









- 4 EURO DOCK LEVELLERS

- 2 LEVEL ACCESS DOORS



FAST & EFFICIENT CONNECTIVITY

Dublin Airport, M50, M1 & M2 Motorways and the Port Tunnel



14 M CLEAR INTERNAL HEIGHT

40 M YARD Depth



206,000 sq ft

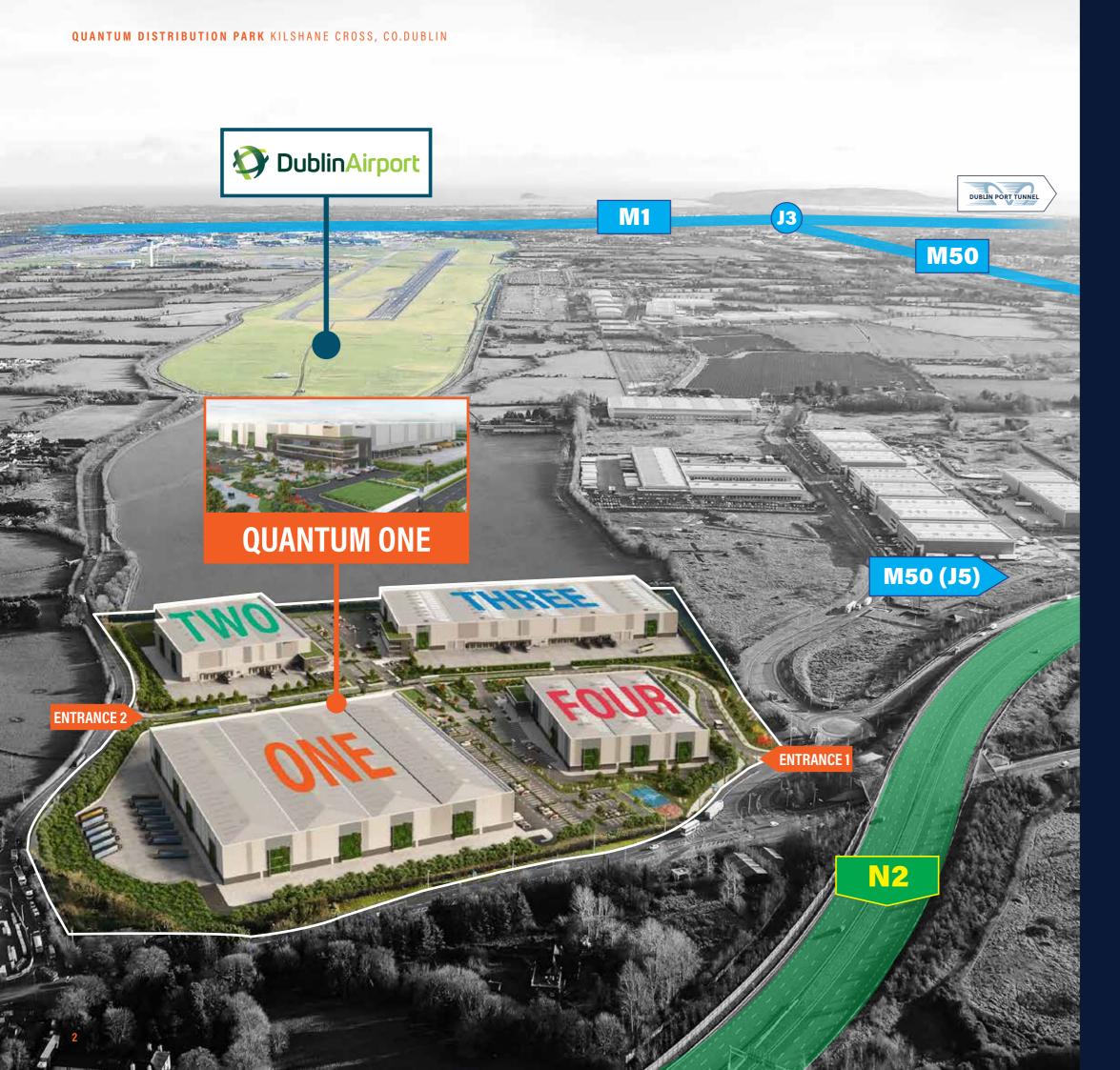
STATE OF THE ART, HIGHLY SUSTAINABLE WAREHOUSE & OFFICE FACILITY







- 1



AT THE CENTRE OF IRISH LOGISTICS

DRIVE TIMES (MINUTES)

N2 (100M)	1
M50 MOTORWAY (3KM)	2
DUBLIN INTERNATIONAL AIRPORT (7KM)	10
DUBLIN PORT TUNNEL (12KM)	14
DUBLIN CITY CENTRE (11KM)	23



EASY ACCESS TO N2 AND M50



ONLY 10 MINUTES DRIVE TO DUBLIN AIRPORT ENTRANCE





THE PARK WILL BE LANDSCAPED
TO PREMIUM STANDARDS, INCORPORATING
NATURE, EMPLOYEE HEALTH & WELLBEING
AREAS, ART INSTALLATIONS AND A CENTRAL
PLAZA FOR OUTDOOR COLLABORATION.



RUNNING TRACK



MULTI-USE GAMES AREA



OUTDOOR EXERCISE AREA



PUBLIC ART INSTALLATIONS



BIODIVERSITY, 750 TREES, 40,000 SHRUBS



CENTRAL PLAZA, POP UP FOOD OFFERING







SUSTAINABILITY

IPUT REAL ESTATE IS DEDICATED TO DELIVERING THE HIGHEST SUSTAINABILITY CREDENTIALS FOR NEW LOGISTICS SPACE IN IRELAND.









ELECTRIC CAR (EV) CHARGING STATIONS

Supporting a low-emission commute, up to 10% of car parking spaces can have EV charging points. Ducting and termination points can be provided to other car parking spaces to provide for future charging points.



RENEWABLE ENERGY

On-site renewable energy production using roof mounted photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.



LED LIGHTING

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings to reduce energy costs.



RECYCLING

Dedicated space for storage and collection of recyclables to reduce environmental impact.



RAINWATER HARVESTING

Rainwater harvesting system to reduce potable water consumption.



ENERGY EFFICIENT BUILDING ENVELOPE

Advanced building envelope to improve thermal performance.



ENERGY USAGE MONITORING

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.



SITE PLAN

FLOOR	SQ M	SQ FT
WAREHOUSE INCL. MARSHALLING OFFICE	17,522	188,603
GROUND FLOOR OFFICES & STAFF FACILITIES	495	5,331
FIRST FLOOR OFFICES (incl. Plant)	564	6,071
SECOND FLOOR OFFICES	520	5,599
TOTAL	19,101	205,604

Measurement Application - Gross External.



22 HGV PARKING SPACES



14 M CLEAR INTERNAL HEIGHT



20 BICYCLE SPACES



MARSHALLING OFFICE



157 CAR PARKING SPACES

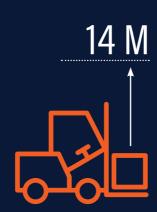
Including 16 electric car parking spaces



FM1 CLASS WAREHOUSE FLOOR

REACH TRUCKS CAN OPERATE AT ABOVE 13 M WITHOUT SIDE-SHIFT

UDL 75kN/m²





18 DOCK LEVELLERS, 4 EURO DOCK LEVELLERS & 2 LEVEL ACCESS DOORS



22 HGV PARKING SPACES



TRANSLUCENT AOV'S
(Smoke vents) to maximise
natural light



10% TRANSLUCENT ROOF LIGHTS % Can be increased,







PREMIUM CAT A OFFICES AND EMPLOYEE FACILITIES WITH A FEATURE RECEPTION

- **✓** FLEXIBLE FLOORPLATES
- ✓ FLOOR TO CEILING WINDOWS MAXIMISING NATURAL LIGHT
- **✓** 5G BROADBAND AVAILABLE
- ✓ 157 CAR PARKING SPACES
 INCLUDING 16 ELECTRIC CAR
 PARKING SPACES
- ✓ 20 BICYCLE SPACES









1.6 MILLION PEOPLE WITHIN 30 MINS DRIVE OF QUANTUM DISTRIBUTION PARK



LOGISTICS BUSINESSES

EASE OF ACCESS TO ALL MAJOR ROUTES

DRIVE TIMES (FROM DUBLIN)

BELFAST	1HR 45MINS
GALWAY	2HR 15MINS
LIMERICK	2HR 15MINS
ROSSLARE	2HRS
CORK	2HR 45MINS



MEETING OUR TEAM ON SITE?

GPS: 53.4202635, -6.3231090

IPUT REAL ESTATE DUBLIN

Our Vision

Our vision is to set the benchmark for excellence in Irish real estate and positively shape the future of our city.

Who We Are

We are Ireland's leading commercial property investment company and the largest owner of offices and logistic assets in Dublin. We are a long-term investor with a 50-year track record in real estate. We own and manage a portfolio comprising over 5 million sq ft, with a net asset value of over €2.7 billion.

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Philosophy

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iput.com









Pictured:

1. Unit 1 Dublin Airport Logistics Park (184,886 sq ft)

2. 103 Northwest Business Park (134,484 sq ft)

3. Unit G, Aerodrome Business Park (120,300 sq ft)



PROFESSIONAL TEAM

ARCHITECTS:	TOT ARCHITECTS
STRUCTURAL ENGINEERS:	OCSC
QUANTITY SURVEYORS:	KSN
M&E ENGINEERS:	METEC
SUSTAINABILITY CONSULTANTS:	METEC CONSULTING ENGINEERS
FIRE & DAC:	ORS

JOINT AGENTS



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All images depicting Unit One Quantum Distribution Park are CGI's (Computer Generated Images)



QUANTUMDISTRIBUTIONPARK.COM













- 8 DOCK LEVELLERS
- 2 EURO DOCK LEVELLERS
- 2 LEVEL ACCESS DOORS



FAST & EFFICIENT CONNECTIVITY

Dublin Airport, M50, M1 & M2 Motorways and the Port Tunnel



14 M CLEAR INTERNAL HEIGHT



40 M YARD Depth SETTING A NEW STANDARD OF LOGISTICS DEVELOPMENT IN IRELAND

91,000 sq ft

STATE OF THE ART, HIGHLY SUSTAINABLE WAREHOUSE & OFFICE FACILITY





AT THE CENTRE OF IRISH LOGISTICS

DRIVE TIMES (MINUTES)

N2 (100M)	<u> </u>
M50 MOTORWAY (3KM)	2
DUBLIN INTERNATIONAL AIRPORT (7KM)	10
DUBLIN PORT TUNNEL (12KM)	14
DUBLIN CITY CENTRE (11KM)	23



EASY ACCESS TO N2 AND M50



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RUNNING TRACK



MULTI-USE GAMES AREA



OUTDOOR EXERCISE AREA



PUBLIC ART INSTALLATIONS



BIODIVERSITY, 750 TREES, 40,000 SHRUBS



CENTRAL PLAZA, POP UP FOOD OFFERING









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ELECTRIC CAR (EV) CHARGING STATIONS

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RENEWABLE ENERGY

On-site renewable energy production using roof mounted photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.



LED LIGHTING

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings to reduce energy costs.



RECYCLING

Dedicated space for storage and collection of recyclables to reduce environmental impact.



RAINWATER HARVESTING

Rainwater harvesting system to reduce potable water consumption.



ENERGY EFFICIENT BUILDING ENVELOPE

Advanced building envelope to improve thermal performance.



ENERGY USAGE MONITORING

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.

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SITE PLAN

FL00R	SQ M	SQ FT
WAREHOUSE INCL. MARSHALLING OFFICE	7,756	83,494
GROUND FLOOR OFFICES & STAFF FACILITIES	353	3,803
FIRST FLOOR OFFICES (incl. Plant)	393	4,228
TOTAL	8,502	91,525

Measurement Application - Gross External.



6 HGV PARKING SPACES



8 DOCK LEVELLERS, **2 EURO DOCK LEVELLERS** & 2 LEVEL ACCESS DOORS



FAST CONNECTIVITY TO

M50 Motorway, N2, Dublin Airport and The Port Tunnel















10 BICYCLE SPACES



79 CAR PARKING SPACES Including 10 electric car parking spaces



CAT A OFFICES AND STAFF FACILITIES

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Gr. Gr.

FM1 CLASS WAREHOUSE FLOOR

REACH TRUCKS CAN OPERATE AT ABOVE 13 M WITHOUT SIDE-SHIFT

UDL 75kN/m²





8 DOCK LEVELLERS, 2 EURO DOCK LEVELLERS & 2 LEVEL ACCESS DOORS



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(Smoke vents) to maximise
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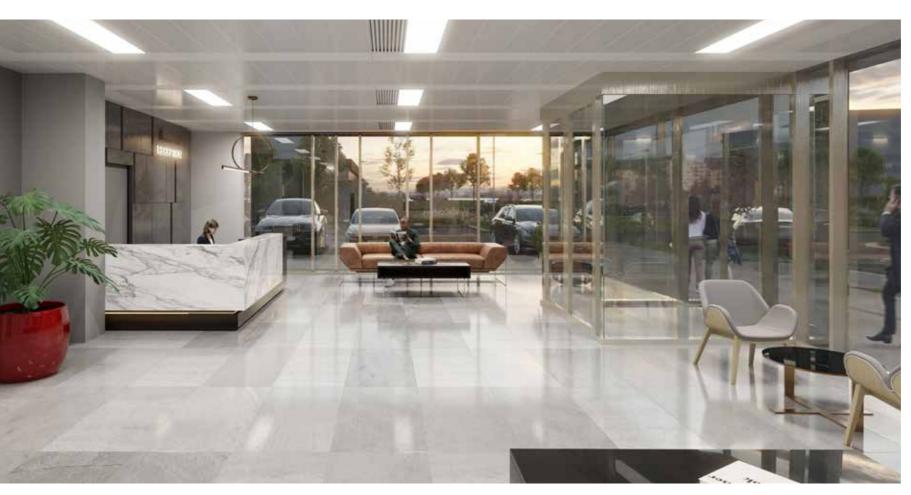
QUANTUM DISTRIBUTION PARK KILSHANE CROSS, CO.DUBLIN





PREMIUM CAT A OFFICES AND EMPLOYEE FACILITIES WITH A FEATURE RECEPTION

- **✓** FLEXIBLE FLOORPLATES
- ✓ FLOOR TO CEILING WINDOWS MAXIMISING NATURAL LIGHT
- **✓** 5G BROADBAND AVAILABLE
- ✓ 79 CAR PARKING SPACES
 INCLUDING 10 ELECTRIC CAR
 PARKING SPACES
- ✓ 10 BICYCLE SPACES









1.6 MILLION PEOPLE WITHIN 30 MINS DRIVE OF QUANTUM DISTRIBUTION PARK



EASE OF ACCESS TO ALL MAJOR ROUTES

DRIVE TIMES (FROM DUBLIN)

BELFAST	1HR 45MINS
GALWAY	2HR 15MINS
LIMERICK	2HR 15MINS
ROSSLARE	2HRS
CORK	2HR 45MINS



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Pictured:

1. Unit 1 Dublin Airport Logistics Park (184,886 sq ft)

2. 103 Northwest Business Park (134,484 sq ft)

3. Unit G, Aerodrome Business Park (120,300 sq ft)





PROFESSIONAL TEAM

TOT ARCHITECTS	ARCHITECTS:
ocsc	STRUCTURAL ENGINEERS:
KSN	QUANTITY SURVEYORS:
METEC	M&E ENGINEERS:
METEC CONSULTING ENGINEERS	SUSTAINABILITY CONSULTANTS:
ORS	FIRE & DAC:

JOINT AGENTS



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All images depicting Unit Two Quantum Distribution Park are CGI's (Computer Generated Images)



QUANTUMDISTRIBUTIONPARK.COM















- 4 EURO DOCK LEVELLERS

- 4 LEVEL ACCESS DOORS



FAST & EFFICIENT CONNECTIVITY

Dublin Airport, M50, M1 & M2 Motorways and the Port Tunnel



14 M CLEAR INTERNAL HEIGHT



40 M YARD Depth

SETTING A NEW STANDARD OF LOGISTICS DEVELOPMENT IN IRELAND

178,000 sq ft

STATE OF THE ART, HIGHLY SUSTAINABLE WAREHOUSE & OFFICE FACILITY





AT THE CENTRE OF IRISH LOGISTICS

DRIVE TIMES (MINUTES)

N2 (100M)	<u> </u>
M50 MOTORWAY (3KM)	2
DUBLIN INTERNATIONAL AIRPORT (7KM)	10
DUBLIN PORT TUNNEL (12KM)	14
DUBLIN CITY CENTRE (11KM)	23



EASY ACCESS TO N2 AND M50



ONLY 10 MINUTES DRIVE TO DUBLIN AIRPORT ENTRANCE



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NATURE, EMPLOYEE HEALTH & WELLBEING
AREAS, ART INSTALLATIONS AND A CENTRAL
PLAZA FOR OUTDOOR COLLABORATION.



RUNNING TRACK



MULTI-USE GAMES AREA



OUTDOOR EXERCISE AREA



PUBLIC ART INSTALLATIONS



BIODIVERSITY, 750 TREES, 40,000 SHRUBS



CENTRAL PLAZA, POP UP FOOD OFFERING









SUSTAINABILITY

IPUT REAL ESTATE IS DEDICATED
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SUSTAINABILITY CREDENTIALS FOR
NEW LOGISTICS SPACE IN IRELAND.









ELECTRIC CAR (EV) CHARGING STATIONS

Supporting a low-emission commute, up to 10% of car parking spaces can have EV charging points. Ducting and termination points can be provided to other car parking spaces to provide for future charging points.



RENEWABLE ENERGY

On-site renewable energy production using roof mounted photovoltaic solar panels. Advanced sub-metering infrastructure for ongoing energy management and verification. NZEB (Nearly Zero Energy Building) compliant fabric and MEP design.



LED LIGHTING

High efficiency LED lighting system with daylight harvesting and occupancy controls. Interior and exterior LED light fittings to reduce energy costs.



RECYCLING

Dedicated space for storage and collection of recyclables to reduce environmental impact.



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Rainwater harvesting system to reduce potable water consumption.



ENERGY EFFICIENT BUILDING ENVELOPE

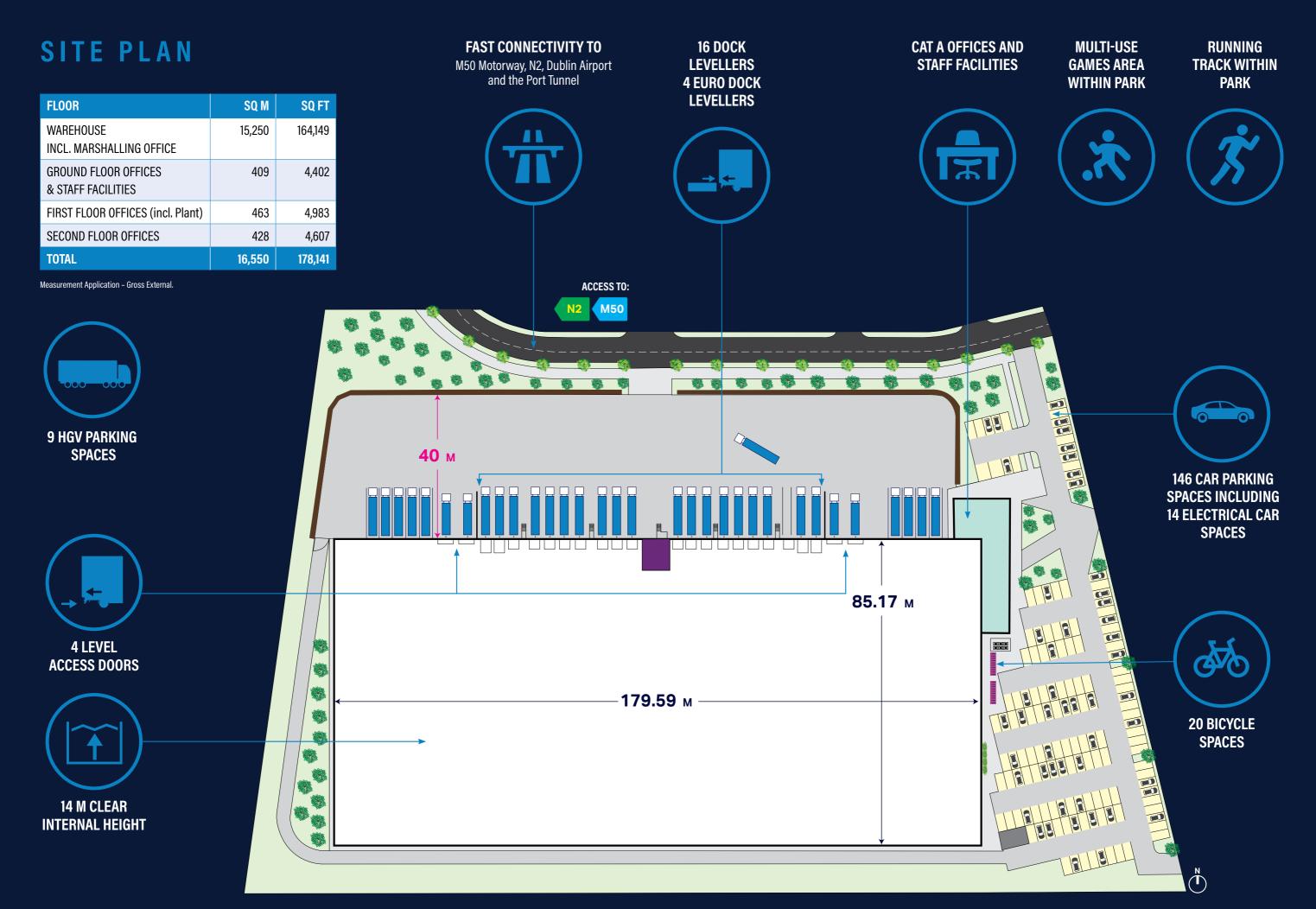
Advanced building envelope to improve thermal performance.



ENERGY USAGE MONITORING

Energy usage monitors installed in warehouse to ensure efficiencies are identified and implemented.





FM1 CLASS WAREHOUSE FLOOR

REACH TRUCKS CAN OPERATE AT ABOVE 13 M WITHOUT SIDE-SHIFT

UDL 75kN/m²





16 DOCK LEVELLERS, 4 EURO DOCK LEVELLERS & 4 LEVEL ACCESS DOORS



9 HGV PARKING TRANSI SPACES (Smoke vi



TRANSLUCENT AOV'S 10
(Smoke vents) to maximise
natural light %



10% TRANSLUCENT ROOF LIGHTS % Can be increased, if required



QUANTUM DISTRIBUTION PARK KILSHANE CROSS, CO.DUBLIN





PREMIUM CAT A OFFICES AND EMPLOYEE FACILITIES WITH A FEATURE RECEPTION

- **✓** FLEXIBLE FLOORPLATES
- ✓ FLOOR TO CEILING WINDOWS MAXIMISING NATURAL LIGHT
- **✓** 5G BROADBAND AVAILABLE
- ✓ 146 CAR PARKING SPACES INCLUDING 14 ELECTRIC CAR PARKING SPACES
- ✓ 20 BICYCLE SPACES









1.6 MILLION PEOPLE WITHIN 30 MINS DRIVE OF QUANTUM DISTRIBUTION PARK



EASE OF ACCESS TO ALL MAJOR ROUTES

DRIVE TIMES (FROM DUBLIN)

BELFAST	1HR 45MINS
GALWAY	2HR 15MINS
LIMERICK	2HR 15MINS
ROSSLARE	2HRS
CORK	2HR 45MINS



MEETING OUR TEAM ON SITE?

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Pictured:

1. Unit 1 Dublin Airport Logistics Park (184,886 sq ft)

2. 103 Northwest Business Park (134,484 sq ft)

3. Unit G, Aerodrome Business Park (120,300 sq ft)





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ARCHITECTS:	TOT ARCHITECTS
STRUCTURAL ENGINEERS:	OCSC
QUANTITY SURVEYORS:	KSN
M&E ENGINEERS:	METEC
SUSTAINABILITY CONSULTANTS:	METEC CONSULTING ENGINEERS
FIRE & DAC:	ORS

JOINT AGENTS



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QUANTUMDISTRIBUTIONPARK.COM













- 6 DOCK LEVELLERS
- 2 EURO DOCK LEVELLERS
- 2 LEVEL ACCESS DOORS



FAST & EFFICIENT CONNECTIVITY

Dublin Airport, M50, M1 & M2 Motorways and the Port Tunnel



14 M CLEAR Internal Height



40 M YARD Depth SETTING A NEW STANDARD OF LOGISTICS DEVELOPMENT IN IRELAND

73,000 sq ft

STATE OF THE ART, HIGHLY SUSTAINABLE WAREHOUSE & OFFICE FACILITY





AT THE CENTRE OF IRISH LOGISTICS

DRIVE TIMES (MINUTES)

N2 (100M)	1
M50 MOTORWAY (3KM)	2
DUBLIN INTERNATIONAL AIRPORT (7KM)	10
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EASY ACCESS TO N2 AND M50



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RUNNING TRACK



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CENTRAL PLAZA, POP UP FOOD OFFERING







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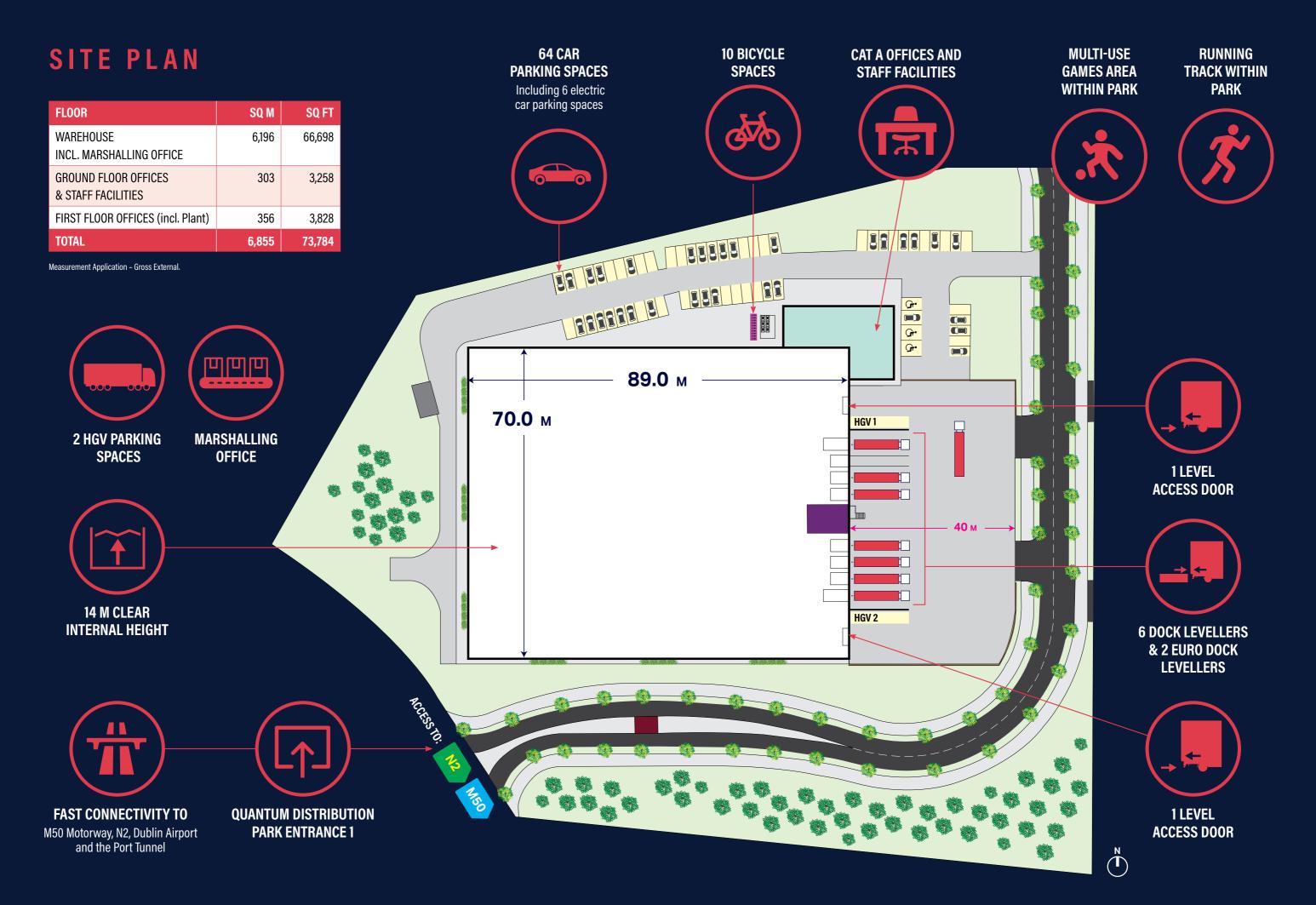
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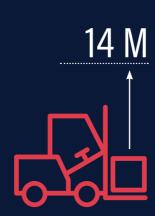




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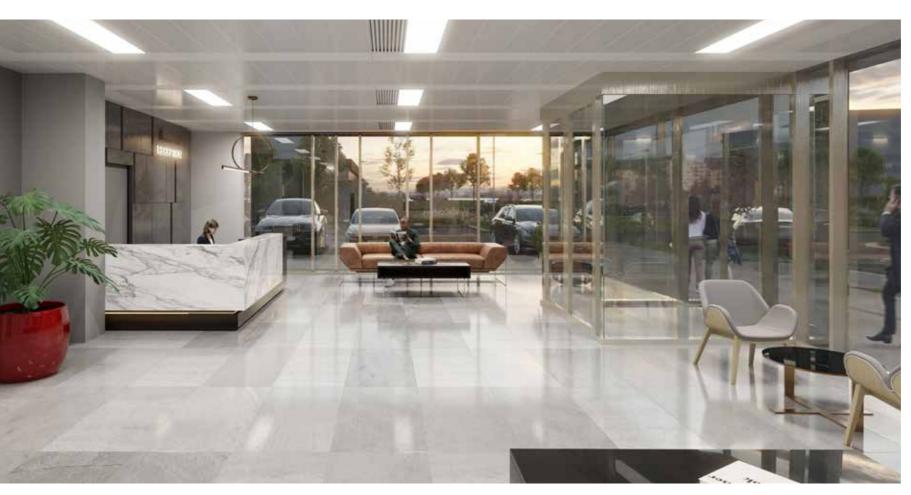






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