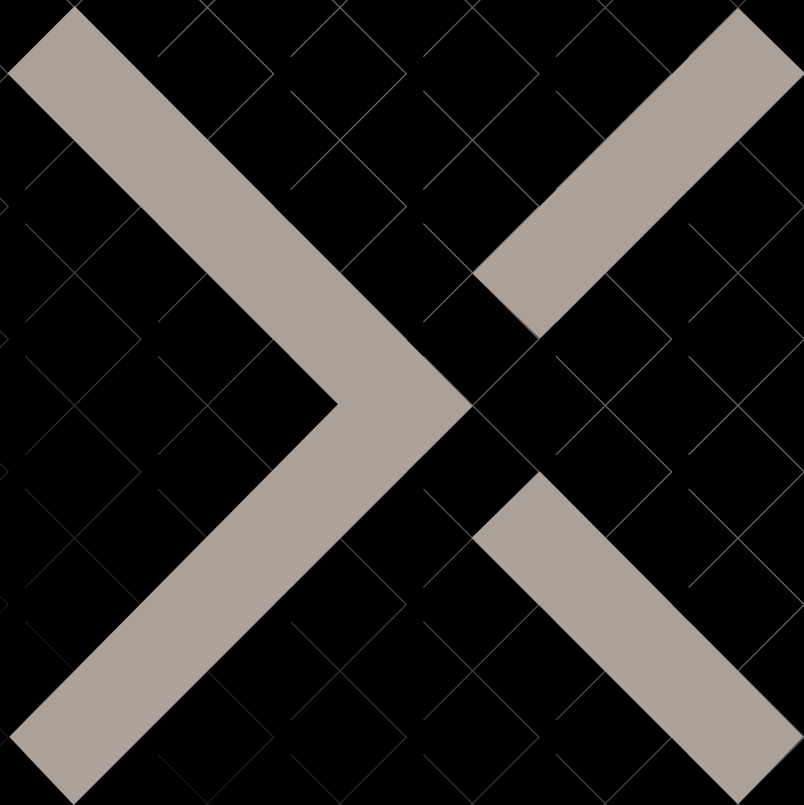


NEXUS
DUBLIN



UNIT ONE

A new benchmark

DUBLIN AIRPORT

M50

R135

CHERRYHOUND INTERCHANGE

M2

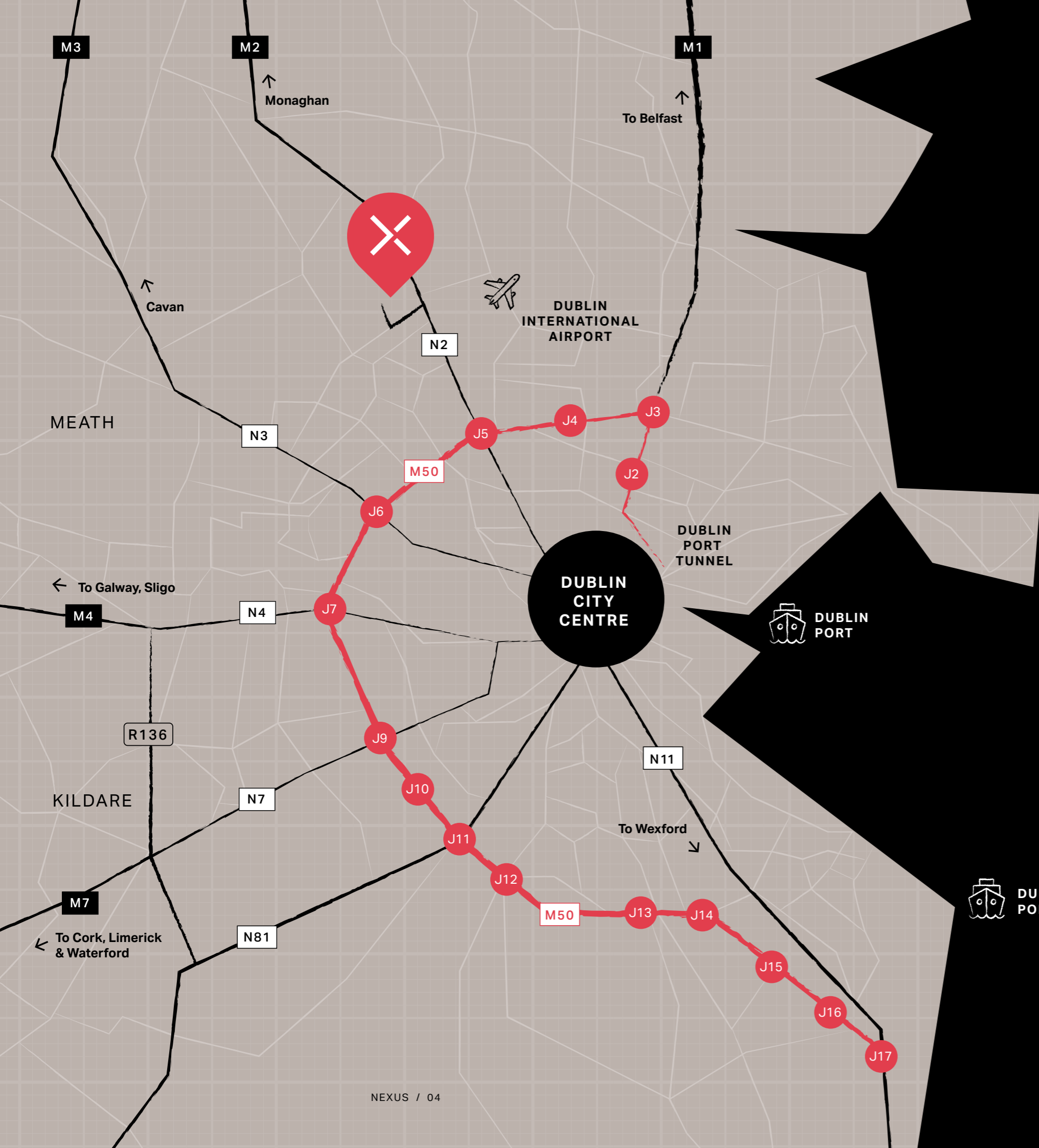
M2

X
ONE

in sustainable logistics

NEXUS / 02

NEXUS / 03



Delivering swift and seamless access to Dublin and every major city

N2

🕒 1 min

M50

🕒 4 mins

Dublin Airport

🕒 10 mins

Port Tunnel

🕒 10 mins

City Centre

🕒 23 mins

Belfast

🕒 100 mins

Rosslare

🕒 120 mins

Cork

🕒 165 mins

Galway

🕒 130mins



View in maps

Innovative design

261,770 sq ft

Premium logistics space

14m

Clear internal height

5

Level access doors

4

Euro Docks

37m - 50m

Yard depth

24

HGV parking spaces

25

Dock levellers



as standard

Unit One

24,319 sq m / 261,770 sq ft

| FLOOR | SQ M | SQ FT |
|-----------|--------|---------|
| Warehouse | 22,546 | 242,685 |
| Offices | 1,773 | 19,085 |
| Total | 24,319 | 261,770 |




24 HGV parking spaces



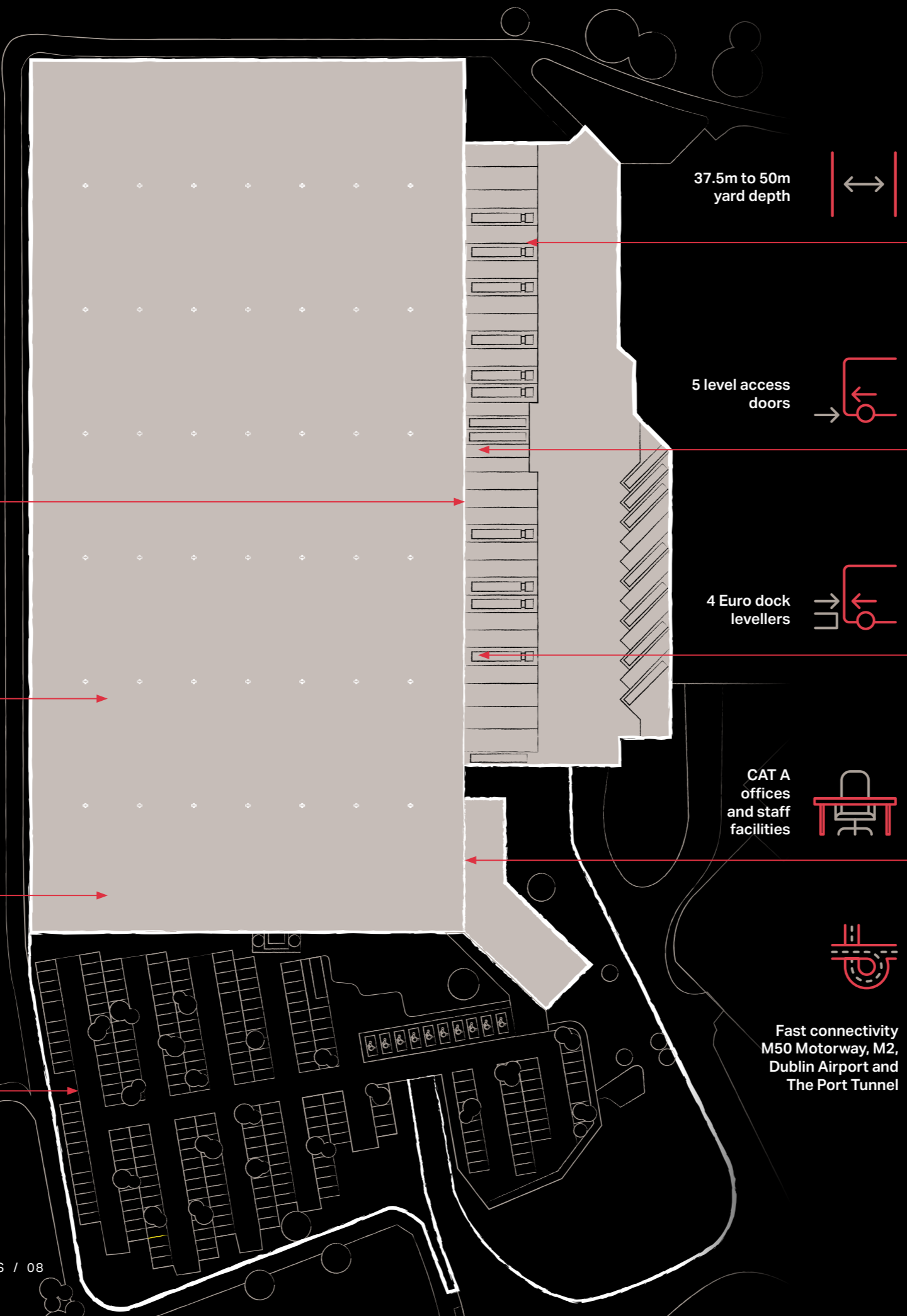
14m clear internal height



FM1 Grade warehouse floor

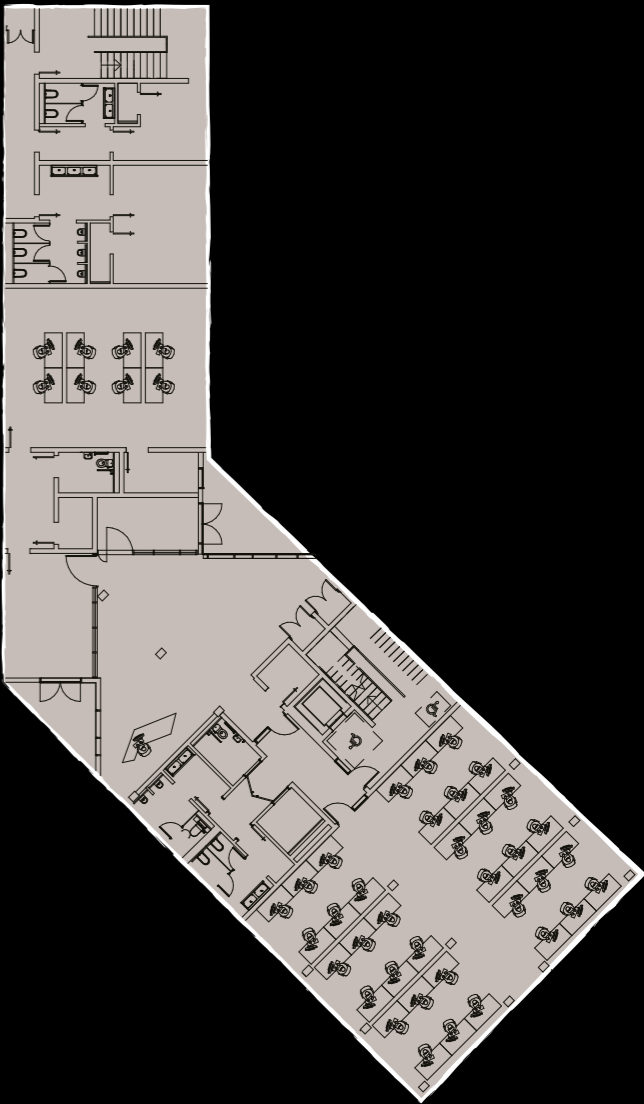


203 car parking spaces, 23 EV spaces



Office floor plan

1,773 sq m / 19,085 sq ft



Daylight cladding
draws natural light
into the warehouse



Photo-voltaic panels
generate on-site
renewable electricity

Nexus delivers the highest sustainability credentials in the country

- 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.



- Glue-laminated timber**

IPUT have pioneered the use of glue-laminated timber in logistics development in Ireland and each unit has the potential to be delivered to a net zero carbon standard.
- 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.



A low carbon



solution



Occupiers can opt for a full timber glue-laminated structural frame, reducing embodied carbon by up to 30%.

On site renewable energy

As standard, all units at Nexus Logistics Park will be delivered with photo-voltaic panels with capacity to power the baseline MIC. Occupiers may opt to increase this provision and increase the substantial cost savings from on site renewable energy.





14m
clear
internal
height

A landmark

A logistics park that sets new standards for health, wellbeing and occupier experience.

A central public pavilion, biodiverse landscaping and walking / cycling routes through the centre of the park will increase wellbeing, boost productivity and build a sense of community.

Walking & cycling routes

Dublin Airport

Public pavilion

**sustainable,
logistics hub**

The heart of Nexus is a
central public pavilion

A place to meet, eat,
relax and socialise



DUBLIN AIRPORT

CHERRYHOUND ROUNDABOUT

M50

Masterplan

M2

UNIT TWO







UNIT THREE

UNIT FOUR

UNIT ONE

MAIN ENTRANCE

UNIT FIVE

-  Walking routes
-  Cycling routes
-  Public pavilion
-  Picnic area
-  Bicycle parking
-  40/40E Bus stop



A landscape

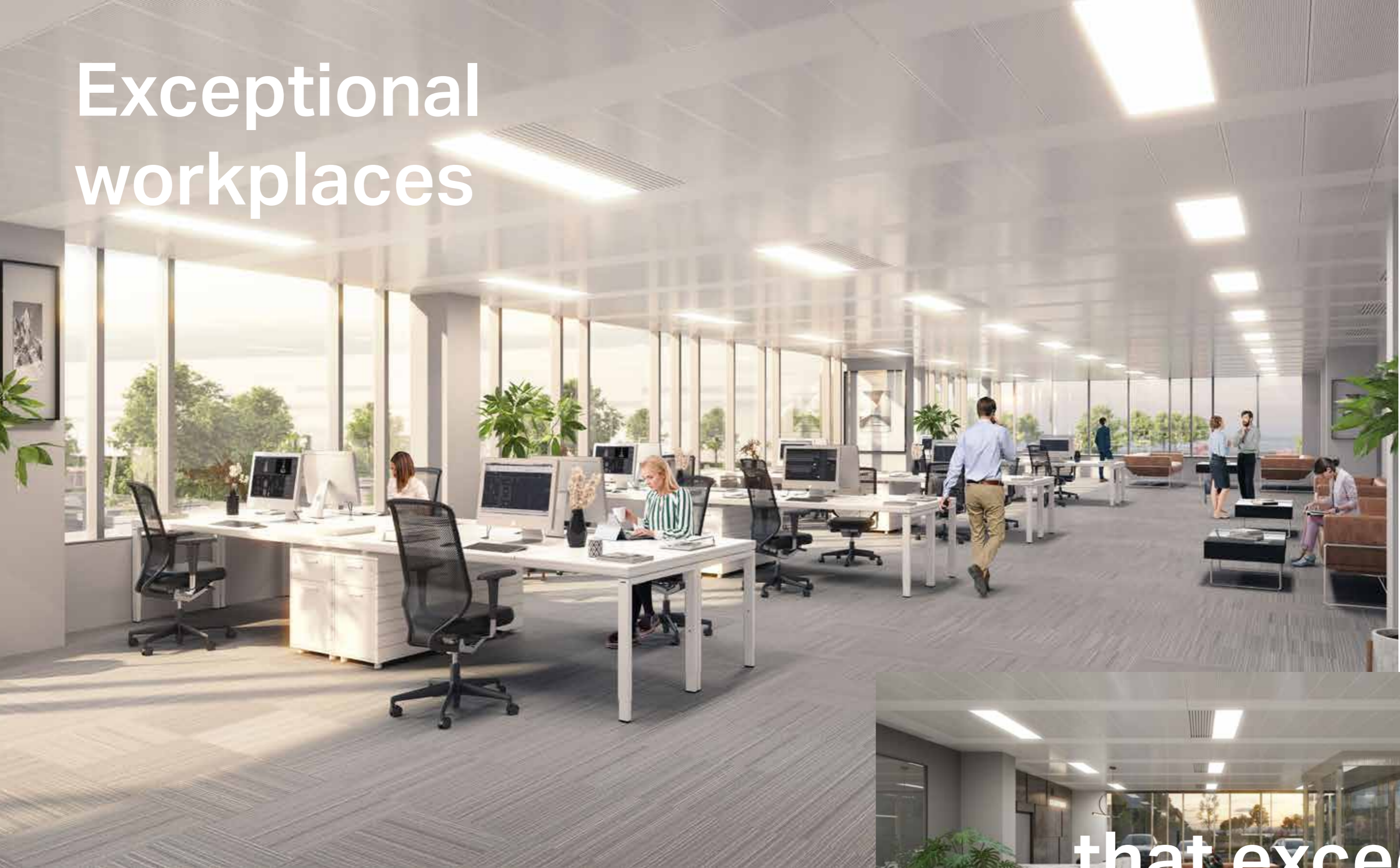
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This creates an environment for people, wildlife and biodiversity to thrive. Woodlands reduce noise pollution. Buildings look directly out onto the landscape.

Jogging tracks, cycle paths and outdoor gym facilities make an active lifestyle part of every working day. Ponds and water features offer calm spaces for rest and relaxation.

that nurtures
people, wildlife
and biodiversity

Exceptional workplaces



Premium feature office space designed around the central hub of Nexus Logistics Park provides occupiers with a pleasant workplace focused on wellbeing.



Dublin's leading

Unit One
Quantum Logistics Park
Co. Dublin

property
investment
company

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The values that drive, guide and inspire us

Stewardship

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Left
Ireland's first Net Zero Carbon logistics building at Quantum Logistics Park

Below
CGI of Quantum Logistics Park, Co. Dublin



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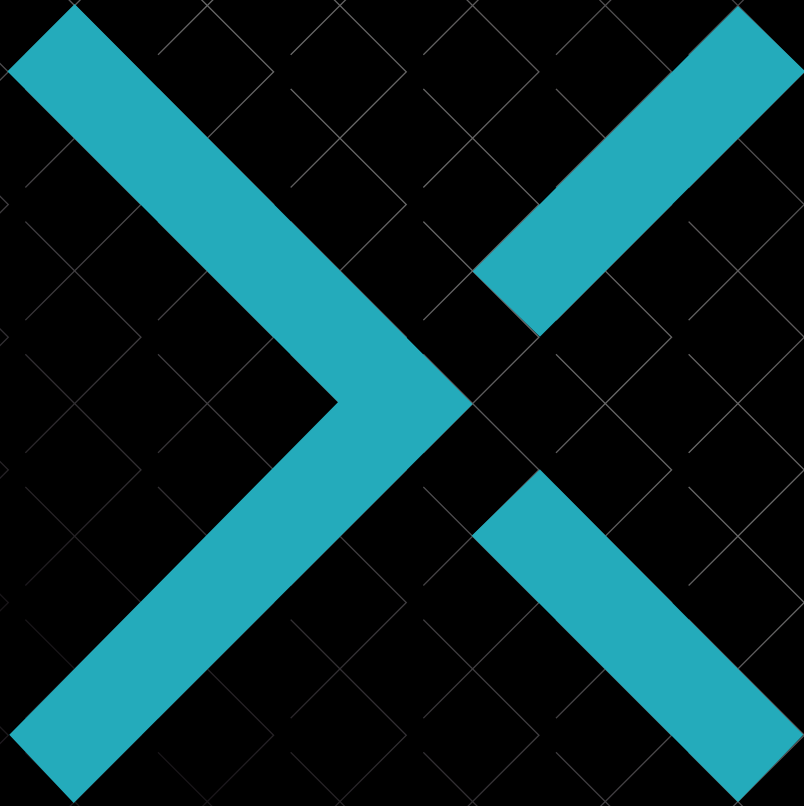
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nexuslogisticspark.com

NEXUS
DUBLIN



UNIT TWO

A new benchmark



DUBLIN AIRPORT

M50

R135

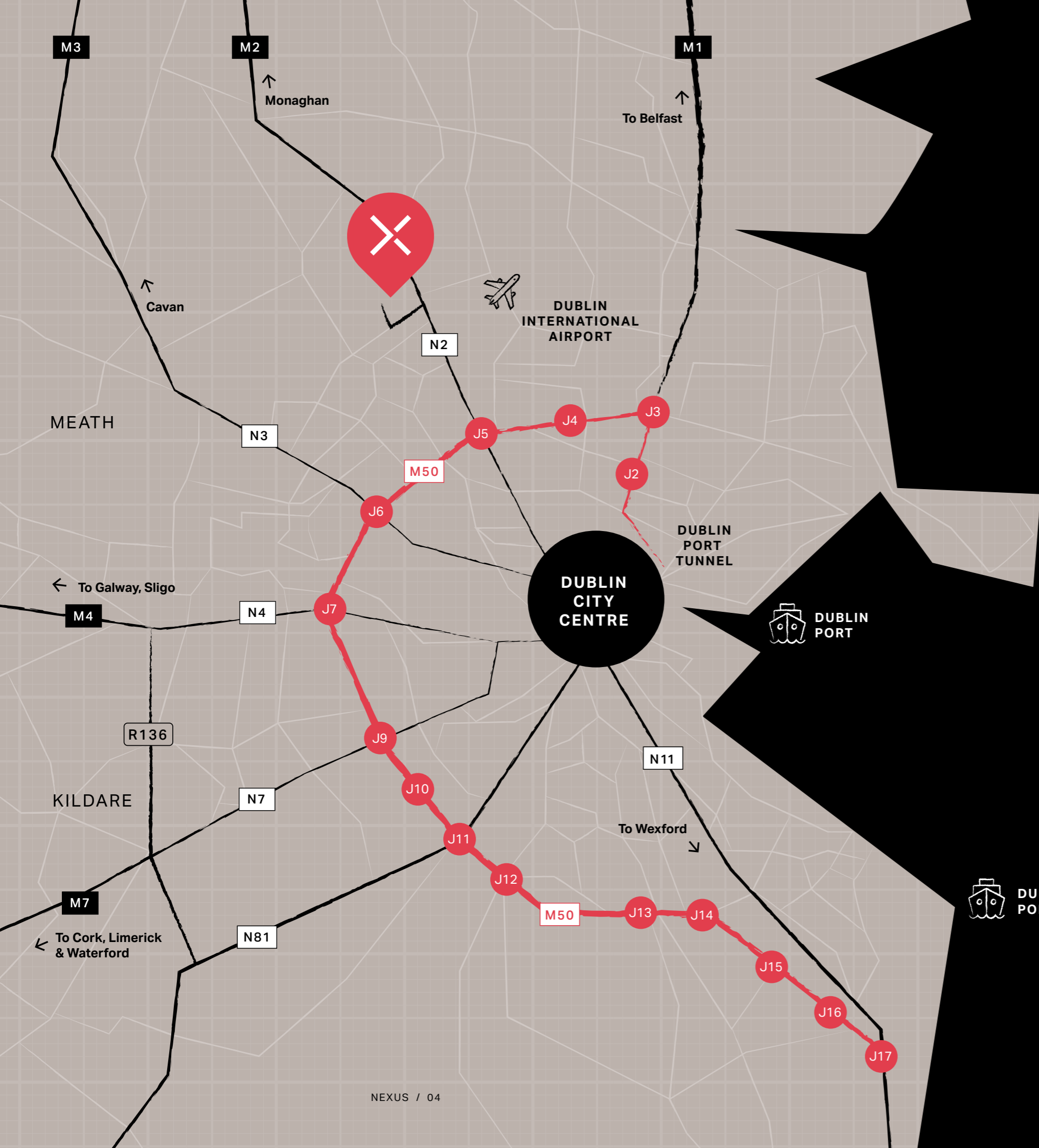
CHERRYHOUND INTERCHANGE

M2

M2

TWO

in sustainable logistics



Delivering swift and seamless access to Dublin and every major city

- N2**
⌚ 1 min
- M50**
⌚ 4 mins
- Dublin Airport**
⌚ 10 mins
- Port Tunnel**
⌚ 10 mins
- City Centre**
⌚ 23 mins
- Belfast**
⌚ 100 mins
- Rosslare**
⌚ 120 mins
- Cork**
⌚ 165 mins
- Galway**
⌚ 130mins



View in maps

Innovative design

185,679 sq ft

Premium logistics space

14m

Clear internal height

4

Euro Docks

18

Dock levellers

17

HGV parking spaces

4

Level access doors

37m - 50m

Yard depth

NEXUS TWO

01

02

03

04

05

06

07

08

09

10

11

12

13

14

15

16

17

18

as standard

Unit Two

17,250 sq m / 185,679 sq ft

| FLOOR | SQ M | SQ FT |
|-----------|--------|---------|
| Warehouse | 16,080 | 173,085 |
| Offices | 1,170 | 12,594 |
| Total | 17,250 | 185,679 |

37.5m to 50m
yard depth

4 level access
doors

CAT A offices and
staff facilities

143 car parking
spaces, 15 EV spaces

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

4 Euro dock
levellers

17 HGV parking
spaces

FM1 Grade
warehouse
floor

14m clear internal
height

Office floor plan

1,170 sq m / 12,594 sq ft

Daylight cladding
draws natural light
into the warehouse



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renewable electricity

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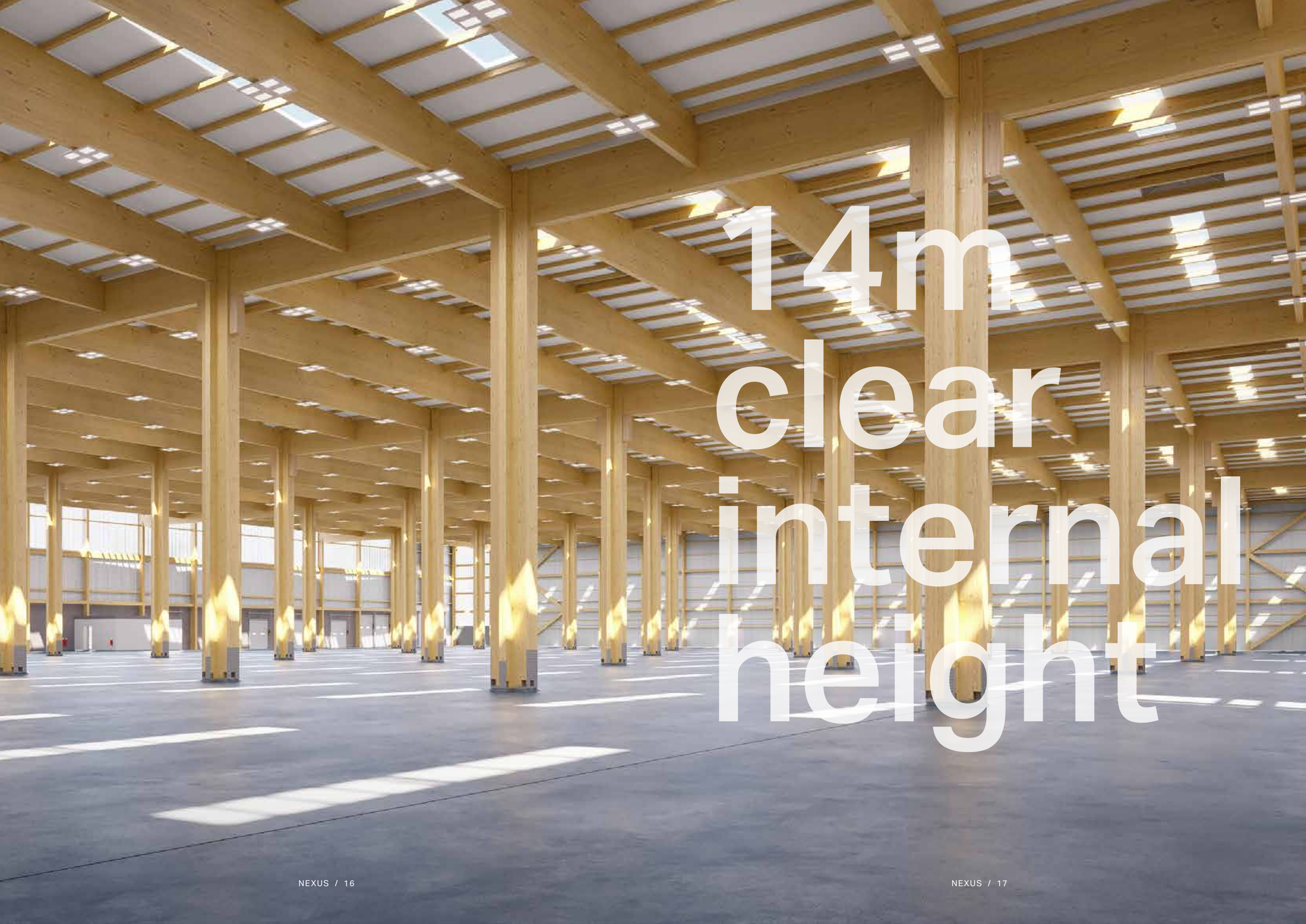


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14m
clear
internal
height

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Walking & cycling routes

Dublin Airport

Public pavilion

**sustainable,
logistics hub**

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DUBLIN AIRPORT

CHERRYHOUND ROUNDABOUT

M50

Masterplan

M2

UNIT TWO







UNIT THREE

UNIT FOUR

UNIT ONE

MAIN ENTRANCE

UNIT FIVE

-  Walking routes
-  Cycling routes
-  Public pavilion
-  Picnic area
-  Bicycle parking
-  40/40E Bus stop



A landscape

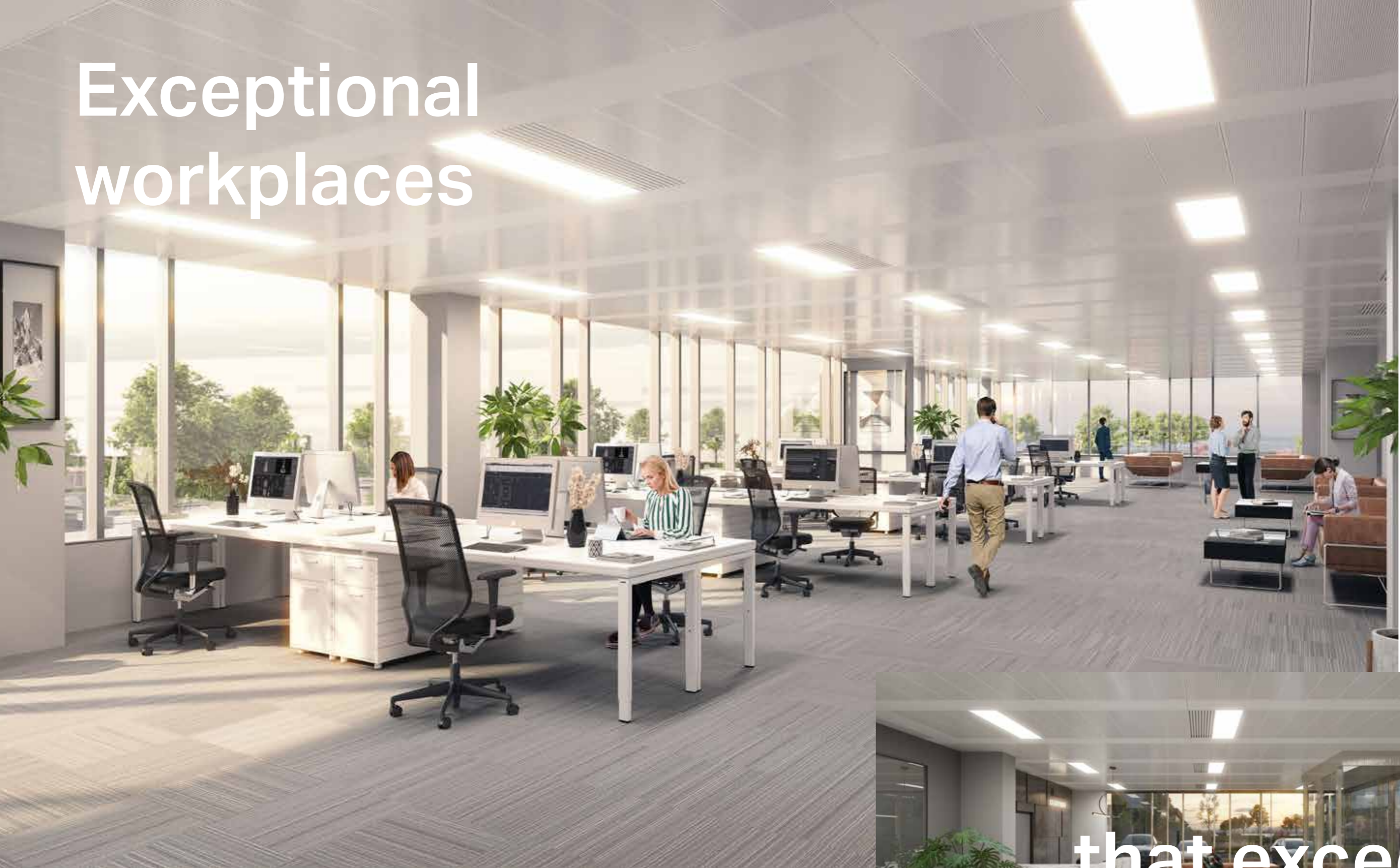
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and biodiversity

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that exceed
expectations

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property
investment
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Left
Ireland's first Net Zero Carbon logistics building at Quantum Logistics Park

Below
CGI of Quantum Logistics Park, Co. Dublin



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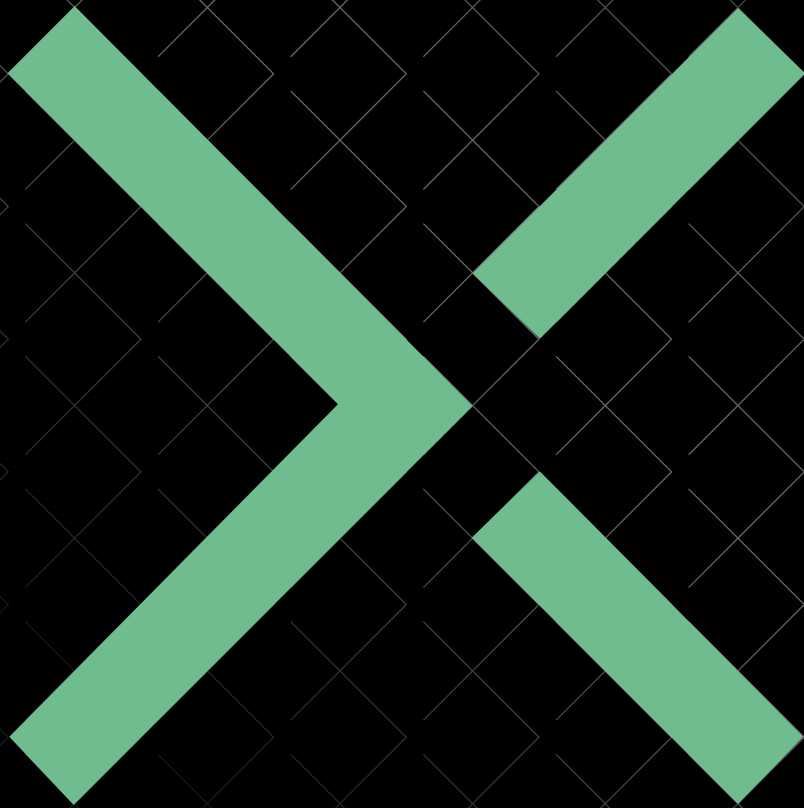
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nexuslogisticspark.com

NEXUS
DUBLIN



UNIT THREE

A new benchmark



DUBLIN AIRPORT

M50

R135

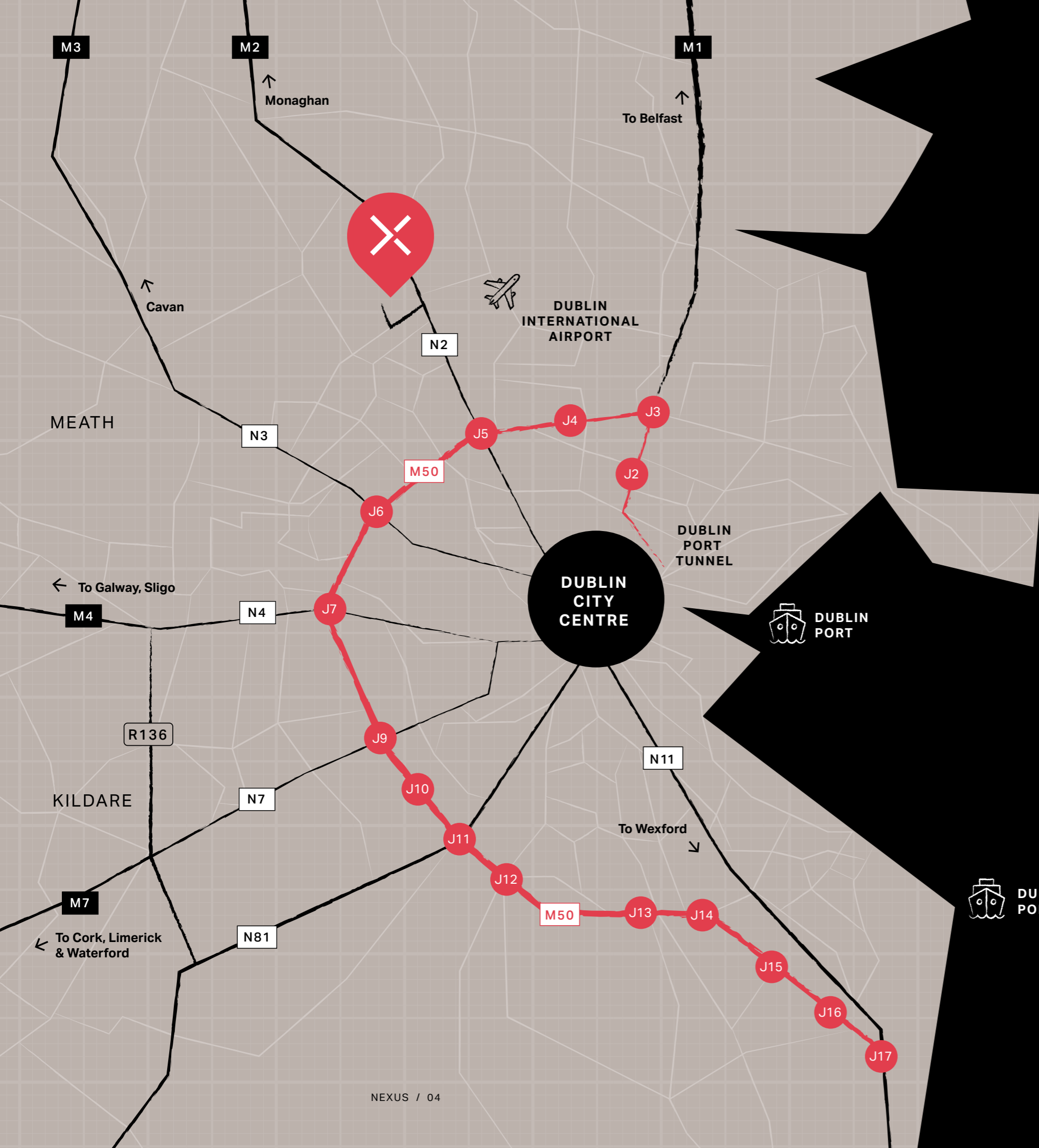
CHERRYHOUND INTERCHANGE

M2

M2

THREE

in sustainable logistics



Delivering swift and seamless access to Dublin and every major city

- N2**
⌚ 1 min
- M50**
⌚ 4 mins
- Dublin Airport**
⌚ 10 mins
- Port Tunnel**
⌚ 10 mins
- City Centre**
⌚ 23 mins
- Belfast**
⌚ 100 mins
- Rosslare**
⌚ 120 mins
- Cork**
⌚ 165 mins
- Galway**
⌚ 130mins



View in maps

Innovative design

147,682 sq ft

Premium logistics space

14m

Clear internal height

14

HGV parking spaces

4

Euro Docks

15

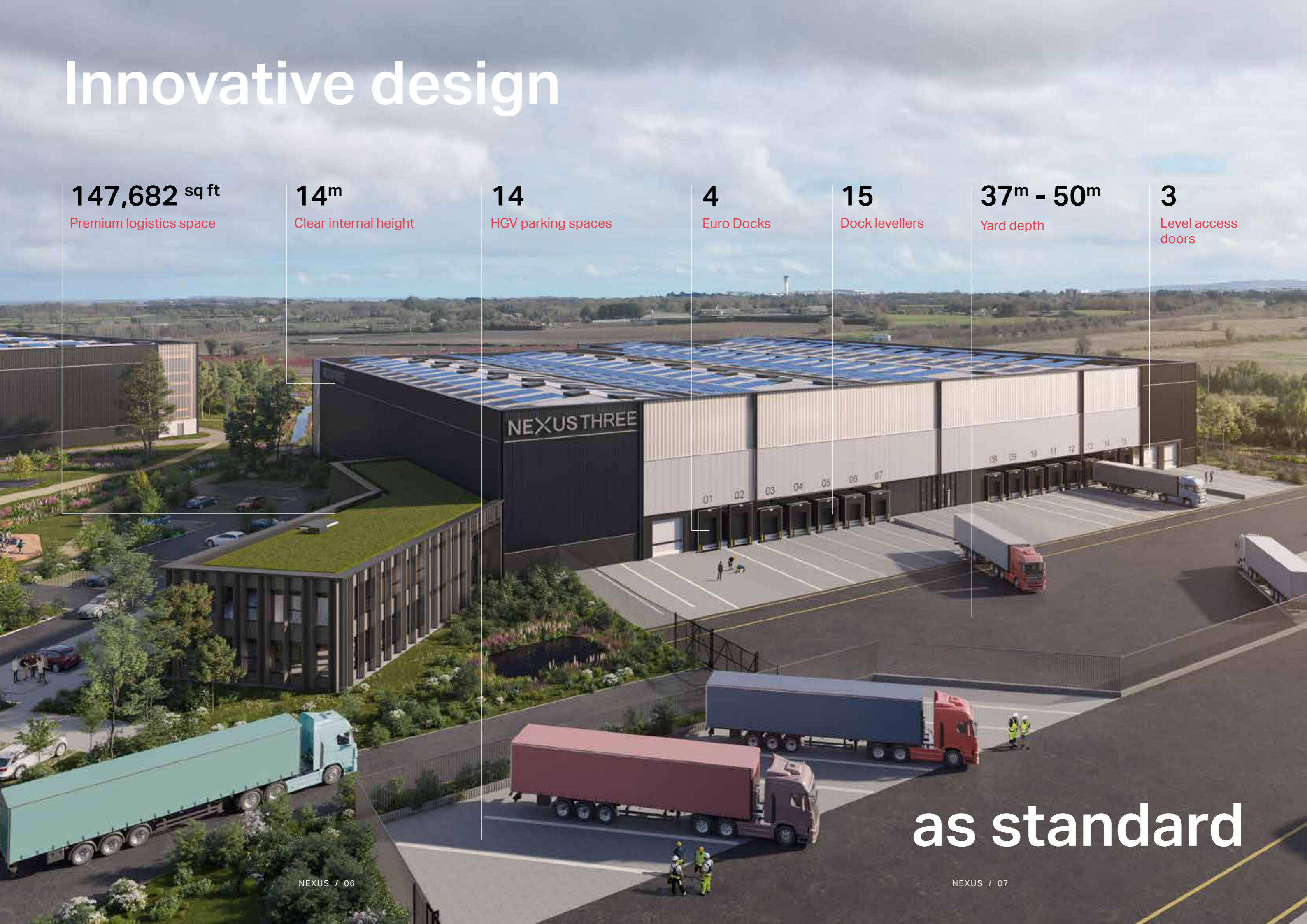
Dock levellers

37m - 50m

Yard depth

3

Level access doors



as standard

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

4 Euro dock levellers



14 HGV parking spaces



37.5m to 50m yard depth

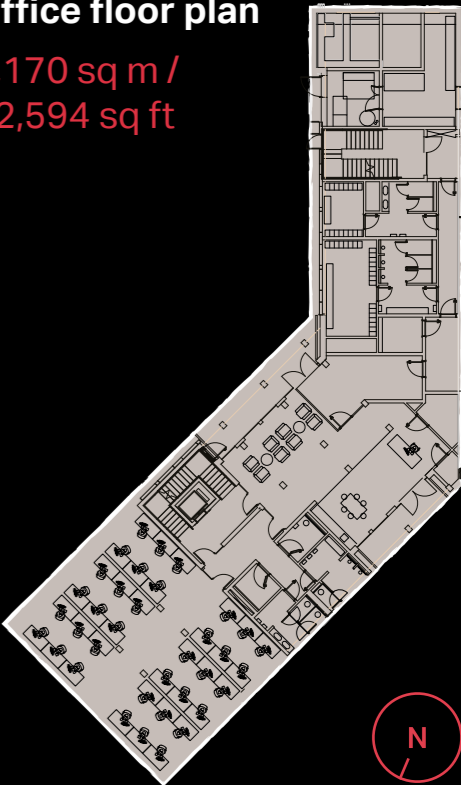


14m clear internal height



Office floor plan

1,170 sq m / 12,594 sq ft



Daylight cladding
draws natural light
into the warehouse



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14m
clear
internal
height

A landmark

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Walking & cycling routes

Dublin Airport

Public pavilion

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DUBLIN AIRPORT

CHERRYHOUND ROUNDABOUT

M50

Masterplan

M2

UNIT TWO







UNIT THREE

UNIT FOUR

UNIT ONE

MAIN ENTRANCE

UNIT FIVE

-  Walking routes
-  Cycling routes
-  Public pavilion
-  Picnic area
-  Bicycle parking
-  40/40E Bus stop

NEXUS / 22

NEXUS / 23

N

A landscape

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Unit Five

Unit Four

Unit Three

Unit Two

Unit One

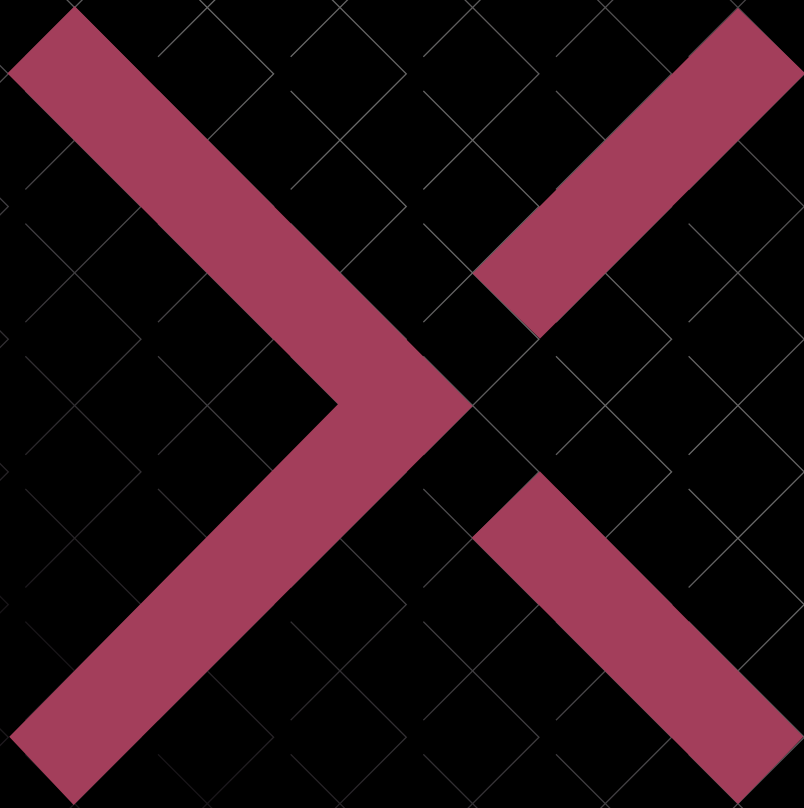
CHERRYHOUND INTERCHANGE

M2

nexuslogisticspark.com

NEXUS

DUBLIN



UNIT FOUR

A new benchmark

DUBLIN AIRPORT

M50

R135

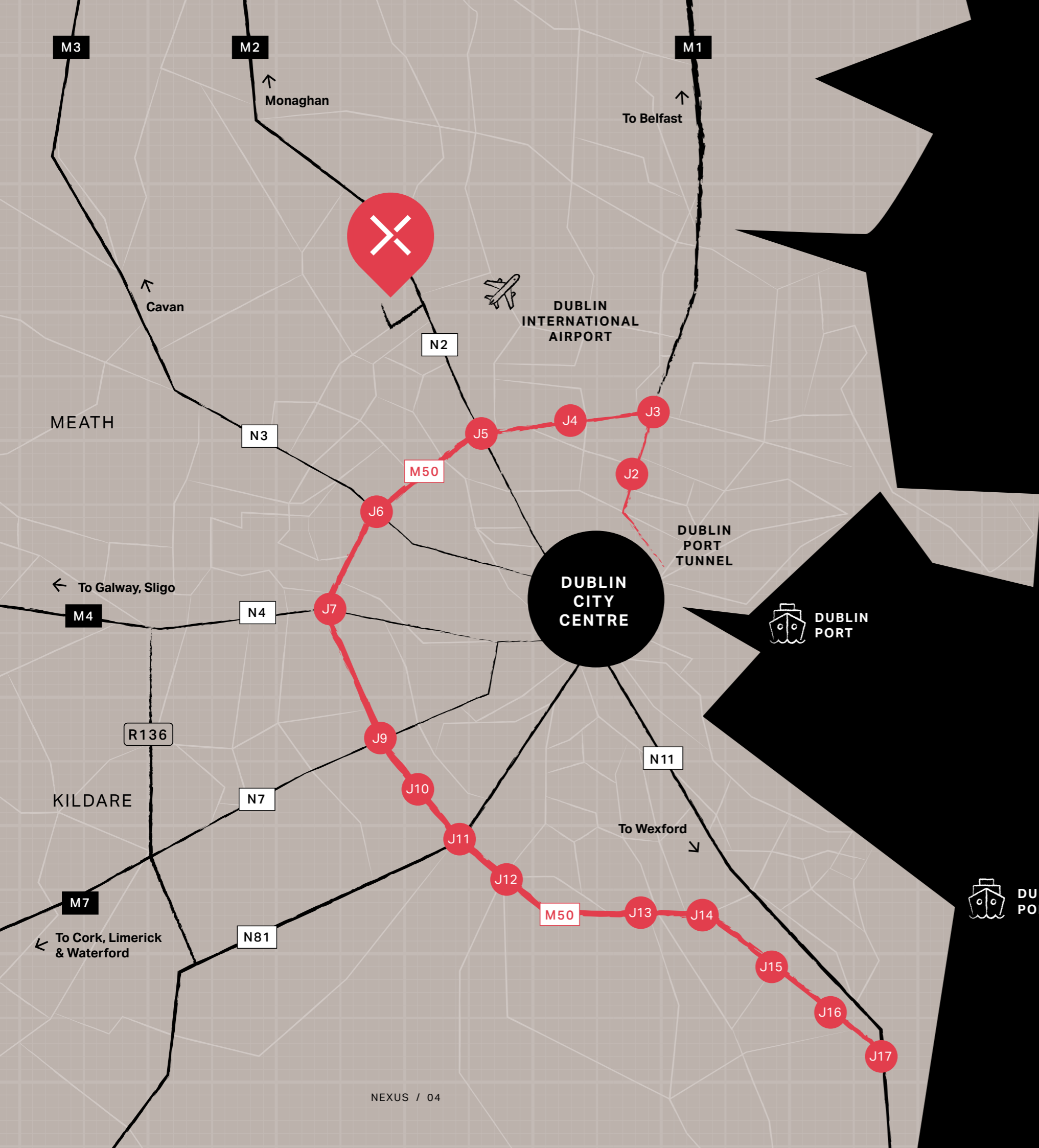
CHERRYHOUND INTERCHANGE

M2

M2

FOUR

in sustainable logistics



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⌚ 23 mins
- Belfast**
⌚ 100 mins
- Rosslare**
⌚ 120 mins
- Cork**
⌚ 165 mins
- Galway**
⌚ 130mins



View in maps

Innovative design

86
Car parking spaces

110,783 sq ft
Premium logistics space

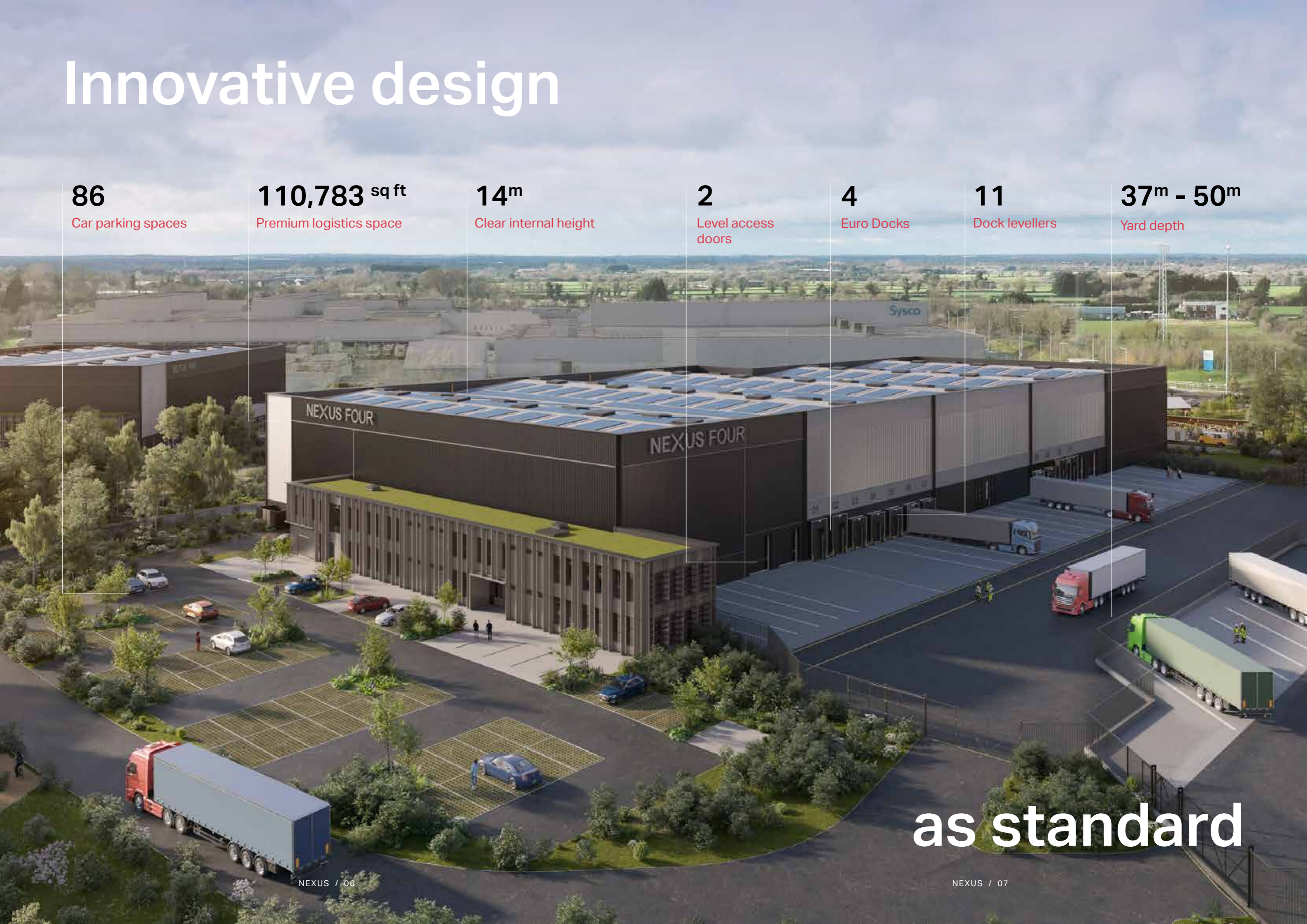
14m
Clear internal height

2
Level access doors

4
Euro Docks

11
Dock levellers

37m - 50m
Yard depth

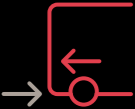


as standard


Unit Four

10,292 sq m / 110,783 sq ft

| FLOOR | SQ M | SQ FT |
|-----------|--------|---------|
| Warehouse | 9,370 | 100,859 |
| Offices | 922 | 9,924 |
| Total | 10,292 | 110,783 |



2 level access doors




37.5m to 50m yard depth



4 Euro dock levellers




10 HGV parking spaces




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

86 car parking spaces
9 EV spaces



CAT A offices and staff facilities



FM1 Grade warehouse floor

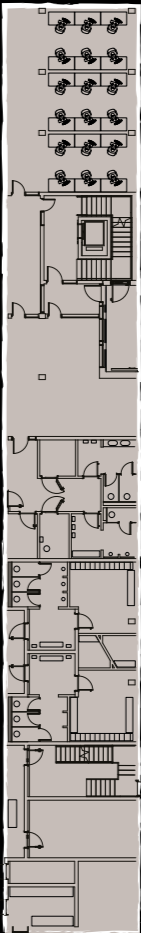


14m clear internal height



Office floor plan

922 sq m /
9,924 sq ft



Daylight cladding
draws natural light
into the warehouse



Photo-voltaic panels
generate on-site
renewable electricity

Nexus delivers the highest sustainability credentials in the country

- 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.



- Glue-laminated timber**

IPUT have pioneered the use of glue-laminated timber in logistics development in Ireland and each unit has the potential to be delivered to a net zero carbon standard.
- 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.



A low carbon



solution



Occupiers can opt for a full timber glue-laminated structural frame, reducing embodied carbon by up to 30%.

On site renewable energy

As standard, all units at Nexus Logistics Park will be delivered with photo-voltaic panels with capacity to power the baseline MIC. Occupiers may opt to increase this provision and increase the substantial cost savings from on site renewable energy.





14m
clear
internal
height

A landmark

A logistics park that sets new standards for health, wellbeing and occupier experience.

A central public pavilion, biodiverse landscaping and walking / cycling routes through the centre of the park will increase wellbeing, boost productivity and build a sense of community.

Walking & cycling routes

Dublin Airport

Public pavilion

**sustainable,
logistics hub**

The heart of Nexus is a
central public pavilion

A place to meet, eat,
relax and socialise



DUBLIN AIRPORT

CHERRYHOUND ROUNDABOUT

M50

Masterplan

M2

UNIT TWO







UNIT THREE

UNIT FOUR

UNIT ONE

MAIN ENTRANCE

UNIT FIVE

-  Walking routes
-  Cycling routes
-  Public pavilion
-  Picnic area
-  Bicycle parking
-  40/40E Bus stop

NEXUS / 22

NEXUS / 23

N

A landscape

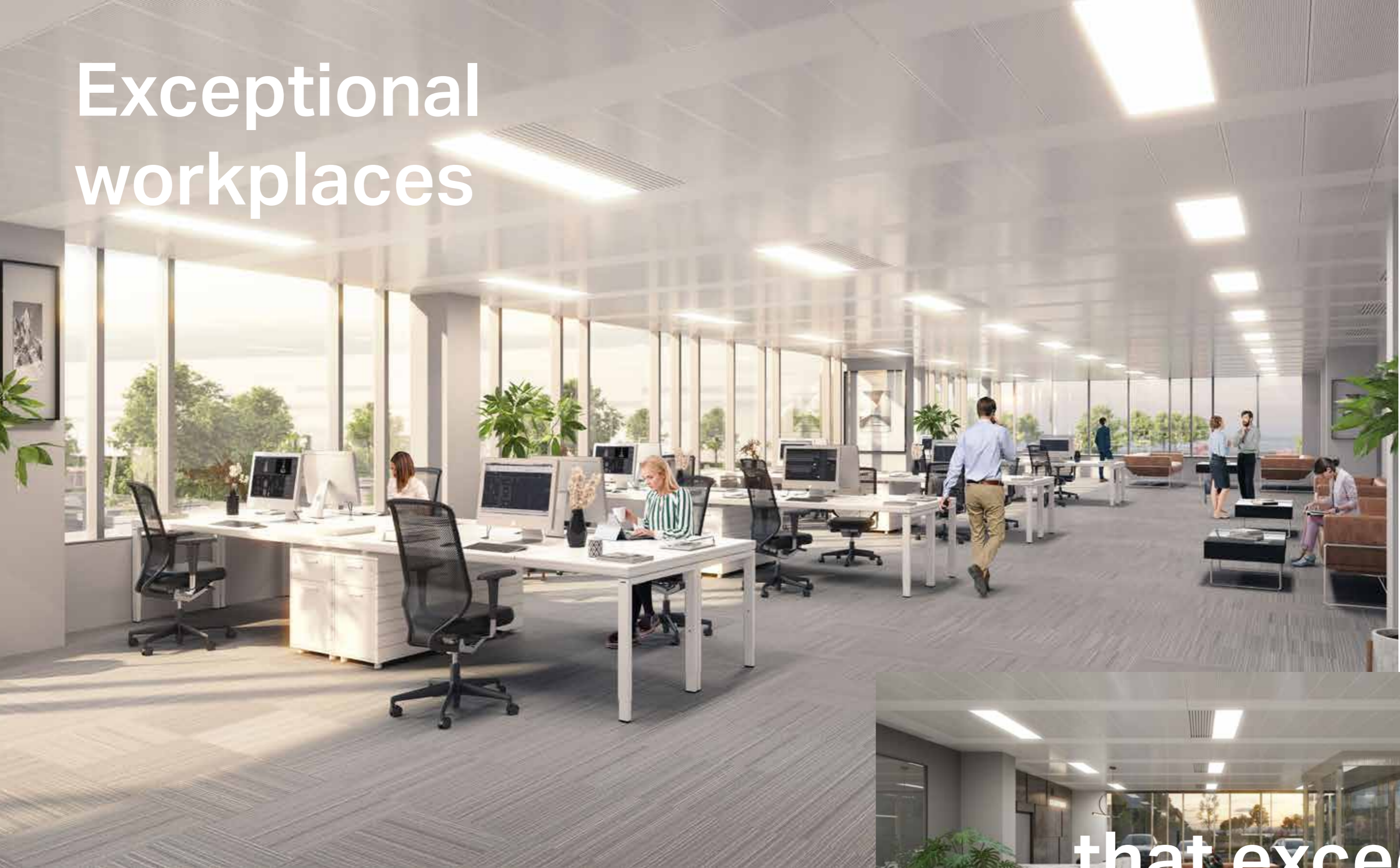
Nexus is set on a 64-acres and planted with 40,000 native trees and shrubs.

This creates an environment for people, wildlife and biodiversity to thrive. Woodlands reduce noise pollution. Buildings look directly out onto the landscape.

Jogging tracks, cycle paths and outdoor gym facilities make an active lifestyle part of every working day. Ponds and water features offer calm spaces for rest and relaxation.

that nurtures
people, wildlife
and biodiversity

Exceptional workplaces



Premium feature office space designed around the central hub of Nexus Logistics Park provides occupiers with a pleasant workplace focused on wellbeing.



Dublin's leading

Unit One
Quantum Logistics Park
Co. Dublin

property
investment
company

Our company has a 55-year track record in Ireland, and we are the largest owner of office and logistics assets in the country.

We are a socially and environmentally driven investor with a reputation for delivering the highest standards of design and placemaking.

Our portfolio is one of the greenest in Europe as we continue to set the benchmark for sustainability in Ireland.

Pouring over 55 years of experience and expertise into shaping our city

We create exceptional workplaces for blue chip local and international occupiers and deliver outstanding long-term dividends to our shareholders.

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The values that drive, guide and inspire us

Stewardship

We are stewards of our neighbourhoods and our city. We take a long-term approach, investing in placemaking and the public realm so we can make a positive contribution to society.

Leadership

We are leaders in Irish real estate. We take a leadership stance in everything we do and strengthen our number 1 position through our culture of excellence, creativity and innovation.

Trust

We build trust through performance. Our long-standing relationships with investors and stakeholders is founded on our unrivalled track record and our commitment to impeccable conduct and openness.

Purpose

Our purpose drives us to set high expectations. Our expert, experienced team ensures we meet them. We take pride in investing in exceptional buildings and creating thriving neighbourhoods.

Track record



Aerodrome Business Park, Co. Dublin

Pioneering the greenest logistics facilities in Ireland. Leading the way with design and placemaking and sustainability.

Our buildings form the cornerstone of neighbourhoods that enhance business life, and are always inclusive, vibrant communities for all.

As a generational investor, responsible investing is in our nature. Our long-term outlook guides us as stewards of our neighbourhoods and means we are committed to creating places that endure economically and socially.

Quantum Logistics Park

Quantum Logistics Park is the first purpose built logistics scheme developed by IPUT. Completed in May 2023, Quantum was entirely pre-let to Harvey Norman, DHL and Maersk.

Unit 4 Quantum Logistics Park is Ireland's first net zero carbon logistics building, utilising an all timber structural frame.



Left
Ireland's first Net Zero Carbon logistics building at Quantum Logistics Park

Below
CGI of Quantum Logistics Park, Co. Dublin



Letting agents



Philip Harvey
+353 1 453 2755
+353 87 839 3992
pharvey@harvey.ie

Garrett McClean
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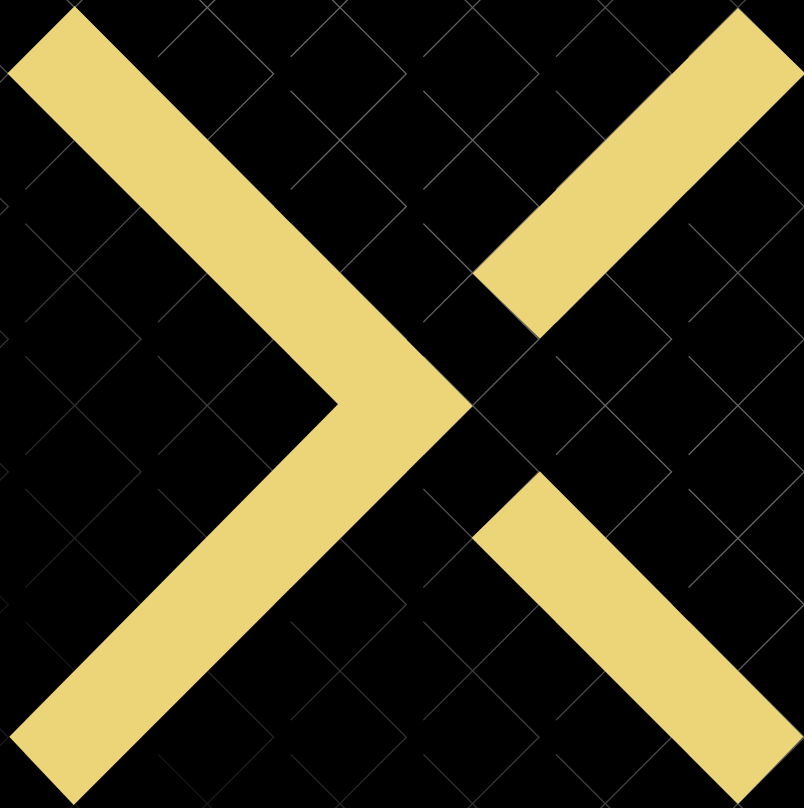
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All images depicting Nexus Logistics Park are CGI's (Computer Generated Images).



nexuslogisticspark.com

NEXUS
DUBLIN



UNIT FIVE

A new benchmark

DUBLIN AIRPORT

M50

R135

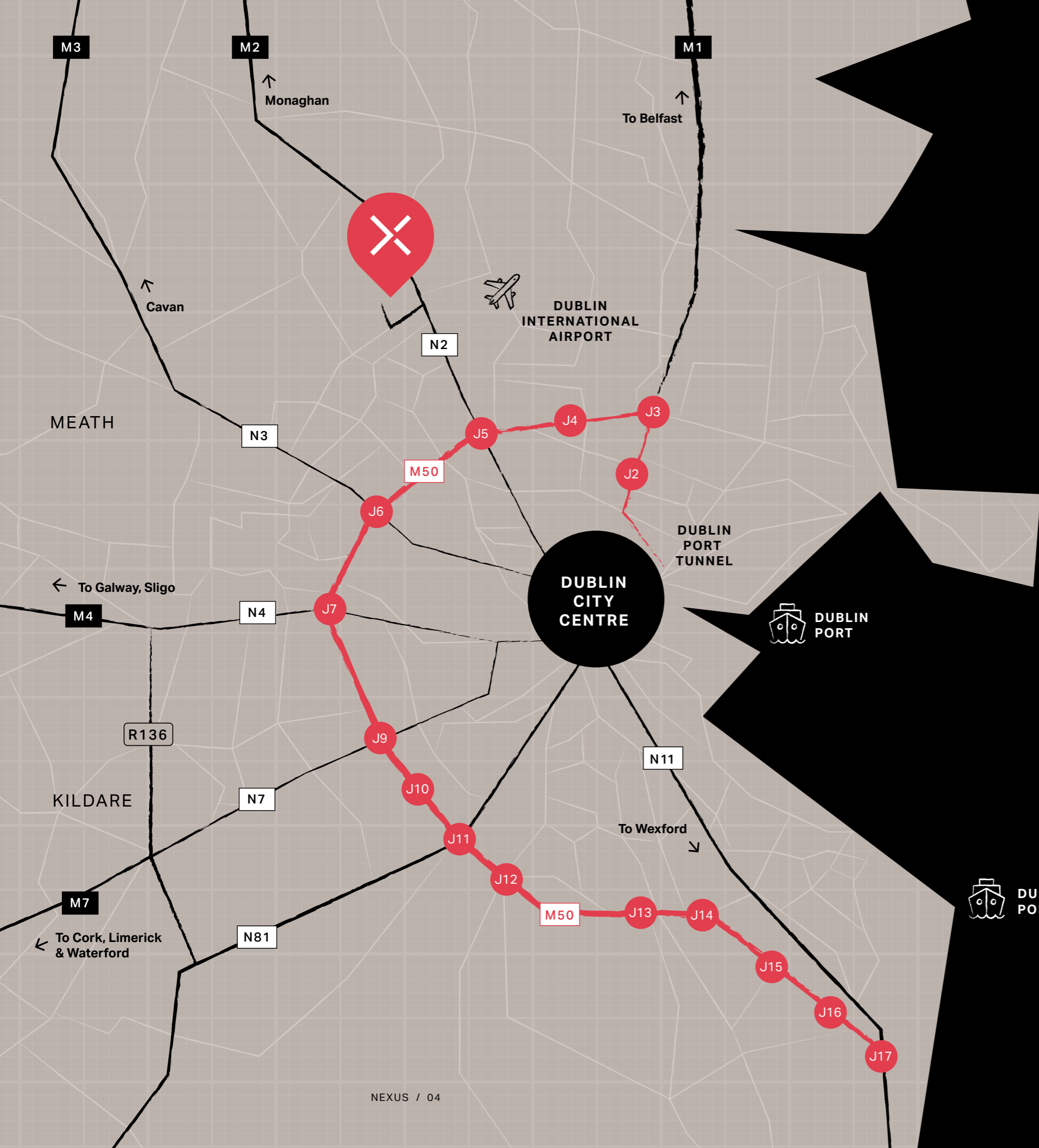
CHERRYHOUND INTERCHANGE

M2

M2

in sustainable logistics

FIVE



Delivering swift and seamless access to Dublin and every major city

- N2**
⌚ 1 min
- M50**
⌚ 4 mins
- Dublin Airport**
⌚ 10 mins
- Port Tunnel**
⌚ 10 mins
- City Centre**
⌚ 23 mins
- Belfast**
⌚ 100 mins
- Rosslare**
⌚ 120 mins
- Cork**
⌚ 165 mins
- Galway**
⌚ 130mins



View in maps

Innovative design

8
HGV parking spaces

37^m - 50^m
Yard depth

2
Level access doors

2
Euro Docks

9
Dock levellers

90,095 sq ft
Premium logistics space

14^m
Clear internal height




as standard


Unit Five

8,370 sq m / 90,095 sq ft


| FLOOR | SQ M | SQ FT |
|-----------|-------|--------|
| Warehouse | 7,448 | 80,170 |
| Offices | 922 | 9,924 |
| Total | 8,370 | 90,095 |

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


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10 HGV parking spaces 

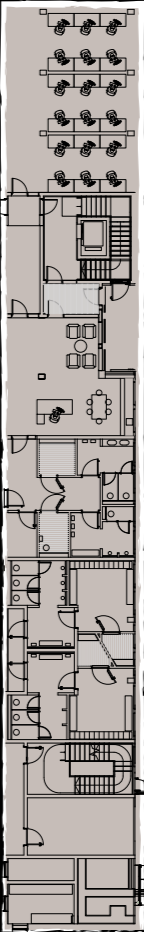
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CHERRYHOUND ROUNDABOUT

M50

Masterplan

M2

UNIT TWO







UNIT THREE

UNIT FOUR

UNIT ONE

MAIN ENTRANCE

UNIT FIVE

-  Walking routes
-  Cycling routes
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NEXUS / 22

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Unit Five

Unit Four

Unit Three

Unit Two

Unit One

CHERRYHOUND INTERCHANGE

M2

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