

# DN<sup>▲</sup> Dundalk North

BUSINESS PARK



**FOR SALE / TO LET**

**Full planning permission secured  
for the development of 771,062 sq ft  
of new logistics buildings.**



# DN<sup>+</sup> Dundalk North

Strategically positioned with the benefit of full planning permission for approx. 71,634 sq. m. (approx. 771,062 sq. ft) of Industrial and Logistics space, comprising 14 units. The units range in size from approx. 1,909 sq. m (approx. 20,548 sq. ft.), to approx. 9,972 sq. m. (approx. 107,338 sq. ft.).



**FOR SALE / TO LET**

Site is fully serviced, graded and ready for building foundations.



# FOR SALE / TO LET

Dundalk North can cater for a huge variety of sizes and uses.  
The site benefits from proven development potential.

## Unit 1

Industrial Unit for Sale/Lease  
43,271 SQ FT / 4,020 SQ M  
3.1 ACRE SITE



## Unit 2

Industrial Unit for Sale/Lease  
100,051 SQ FT / 9,295 SQ M  
6.5 ACRE SITE



## Unit 3

Industrial Unit for Sale/Lease  
21,377 SQ FT / 1,986 SQ M  
1.8 ACRE SITE



## Unit 4

Industrial Unit for Sale/Lease  
20,548 SQ FT / 1,909 SQ M  
1.4 ACRE SITE



## Unit 5

Industrial Unit for Sale/Lease  
30,193 SQ FT / 2,805 SQ M  
2.1 ACRE SITE



## Unit 7

Industrial Unit for Sale/Lease  
31,765 SQ FT / 2,951 SQ M  
2.7 ACRE SITE



## Unit 8

Industrial Unit for Sale/Lease  
64,810 SQ FT / 6,021 SQ M  
4.1 ACRE SITE





# Unit 9

Industrial Unit for Sale/Lease  
69,266 SQ FT / 6,435 SQ M  
4.7 ACRE SITE



# Unit 14

Industrial Unit for Sale/Lease  
43,185 SQ FT / 4,012 SQ M  
2.8 ACRE SITE



# Unit 10

Industrial Unit for Sale/Lease  
68,621 SQ FT / 6,375 SQ M  
4.3 ACRE SITE



# Unit 15

Industrial Unit for Sale/Lease  
50,741 SQ FT / 4,714 SQ M  
3.0 ACRE SITE



# Unit 12

Industrial Unit for Sale/Lease  
72,269 SQ FT / 6,714 SQ M  
4.2 ACRE SITE



# Unit 16

Industrial Unit for Sale/Lease  
47,631 SQ FT / 4,425 SQ M  
3.9 ACRE SITE



# Unit 13

Industrial Unit for Sale/Lease  
107,339 SQ FT / 9,972 SQ M  
6.6 ACRE SITE







# Large Scale, Highly Flexible

Dundalk North can cater for a huge variety of sizes and uses. The site benefits from proven development potential.

Smyth's warehouse, shown in the photo above, is open and fully operational.





# Acres of Possibility

Dundalk North, one of Ireland's best connected logistic hubs, benefits from dedicated access directly off the Armagh Road.



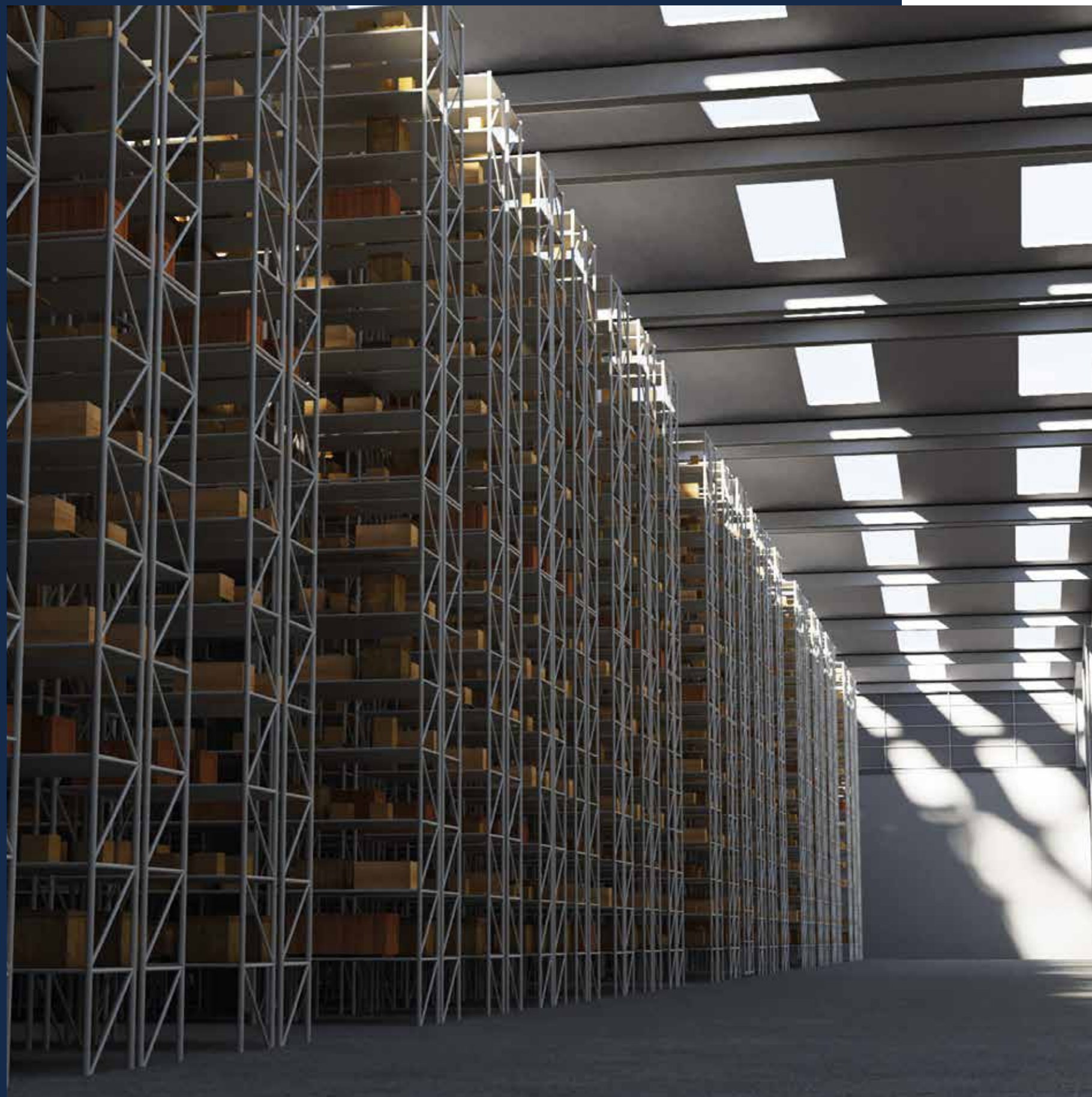
Dundalk is one of only 5 cities designated as a Gateway Centre for Development under the National Plan.

2km from Dundalk Town centre. 50 minutes from Dublin and Belfast.

10 year Planning Permission in place for the development of approx. 71,634 sq. m. (approx. 771,062 sq ft) of Industrial and Logistics space.

Irish Water approved infrastructure in place for water and sewer throughout site and connected to main networks.





All sites are fully serviced with all necessary individual connections at each site. This includes, sewer, surface water drainage, water, electricity, telecoms and broadband.



The road network within the site is constructed with street lighting, cycle ways, walkways and green areas in place to the highest level specification for the modern day business park.

The site zoning encourages a wide and mixed variety of uses, in line with current planning permission with sites ranging from 2 to 54 acres in size.





# High Quality Setting

The wide internal roads are bordered by strips of leafy planting along each side. Generous green areas, well lit walkways and cycle lanes run the full length of the road network.



At Dundalk North we have created an environment where work is a pleasure, with easy commuting connectivity for owners and employees. The cycle network and parkland pathways along with the green areas specifically designed for al fresco

lunch breaks and outdoor meetings create natural calm. Plans for a gently curving riverside walkway to connect Dundalk North to the town's vibrant centre are well advanced.





## Zoned E1 - 'General Employment' in the 2020-2027 draft development plan.

### Uses Permitted in Principle

Logistics/Warehousing  
 High Technology Manufacturing  
 Industry – General Manufacturing  
 Office Ancillary to Permitted Use  
 Vehicle Sales Outlet  
 Wholesale  
 Industry – Light  
 Builders Provider/Yard  
 Business Enterprise Centre  
 Digital Innovation Hub/Co-Working Space  
 Education Facility (Third Level or Training Centre)  
 E-Charging Facility  
 Energy Installation  
 Food Processing Facility  
 High Technology Manufacturing  
 Hotel/Hostel/Aparthotel  
 Park and Ride Facilities  
 Research and Development  
 Road Transport Depot  
 Science and Technology Based Enterprise  
 Utilities  
 Wholesale Warehousing/Cash and Carry  
 Warehousing General

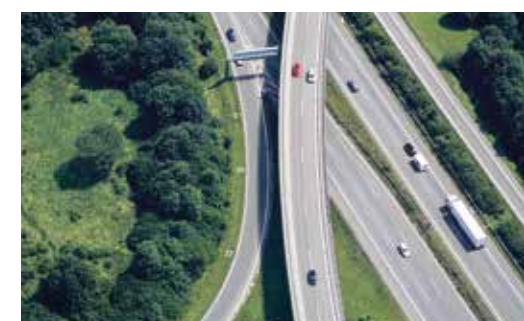
### Open for Consideration

Coffee Shop/Tea Room  
 Car Dismantler/Recovery Yard  
 Data Centres  
 Garden Centre  
 Industry Heavy  
 Plant and Tool Hire  
 Public Services  
 Recycling Facility (Waste)  
 Telecommunications Structures  
 Vehicle Servicing/Maintenance Garage





The Dundalk Development Plan makes provision to extend directly to a roundabout at the entrance of Dundalk North.



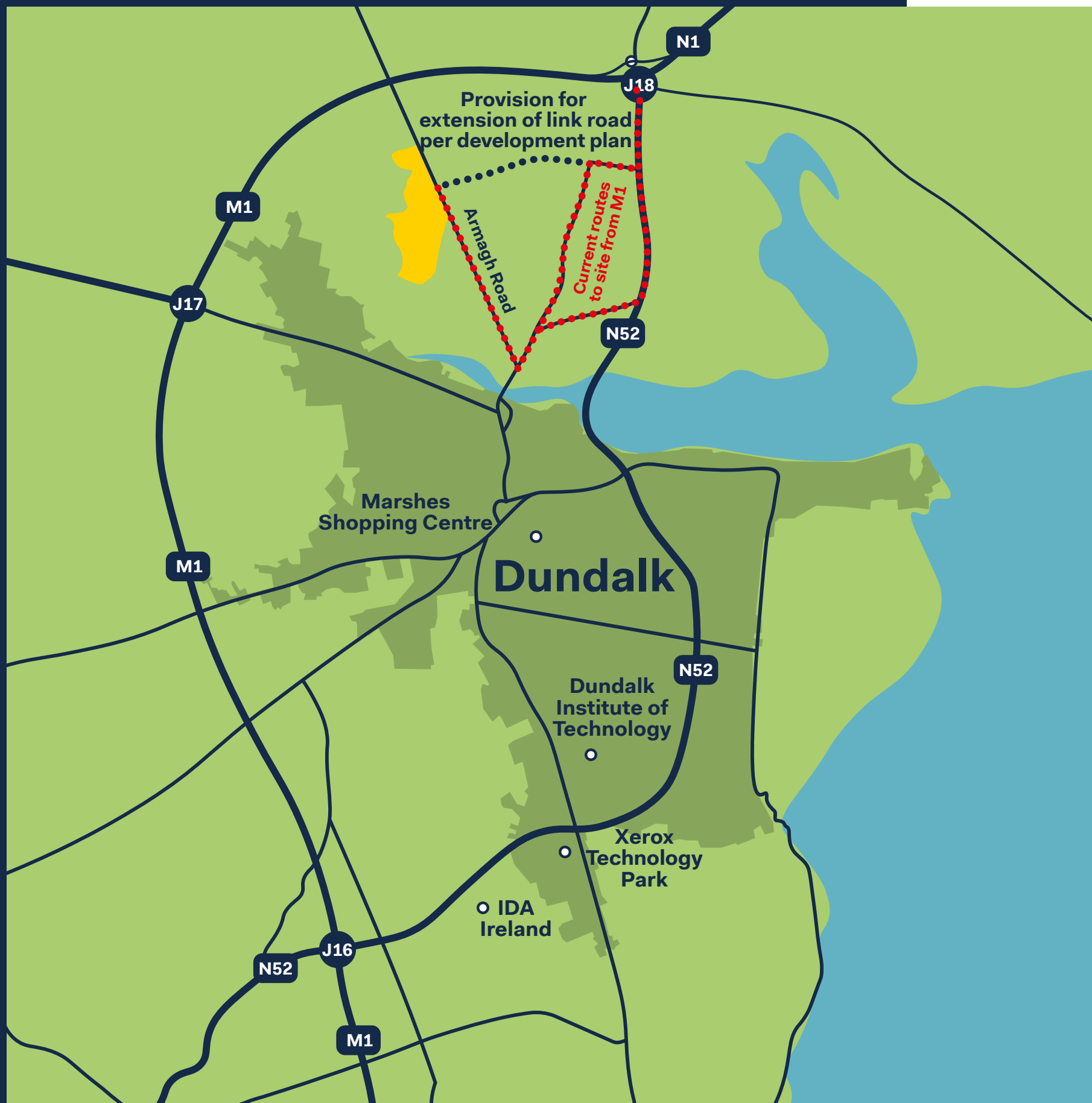
Located 5 minutes off the main M1 Dublin to Belfast route via Junction 18.

Excellent proximity to major airports and ports.

50 minutes from both Dublin and Belfast centres.

Extensive frontage to, and access directly off the Armagh Road.





Located in a highly accessible location within 50 minutes of both Dublin and Belfast and less than 90km from Dublin and Belfast ports and airports.

Destination	km	Hr:Min
M1/M50 Junction	80	0:48
Greenore Port	24	0:24
Newry	15	0:10
Belfast	82	0:50
Belfast Port	86	0:56
Belfast Airport	88	0:59
Belfast International Airport	96	1:07
Dublin	84	0:50
Dublin Airport	78	0:47
Dublin Port	87	0:56
Larne	115	1:15
Drogheda Port	41	0:35
Dundalk Port	5	0:09
Galway	247	2:57
Sligo	170	2:30
Limerick	300	2:45
Cork	342	3:15
Waterford	254	2:24
Rosslare Port	251	2:38

Occupiers within the immediate area include:





MASTERPLAN

Gross External Area Schedule

Unit No	Warehouse Sqm Approx*	Office Sqm Approx*	Total Sqm Approx*	Clear Internal Height (m) Approx*	Yard Depth (Metres)	Dock Levellers	Ground Level Doors	Site Area (Acres) Approx	Site Area (Hectares) Approx
Unit 1	3064	956	4020	12	40	4	1	3.0692	1.2421
Unit 2	8503	792	9295	12	51	10	2	6.5346	2.6445
Unit 3	1712	274	1986	12	35	2	2	1.7815	0.7203
Unit 4	1635	274	1909	12	35	2	2	1.3981	0.5658
Unit 5	1819	986	2805	12	35	4	2	2.1366	0.8646
Unit 7	2542	409	2951	12	42	4	2	2.6573	1.0754
Unit 8	5440	581	6021	12	45 - 60	6	2	4.0647	1.6449
Unit 9	5862	573	6435	12	45 - 65	6	2	4.6639	1.8874
Unit 10	5813	562	6375	12	45	6	2	4.2563	1.7225
Unit 12	6079	635	6714	12	36	8	4	4.1518	1.6802
Unit 13	9142	830	9972	12	45	11	4	6.5542	2.6524
Unit 14	3673	339	4012	12	35	5	2	2.8029	1.1343
Unit 15	4262	452	4714	12	35	6	2	3.0129	1.2193
Unit 16	3968	457	4425	12	42	5	2	3.8934	1.5756

Total flexibility regarding the design and size of each building depending on specific business needs, subject to Planning Permission.

At the site entrance a T junction will be in place until the proposed roundabout is completed.

All layouts/specifications/uses can be changed with a revised planning application.





## All enquiries contact:

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