 Car Parking
Spaces

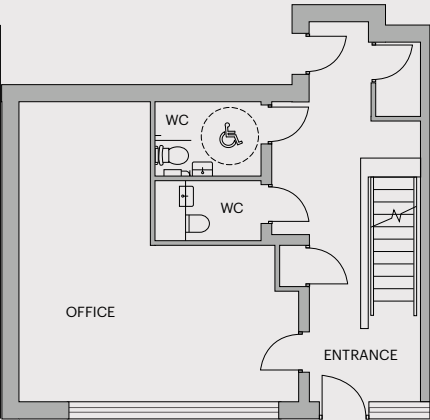


14 Bicycle
Parking



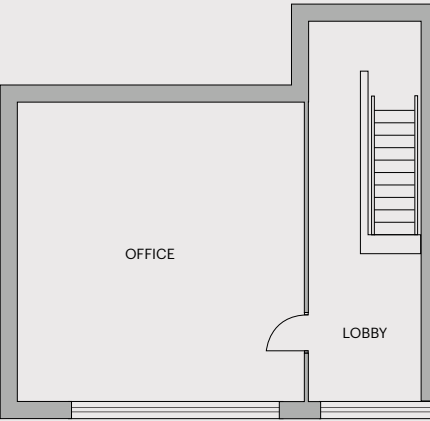
Ground Floor Office

91.2 sq m / 982 sq ft



First Floor Office

90 sq m / 969 sq ft



Location

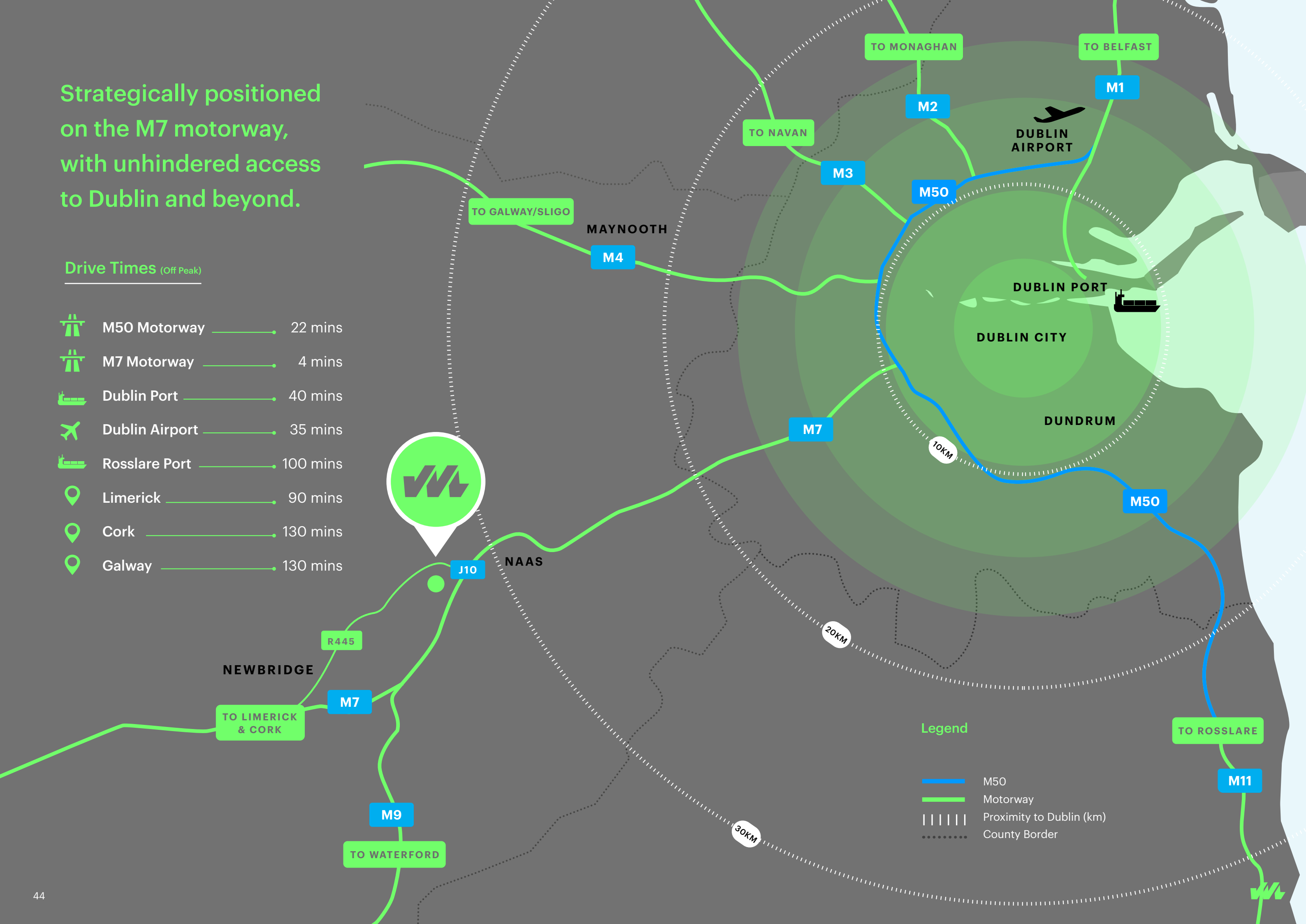
Striking a Unique Balance in Connectivity, Cost-Efficiencies and Access to a High-Calibre Workforce.



Strategically positioned
on the M7 motorway,
with unhindered access
to Dublin and beyond.

Drive Times (Off Peak)

	M50 Motorway	22 mins
	M7 Motorway	4 mins
	Dublin Port	40 mins
	Dublin Airport	35 mins
	Rosslare Port	100 mins
	Limerick	90 mins
	Cork	130 mins
	Galway	130 mins



Accessible and attractive to employees



Occupiers in the locality include:

DSV

Krispy Kreme
DOUGHNUTS

SCREWFIX

DIAGEO

LIDL

Domino's

PRIMARK

DHL

**Keurig
DrPepper**

Pfizer



Steered by sustainability

Momentum Logistics Park has been redesigned to meet today's highest sustainability standards:



EU Taxonomy Compliant Buildings
Targeting LEED Gold Certification



IGBC – Irish Green Building Council
Membership



Zero Energy Building
(ZEB) Standard



Every opportunity has been taken to enrich the public realm using sustainable enhancements. These include:



Electric Vehicle
Points



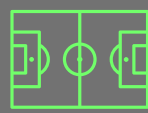
LED
Lighting



Picnic
Areas



Outdoor Gym
Equipment



Five-a-side
Football Pitch



Tree-lined
Thoroughfare



Committed custodians of the Park's future

Momentum Logistics Park is being redeveloped by Palm Logistics, an affiliate of Palm Capital which is a Europe-wide real estate private equity firm with offices and operations in London, Dublin and Madrid. To date, Palm Logistics has acquired over 2,000,000 sq ft of

logistics buildings including Greenogue Logistics Park in nearby Baldonnell. The company's expertise has been enhanced by experience acquired in building the Los Gavilanes Logistics Park in Madrid and repositioning the Copenhagen Cargo Centre in Denmark.



Logistics Development
Gavilanes, Madrid Corridor



High Bay Logistics Portfolio,
Northwest Business Park, Dublin



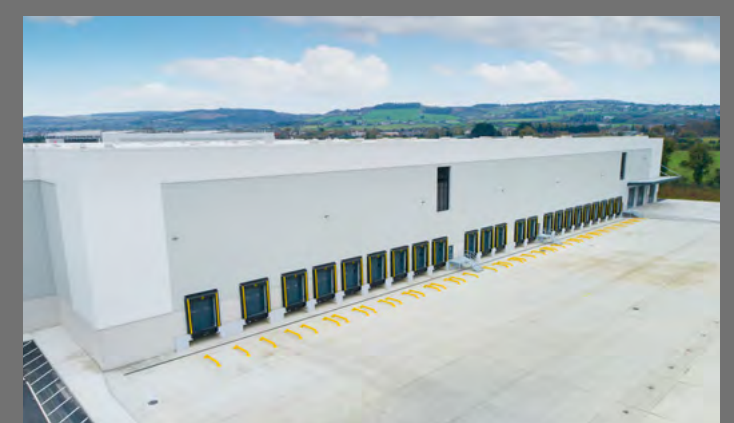
High Bay Logistics Portfolio
Western Industrial Estate, Dublin



Last Mile Logistics Portfolio
South Dublin



Airside Prime Logistics Facility
Copenhagen Airport



Logistics Development
Greenogue Logistics Park, Dublin

Professional Team



Project Managers
Mitchell McDermott



Architects
JSA Architects



Structural Engineers
DBFL Consulting Engineers



Quantity Surveyors
MJ Turley + Associates



M & E Engineers
Axiseng



Sustainability Consultants
Passive Dynamics



Fire & DAC
MJP (Maurice Johnson & Partners)

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www.momentumlogisticspark.com

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