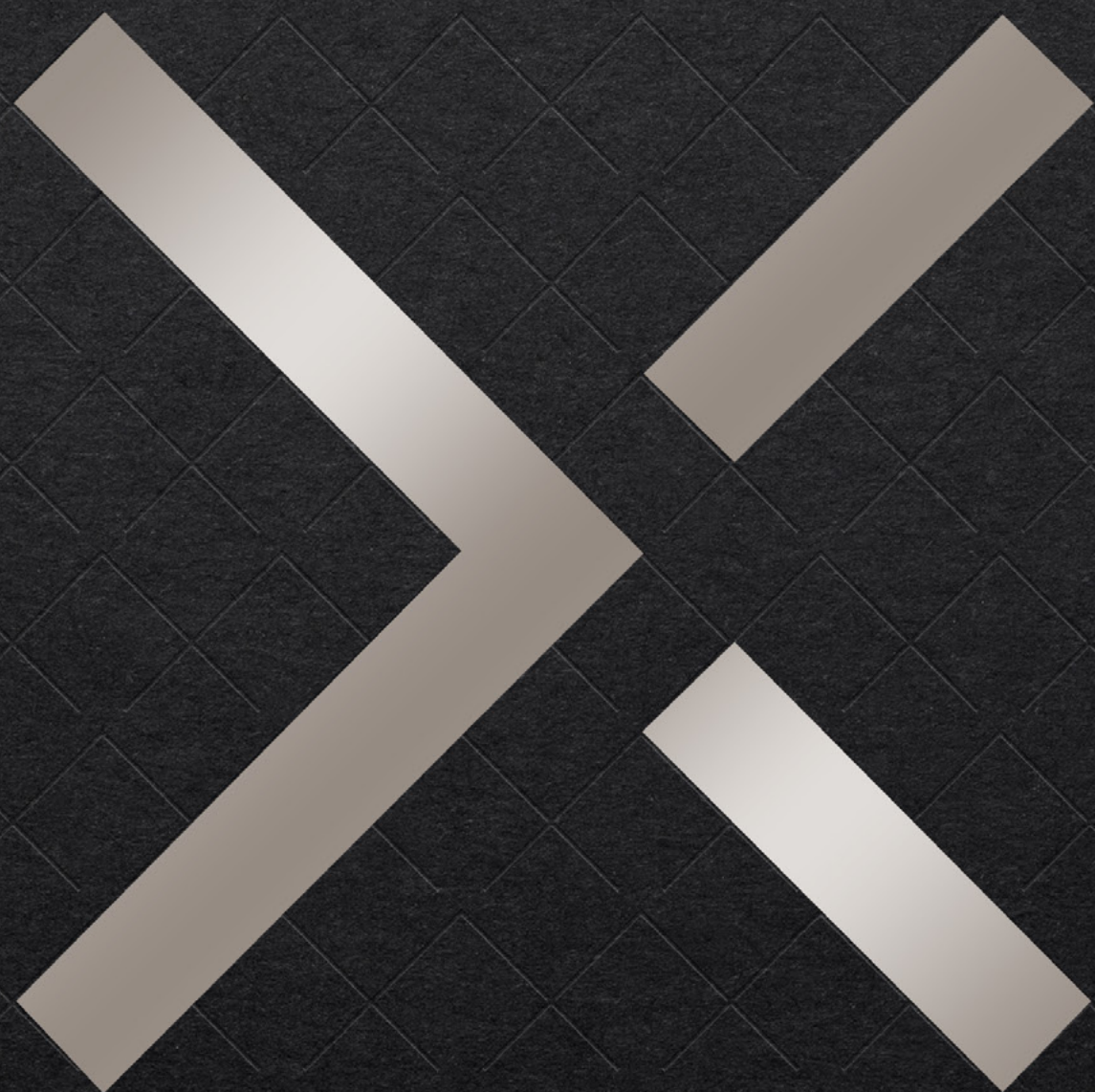




NEXUS

Enter >

VISION

Setting new benchmarks
for sustainability, design
and wellbeing.



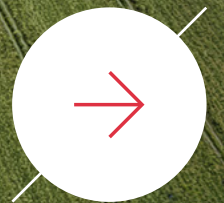
17 state of the art logistics units
extending to 2.5 million sq ft
with market leading amenities.



BER A1

LOCATION

Joining the dots for Irish
and international logistics.





LOCATION

Delivering swift and seamless access to Dublin and every major Irish 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



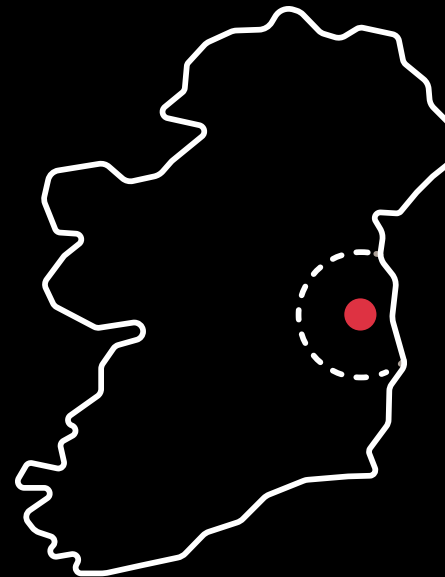
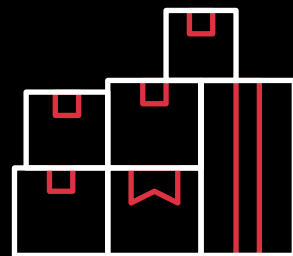
View in maps

LOCATION

Demographics

21%

more warehouse space will be required just to service the forecasted growth in e-commerce



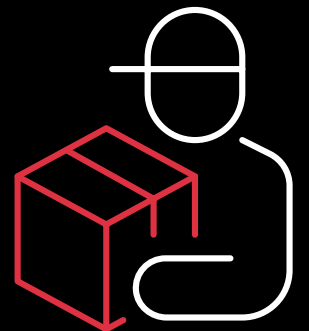
1.75^m

people are within 50km of Nexus



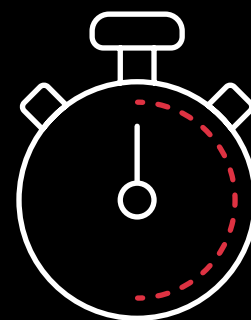
60,000 people

employed in transportation and storage within 60 minutes of Nexus



€32-35^k

average warehouse operative salary range in Dublin



80%

of workers at nearby logistics parks live within 30 minutes of Nexus



56%

of local space is occupied by 3PLs

Source: CBRE Consumer, Supply Chain & Talent Consulting

NEXUS

10 mins

walk from No.40 bus stop

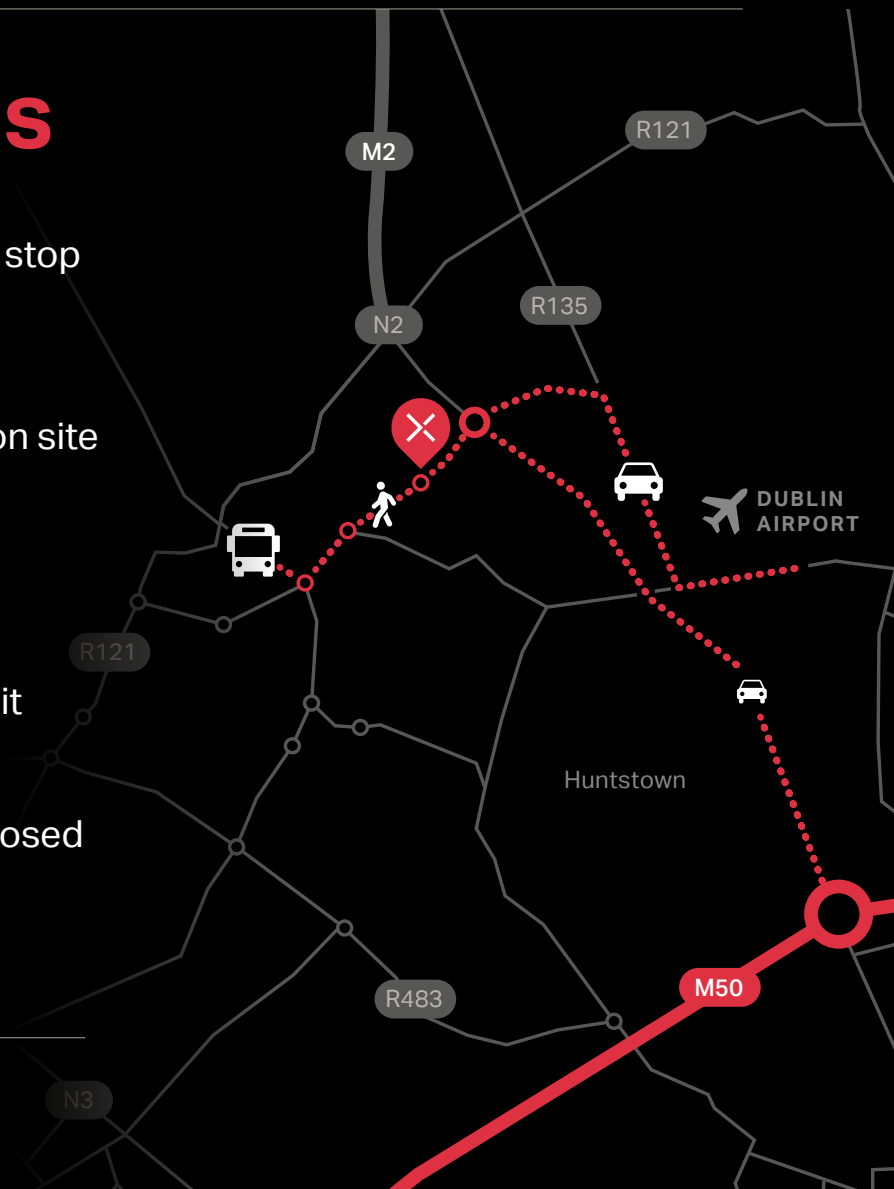
Active
commuter facilities on site

Direct
motorway access

Extensive
parking with each unit

Two
new bus routes proposed

Dedicated
on site bus stop



MASTERPLAN

A sustainable logistics park that exceeds expectations.



MASTERPLAN

17 state of the art logistics units.

UNITS	
Unit One	View
Unit Two	View
Unit Three	View
Unit Four	View
Unit Five	View
Unit Six	View
Unit Seven	View
Unit Eight	View
Unit Nine	View

AMENITIES	
Sports & Retail	View
Pavilion & Boardroom	View



2.5 million
sq ft of capacity



SUSTAINABILITY

A new kind of logistics
hub with sustainability
in its DNA.



SUSTAINABILITY

Design innovation reduces energy use intensity to minimise cost.



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.



Energy usage monitoring

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



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.



SUSTAINABILITY

A low carbon solution

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

SUSTAINABILITY CASE STUDIES

Occupier costs are reduced at IPUT logistics developments.



Unit G, Aerodrome Business Park, Co. Dublin,

Unit G at Aerodrome Business Park, completed in October 2021, was our first warehouse development to apply our new sustainable standards for logistics buildings, with maximising renewable energy generation being a key design consideration.

We increased the structural capacity of the roof and upgraded the infrastructure of the building to allow 1053 solar panels to be installed, covering 50% of the roof area and giving Life Style Sports the capacity to produce up to 386kWp from the photovoltaic installation. This should save the company up to €105,000 per year in electricity costs while meeting their energy needs.

The building was designed to the highest sustainability standards, achieves an energy use intensity of 23 kWh/m2/year and has the potential to feed into the overall electricity grid during peak production periods.

1053

solar panels installed

€105,000

Annual saving potential

Smart metering technology at Quantum Logistics Park.

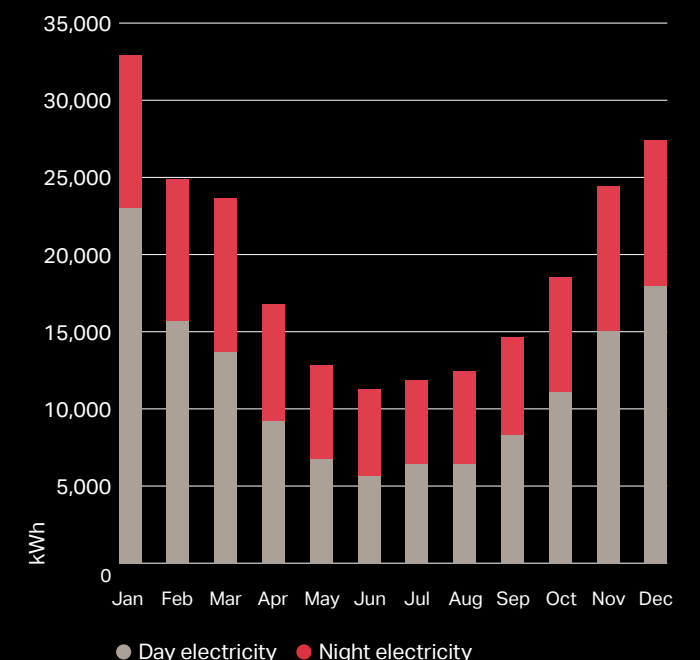
Smart metering technology installed at Nexus Logistics Park allows IPUT to monitor electricity use, warehouse temperature and indoor air quality.

Our sustainability team use this data to provide informed strategies to all occupiers to drive efficiency and reduce operational cost.

This has been implemented to great effect at Quantum Logistics Park where regular engagement with occupiers has driven tangible cost savings.

As a long term owner, IPUT is committed to reducing carbon emissions in line with our Net Zero 2030 pathway. IPUT will assist occupiers to maximise the benefit of the highest building specification provided at Nexus including PV provision and enhanced cladding thickness.

12 month electricity snapshot from one unit in Quantum Logistics Park



Unit One
Quantum Logistics Park
Co. Dublin

SUSTAINABILITY

A landscape that nurtures people, wildlife and biodiversity.



Nexus is set on 182 acres with mature forestry. 40,000 additional native trees and shrubs will be planted across the development with a net biodiversity gain of 39%.

This creates an environment for people, wildlife and nature to thrive.

Each building will form part of the landscape with green views for occupiers to enjoy.

Forest amenity

Dedicated to occupier wellbeing

14,413

Trees will be planted at Nexus Logistics Park

39%

Biodiversity gain (Agricultural to native woodland)

AMENITIES

Transforming the logistics park into a vibrant, thriving, green community.



AMENITIES

First of its kind in Ireland, Nexus provides extensive on site amenities

Nexus Logistics Park provides extensive on site amenities for the benefit of all occupiers.

Fully fitted indoor gym, full size astro pitch, two padel courts and extensive cycling / jogging paths.

This gives occupiers the opportunity to attract and retain the best in the industry, promoting well being and improved productivity.



Top Fully fitted indoor gym

Right Padel courts and full size astro pitch



Food vendors

Outdoor seating

Bookable boardroom

AMENITIES

Outdoor Pavilion and boardroom

Nexus makes employee wellbeing a priority. Investing in world-class placemaking to create an exceptional workplace.

An outdoor pavilion with exceptional landscaping provides occupiers with a space for to meet, take a break and take in nature.

A dedicated occupier boardroom is available for bookings to provide an external resource for meetings and staff training.



Top Public pavilion
Right Studio at Nexus



Fifteen Georges Quay, Dublin 2

Occupiers at Nexus will have access to IPUT's city centre amenity for meetings, events or a quiet place to work.



An invitation to IPUT Real Estate occupiers.

We're constantly looking for ways to add value for the people who use our buildings.

Studio is the latest innovation in our portfolio. We have transformed the ground floor and rooftop garden of Fifteen George's Quay into an exclusive amenity space. Occupiers in the IPUT portfolio are allocated membership on a space leased basis.

Pictured above
Fifteen Georges Quay, Dublin 2

An innovative destination at the centre of the city.

Studio is a beautifully designed, contemporary space with a relaxed, informal atmosphere.

Blending business lounge elements, meeting & event spaces, and a wellness suite. It is all about bringing out the best in people, gathering them together in a relaxed environment and surrounding them with smart technology and premium amenities.

Changing how people think, perform and connect.

Over 4,000 sq ft of sleek, city-centre space with its own in-house barista and concierge service. The free-flowing organic layout flexes to create the perfect experience for every person, team and company. The rooftop garden is a thoughtfully designed outdoor space, offering an ideal setting for private events.

Studio is in an excellent location overlooking The Custom House and River Liffey. Tara Street Station is right on the doorstep. Connolly Station, Busaras and the Luas are just minutes away.

SPECIFICATIONS

Delivering the highest specification in sustainable logistics.





14m
clear
internal
height

Unit One

262,000 sq ft
Premium logistics space

14m
Clear internal height

4
Level access doors

4
Euro Docks

20
Dock levellers

37m - 50m
Yard depth

18
HGV parking spaces



BER A1

NEXUS

FLOORPLAN →
← MASTERPLAN

Unit One

24,365 sq m / 262,265 sq ft

FLOOR	SQ M	SQ FT
Warehouse	22,546	242,685
Offices	1,819	19,580
Total	24,365	262,265

 FM1 grade warehouse floor

 14m clear internal height

 CAT A offices and team facilities

 202 car parking spaces
23 EV spaces, 135 bike spaces

 Fast connectivity to M50
Motorway, M2, Dublin Airport
and the Port Tunnel



20 dock levellers. 4 Euro docks



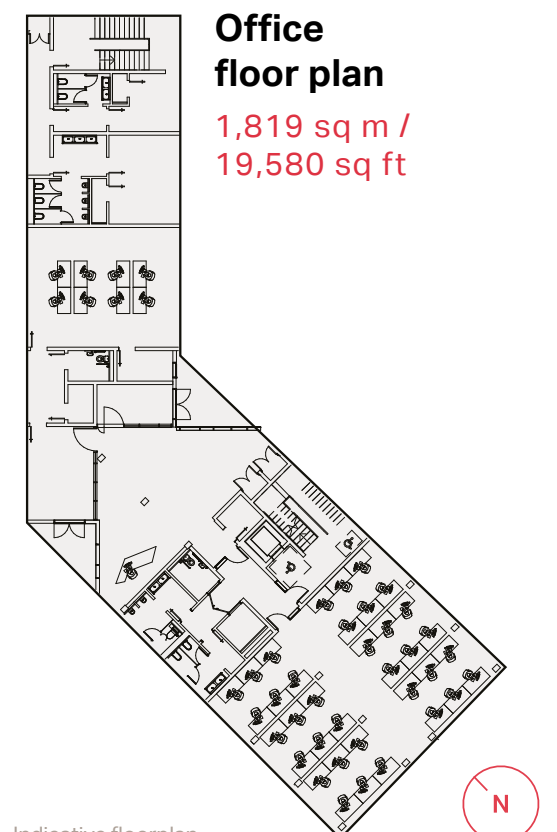
37.5m to 50m yard depth



18 HGV parking spaces



4 level access doors



Office floor plan
1,819 sq m /
19,580 sq ft

Indicative floorplan

Unit Two

186,000 sq ft

Premium logistics space

4

Level access doors

4

Euro Docks

14

Dock levellers

14^m

Clear internal height

37^m - 50^m

Yard depth

18

HGV parking spaces



FLOORPLAN



MASTERPLAN

Unit Two

17,285 sq m / 186,056 sq ft

FLOOR	SQ M	SQ FT
Warehouse	16,025	172,493
Offices	1,260	13,563
Total	17,285	186,056

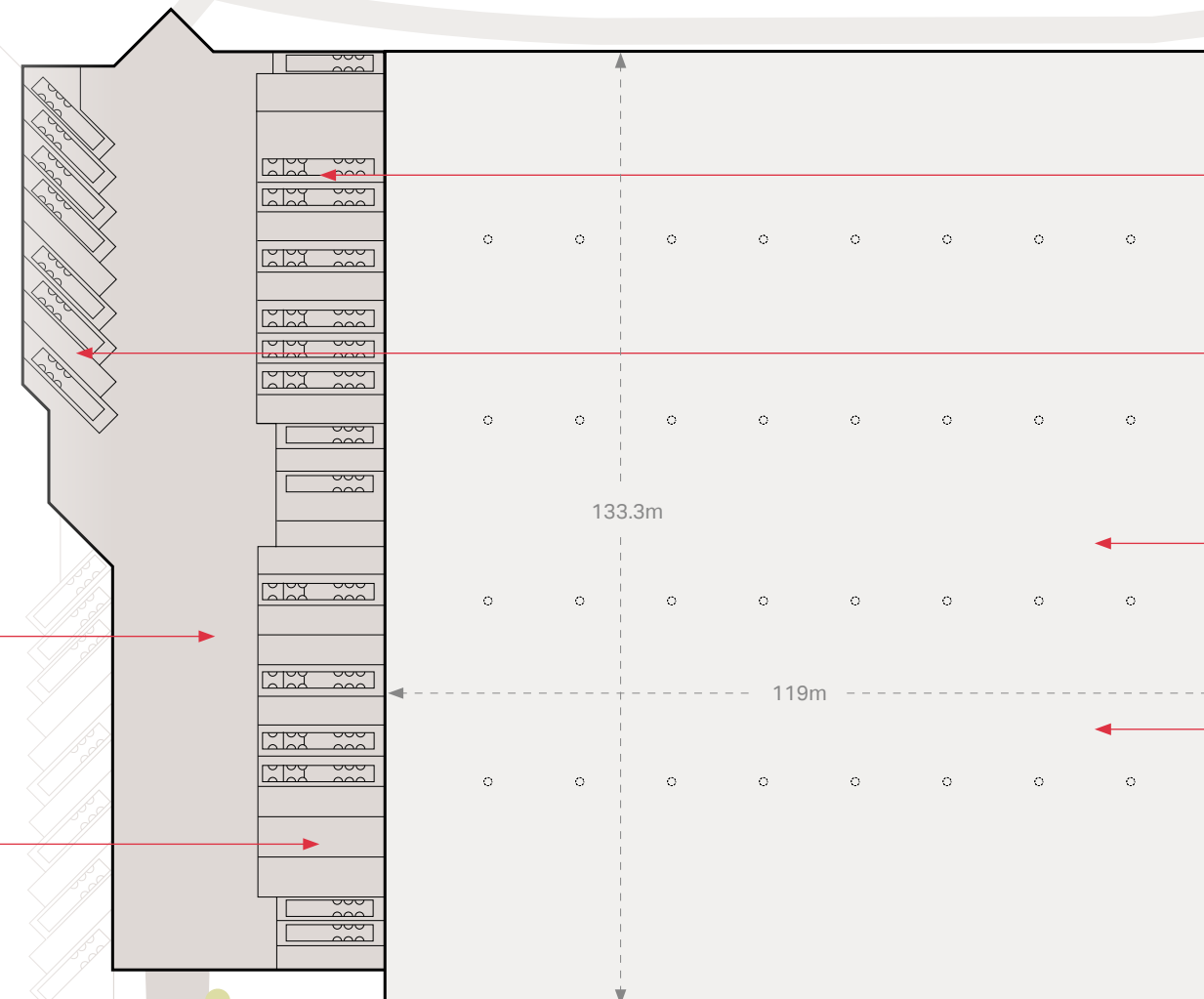
37.5m to 50m yard depth

4 level access doors

CAT A offices and team facilities

139 car parking spaces
15 EV spaces, 95 bicycle spaces

Fast connectivity to M50
Motorway, M2, Dublin Airport
and the Port Tunnel



14 dock levellers. 4 euro docks

18 HGV parking spaces

FM1 grade warehouse floor

14m clear internal height

Office floor plan

1,260 sq m / 13,563 sq ft



Indicative floorplan

Unit Three

148,000 sq ft

Premium logistics space

14m

Clear internal height

37m - 50m

Yard depth

4

Euro Docks

11

Dock levellers

24

HGV parking spaces

3

Level access doors



BER A1

NEXUS

FLOORPLAN



MASTERPLAN

Unit Three

13,755 sq m / 148,059 sq ft

FLOOR	SQ M	SQ FT
Warehouse	12,508	134,636
Offices	1,247	13,423
Total	13,755	148,059

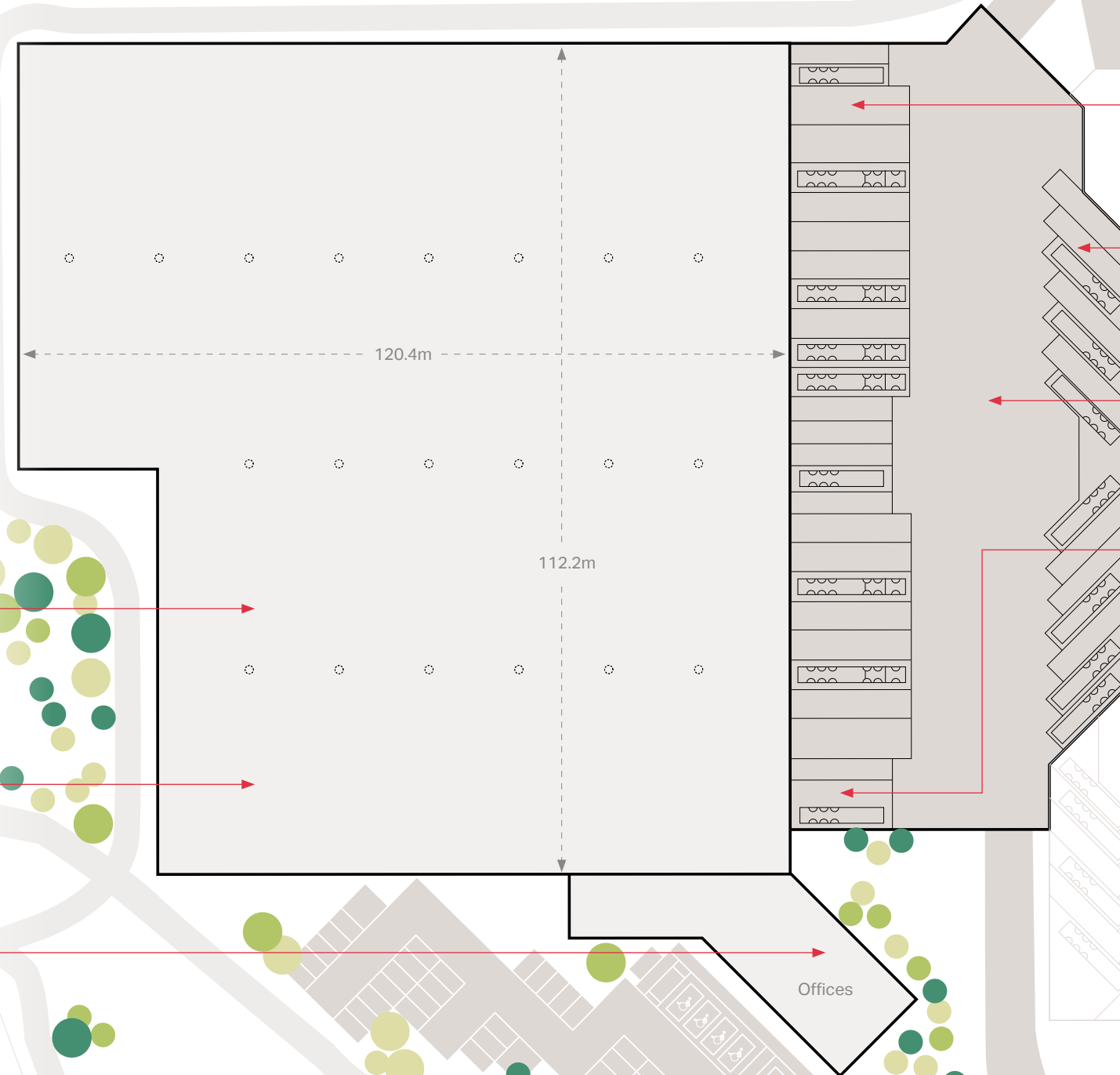
 FM1 grade warehouse floor

 14m clear internal height

 CAT A offices and team facilities

 112 car parking spaces
12 EV spaces, 77 bicycle spaces

 Fast connectivity to M50
Motorway, M2, Dublin Airport
and the Port Tunnel



11 dock levellers. 4 euro docks



24 HGV parking spaces



37.5m to 50m yard depth

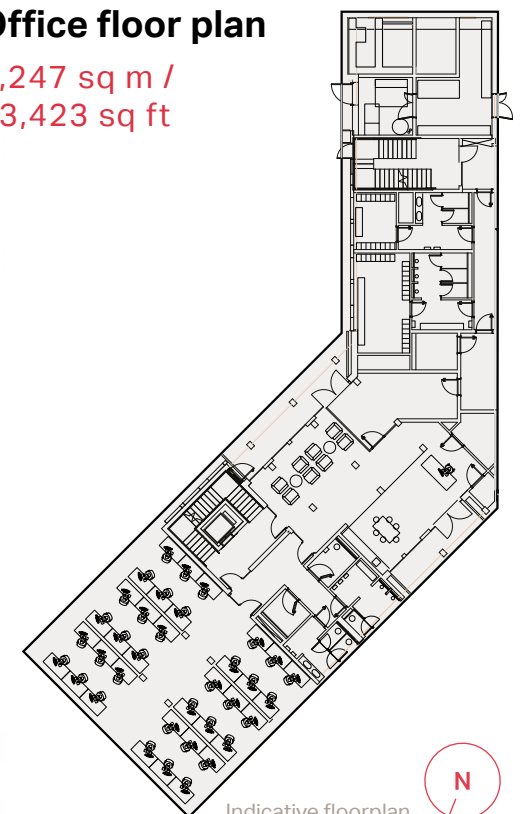


3 level access doors



Office floor plan

1,247 sq m /
13,423 sq ft



Indicative floorplan



Unit Four

112,400 sq ft

Premium logistics space

14^m

Clear internal height

37^m - 50^m

Yard depth

2

Euro Docks

9

Dock levellers

21

HGV parking spaces

2

Level access doors



BER A1

NEXUS

FLOORPLAN



MASTERPLAN

Unit Four

10,441 sq m / 112,382 sq ft

FLOOR	SQ M	SQ FT
Warehouse	9,473	101,967
Offices	967.5	10,414
Total	10,441	112,382

2 level access doors

37.5m to 50m yard depth

9 dock levellers. 2 euro docks

21 HGV parking spaces

Fast connectivity to M50 Motorway, M2, Dublin Airport and the Port Tunnel

81 car parking spaces
9 EV spaces, 58 bicycle spaces

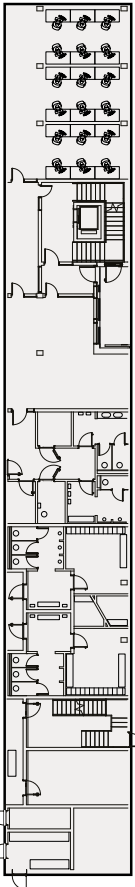
CAT A offices and team facilities

FM1 grade warehouse floor

14m clear internal height

Office floor plan

967.5 sq m /
10,414 sq ft



Indicative floorplan

N

Unit Five

90,600 sq ft
Premium logistics space

5
Euro Docks

5
Dock levellers

14
HGV parking spaces

2
Level access doors

14^m
Clear internal height

37^m - 50^m
Yard depth



BER A1

NEXUS

FLOORPLAN



MASTERPLAN



> 30

Unit Five

8,414 sq m / 90,573 sq ft

FLOOR	SQ M	SQ FT
Warehouse	7,575	81,537
Offices	839.4	8,414
Total	8,414	90,573



Fast connectivity to M50
Motorway, M2, Dublin Airport
and the Port Tunnel



14m clear internal height



FM1 grade warehouse floor



CAT A offices and team facilities



61 car parking spaces
9 EV spaces, 49 bicycle spaces

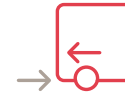
37.5m to 50m yard depth



14 HGV parking spaces



2 level access doors

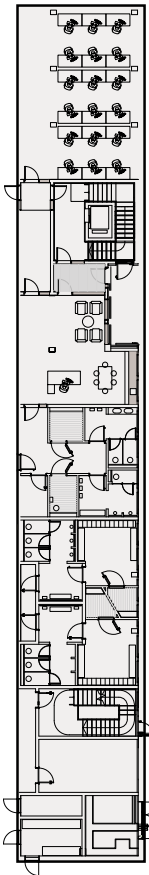


5 dock levellers. 5 euro docks



Office floor plan

839.4 sq m /
8,414 sq ft



Indicative floorplan



Unit Six

67,000 sq ft

Premium logistics space

14m

Clear internal height

37m - 50m

Yard depth

1

Euro Dock

6

Dock levellers

2

Level access doors

7

HGV parking spaces



NEXUS



Unit Six

6,212 sq m / 66,868 sq ft

FLOOR	SQ M	SQ FT
Warehouse	5,620	60,494
Offices	592.2	6,374
Total	6,212	66,868

52 car parking spaces
71 bicycle spaces, 5 motorbike spaces

CAT A offices and team facilities

2 level access doors

37.5m to 50m yard depth

Fast connectivity to M50
Motorway, M2, Dublin Airport
and the Port Tunnel

14m clear internal height

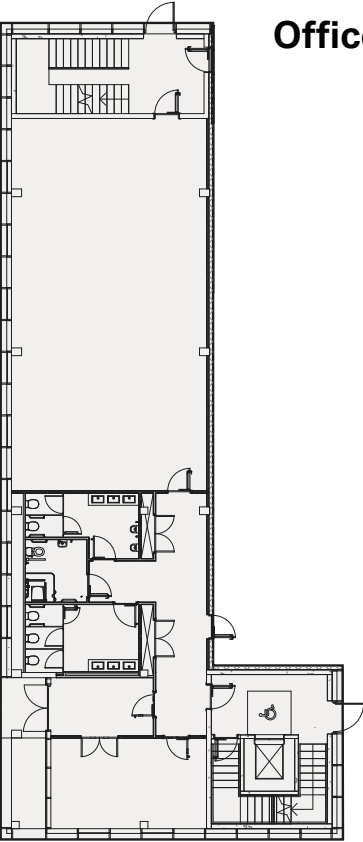
FM1 grade warehouse floor

6 dock levellers. 1 euro docks

7 HGV parking spaces

Office floor plan

592.2 sq m /
6,374 sq ft



Indicative floorplan

Unit Seven

87,500 sq ft

Premium logistics space

14m

Clear internal height

37m - 50m

Yard depth

2

Level access doors

1

Euro Dock

8

Dock levellers

7

HGV parking spaces



NEXUS

FLOORPLAN 

 MASTERPLAN

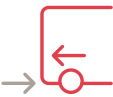
Unit Seven

8,134 sq m / 87,554 sq ft

FLOOR	SQ M	SQ FT
Warehouse	7,328	78,879
Offices	806	8,676
Total	8,134	87,554

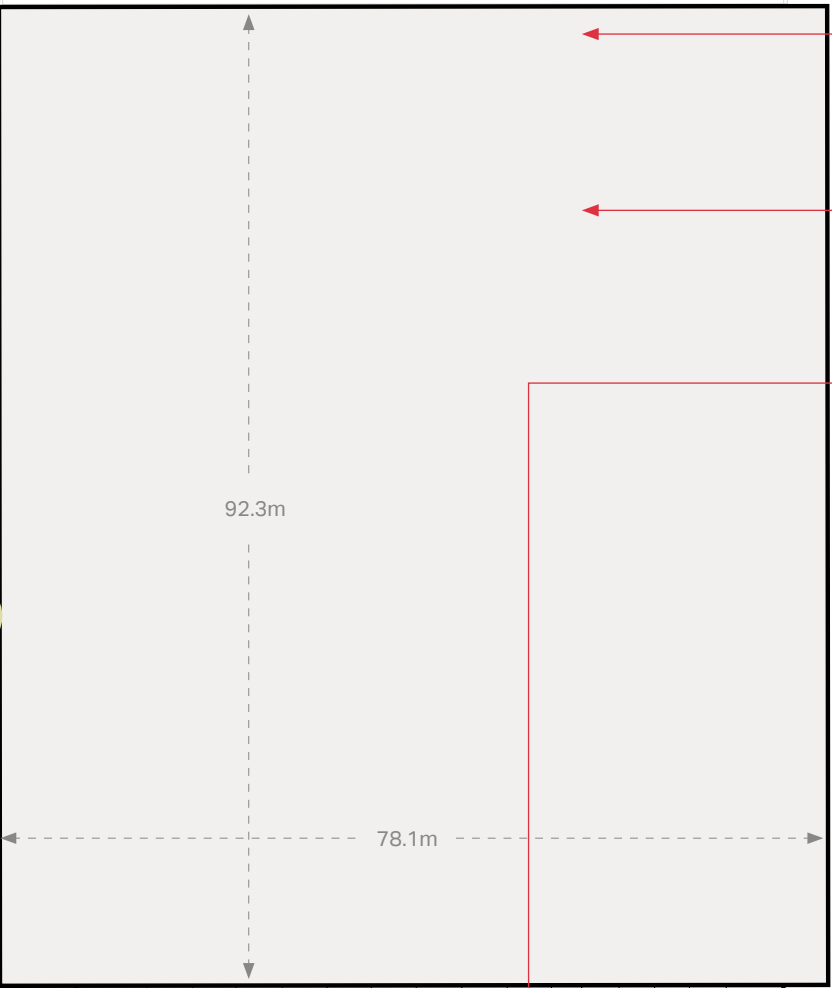
 61 car parking spaces
88 bicycle spaces, 10 motorbike spaces

 CAT A offices and team facilities

 2 level access doors

 37.5m to 50m yard depth

 Fast connectivity to M50
Motorway, M2, Dublin Airport
and the Port Tunnel



14m clear internal height



FM1 grade warehouse floor

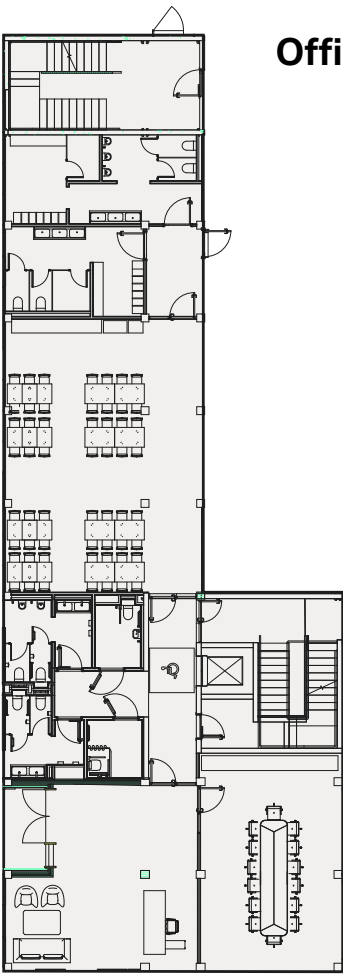


8 dock levellers. 1 euro docks



Office floor plan

806 sq m /
8,676 sq ft



Indicative floorplan



Unit Eight

52,000 sq ft
Premium logistics space

1
Euro Dock

5
Dock levellers

2
Level access doors

14^m
Clear internal height

37^m - 50^m
Yard depth

6
HGV parking spaces



BER A1

NEXUS

FLOORPLAN	→
←	MASTERPLAN

Unit Eight

4,853 sq m / 52,238 sq ft

FLOOR	SQ M	SQ FT
Warehouse	4,221	45,435
Offices	632	6,803
Total	4,853	52,238

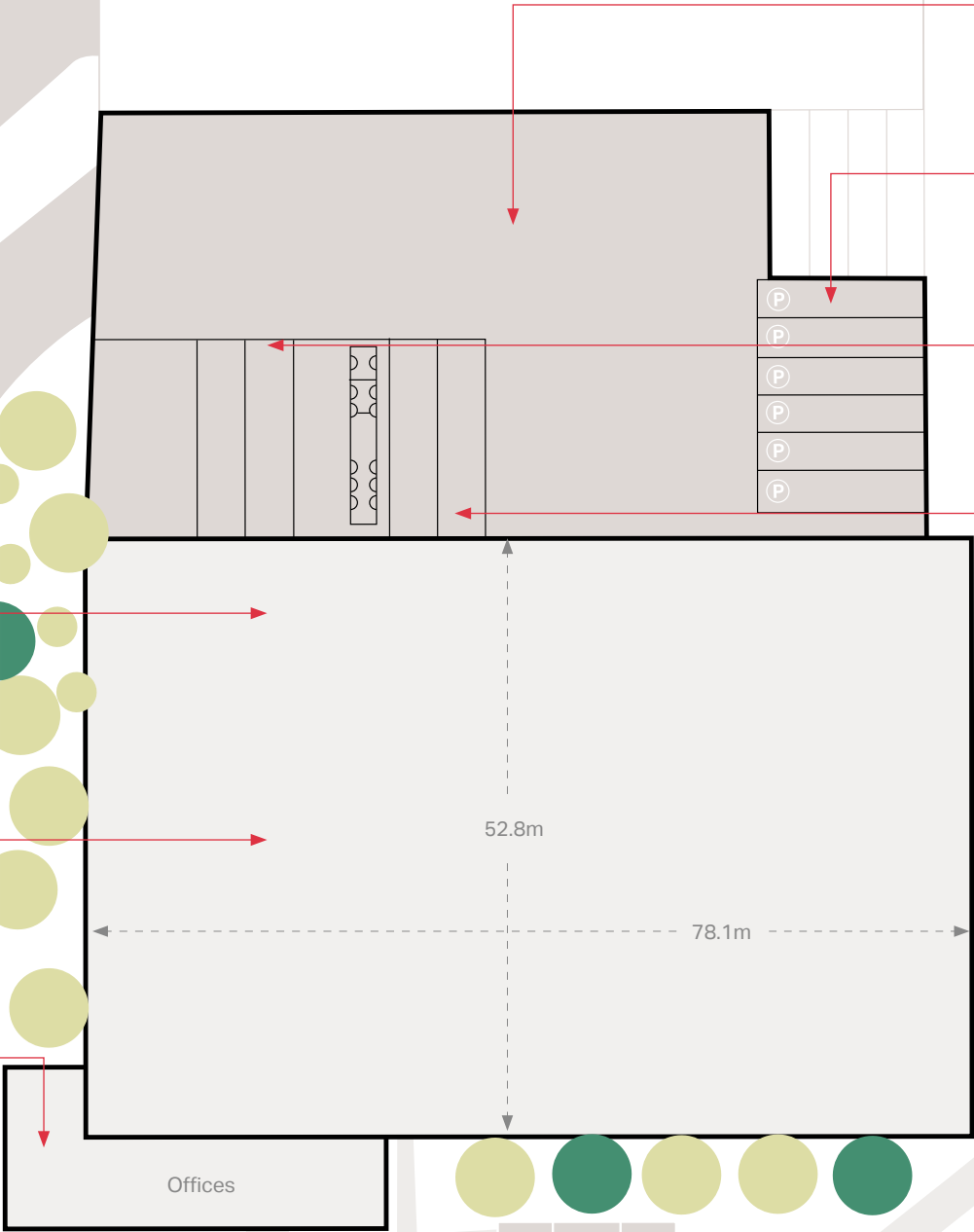
 14m clear internal height

 FM1 grade warehouse floor

 CAT A offices and team facilities

 35 car parking spaces
59 bicycle spaces, 5 motorbike spaces

 Fast connectivity to M50
Motorway, M2, Dublin Airport
and the Port Tunnel

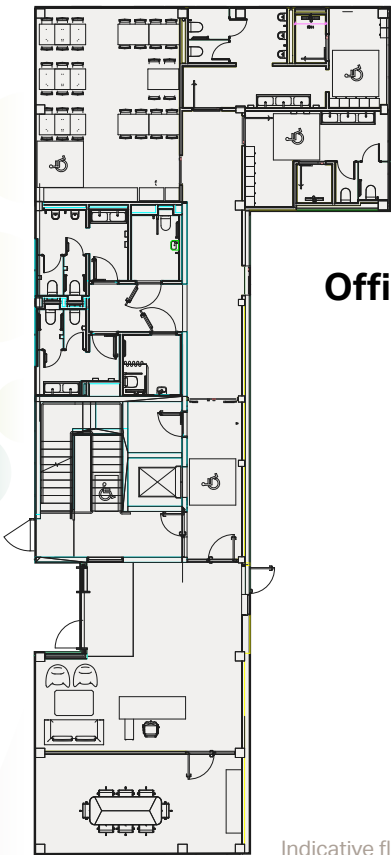


37.5m to 50m yard depth

6 HGV parking spaces

2 level access doors

5 dock levellers. 1 euro docks



Office floor plan

632 sq m /
6,803 sq ft

Indicative floorplan

← MASTERPLAN

Unit Nine

460,000 sq ft

Premium logistics space

14^m

Clear internal height

37^m - 50^m

Yard depth

40

Dock levellers

4

Euro Docks

43

HGV parking spaces

9

Level access doors

NEXUS NINE



BER A1

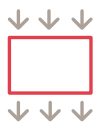
NEXUS



Unit Nine

42,734 sq m / 459,988 sq ft

FLOOR	SQ M	SQ FT
Warehouse	40,323	434,037
Offices	2,410	25,951
Total	42,734	459,988

 Option for cross docking

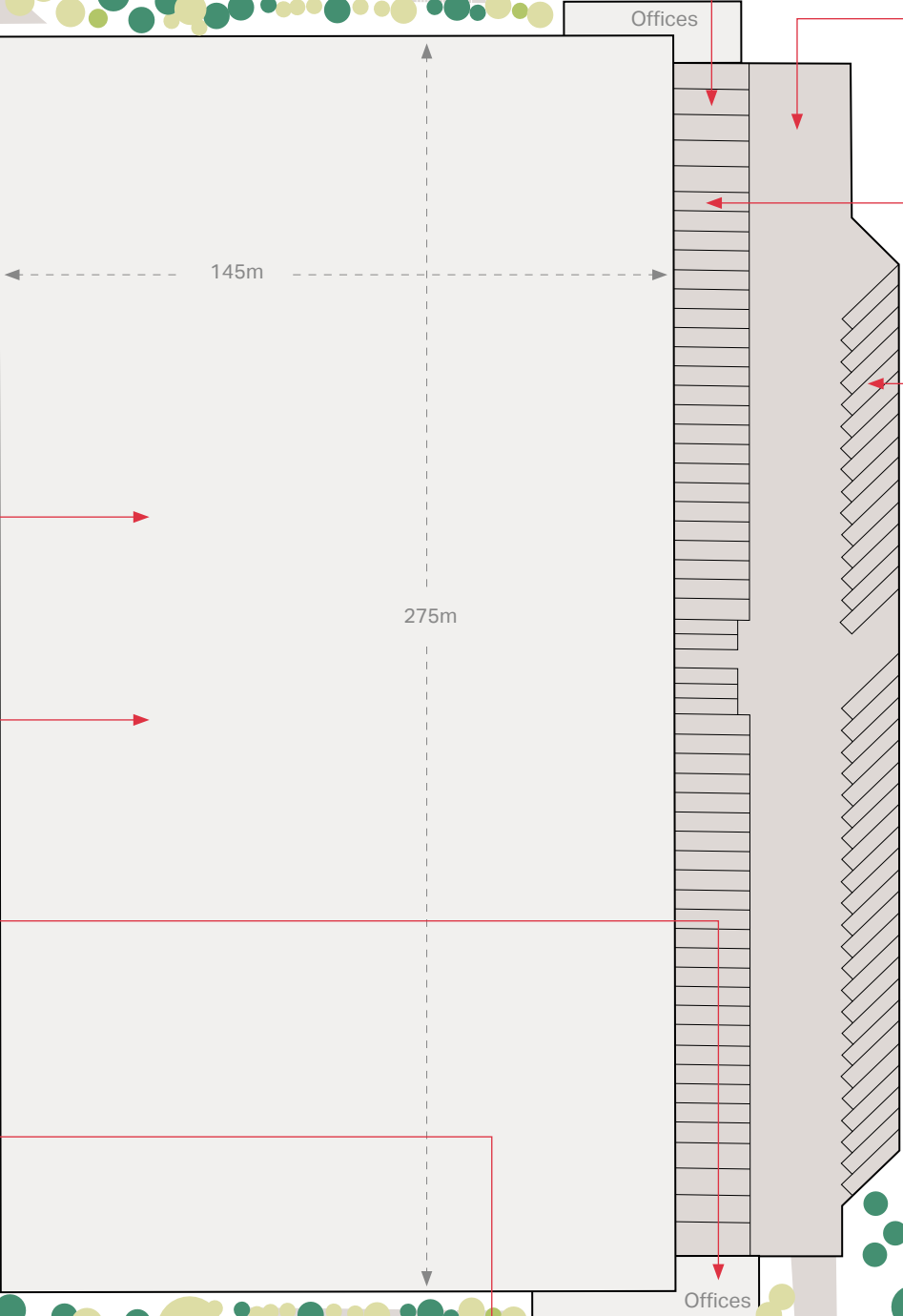
 FM1 grade warehouse floor

 14m clear internal height

 CAT A offices and team facilities

 278 car parking spaces
453 bicycle spaces, 30 motorbike spaces

 Fast connectivity to M50
Motorway, M2, Dublin Airport
and the Port Tunnel



9 level access doors



37.5m to 50m yard depth



40 dock levellers. 4 euro docks

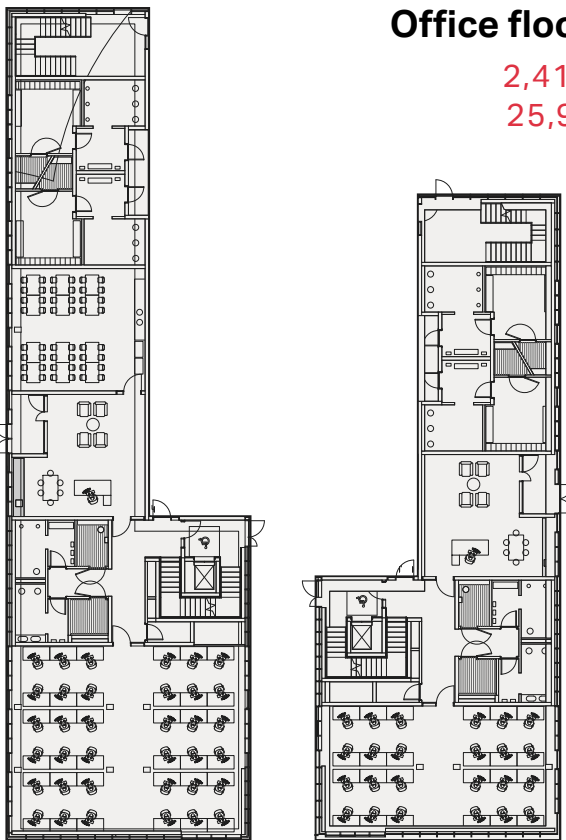


43 HGV parking spaces



Office floor plans

2,410 sq m /
25,951 sq ft



Indicative floorplan



IPUT REAL ESTATE DUBLIN

Delivering the highest quality in everything we do.



IPUT REAL ESTATE DUBLIN

Dublin's leading property investment company

About us

We have been investing in Irish real estate for close to six decades. We own, develop, and manage the best workplaces in Dublin, occupied by leading domestic and international companies who choose Ireland as a strategic gateway to Europe and the world.

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

Our track record

IPUT have developed over 2 million sq ft of office and logistics space in the last 10 years.

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

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.



Clockwise from above

- Ireland's first Net Zero Carbon logistics building at Quantum Logistics Park, Co. Dublin
- Unit 4, Quantum Logistics Park, Co. Dublin
- Aerodrome Business Park, Co. Dublin

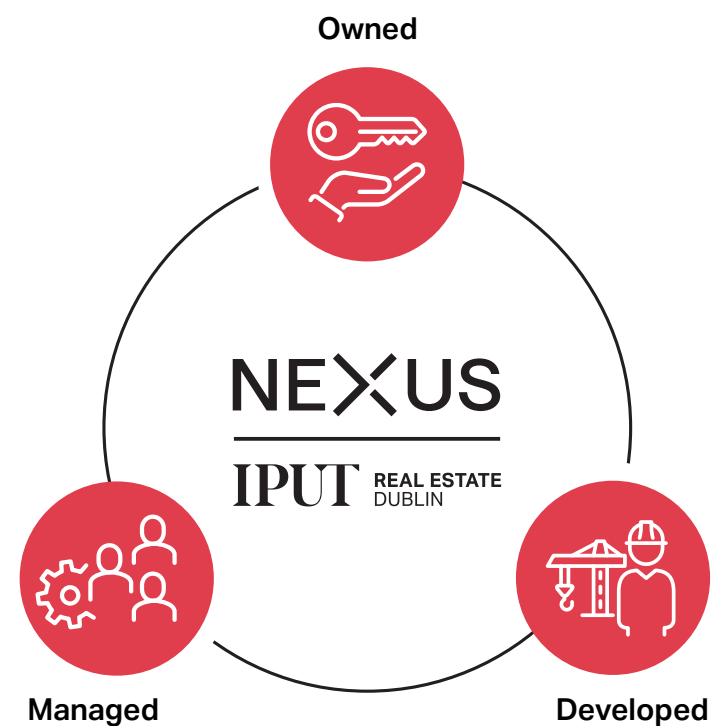


IPUT logistics occupiers



IPUT REAL ESTATE DUBLIN

Nexus will be directly managed by our experienced Asset Services Team.



As long term owners of our portfolio, we understand the importance of managing our assets to the highest standard. All multi-let assets within our portfolio are managed in house by our dedicated Asset Services Team.

Nexus is set to raise the bar for sustainability, placemaking, and occupier experience, and it will be fully managed by our experienced, in-house asset services team.



Clockwise from top
 – Wilton Park, Dublin 2
 – Earlsfort Gardens, Dublin 2
 – Unit 1, Quantum Logistics Park, Co. Dublin

IPUT REAL ESTATE DUBLIN

Responsible Investment

At IPUT, we strive to be the market leaders in responsible investing. Our ambition is to be one of the greenest funds in Europe as we continue to set the benchmark for sustainability in Ireland.

Our Responsible Investment Strategy focuses on three pillars that underpin our ability to make long-term positive impacts on our city.



1

Climate action

- Enhancing the resilience of our portfolio.
- Transitioning to a low carbon economy.
- Continuing to pioneer net zero carbon buildings across our portfolio.



2

Resource efficiency

- Focusing on building longevity.
- Shifting to new and more efficient ways of designing, constructing and operating.
- Promoting circular economy principles to minimise the use of scarce resources and to reduce waste.



3

Social value

- Creating places where people thrive.
- Reaching beyond occupier experience to enhance our economic, social and cultural impact. on our city



One Wilton Park
Dublin 2.

Working with our occupiers

We continuously engage with and support our occupiers to help deliver on our shared sustainability ambitions:

- We use our expertise to help our occupiers make cost savings through design decisions and proactive management.
- We include environmental performance clauses in all our leases.
- We use smart building technology to reduce and optimise energy use.
- We enhance occupier experience through our MyIPUT app.

Learn more about our approach to responsible investment:

[IPUT.com/responsibility](https://www.iput.com/responsibility)



A development by

IPUT

REAL ESTATE
DUBLIN

[iput.com](#)



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Disclaimer
These particulars are set out as a general outline for potential tenants and whilst every care has been taken in their preparation, they do not constitute an invitation to treat, or an offer or contract of any kind. All descriptions, floor areas, site areas, dimensions, plans, maps, computer generated images, references to condition, permissions or licences of use or occupation, access and other details, are for guidance purposes only and may be subject to change. The particulars and information are given in good faith and are believed to be correct, but any intending tenant should not rely upon them as statements or representations of fact, and is specifically advised to satisfy themselves as to their accuracy by carrying out their own due diligence at their own expense. No employee or principal of William Harvey Ltd t/a HARVEY or CBRE has any authority to make or give any representation or warranty in respect of the property and no liability will be accepted in respect of any loss suffered by any intending tenant or third party arising out of these particulars or information. Rents are quoted exclusive of outgoings, VAT and any other applicable taxes that the tenant will be liable for.

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