





Warehouse

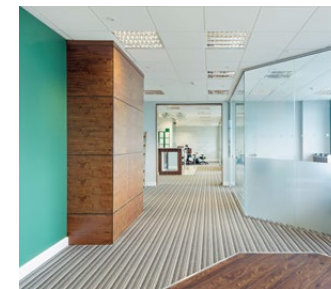


- › Steel frame construction
- › Kingspan architectural panel finish
- › 10-12m eaves height
- › Dock levellers / Grade doors
- › 3 Phase power supply
- › Secure and actively managed estate



Office

- › Double glazed aluminium windows and doors
- › Suspended ceilings / recessed lighting
- › Fully fitted WC's on ground & first floor. Disabled WC on ground floor
- › Gas fired central heating
- › Perimeter trunking



City North Business Campus

An exciting commercial development, providing high quality, custom-built business accommodation

- › Over 100+ acres of future development
- › Design & Build options can be offered on a To Let/For Sale basis.
- › Serviced sites can be offered on a For Sale basis
- › FPP for a number of new facilities ranging in size from 900 sq.m to 4,000 sq.m has been granted, with delivery available within a short timeframe.
- › Opportunities can be tailored to occupiers' exact requirements allowing full flexibility.
- › Excellent existing amenities on site including the four star CityNorth Hotel
- › Topaz Service Station on site - coming 2017
- › Showroom and Office block opportunities



Dublin
Airport
(12mins)



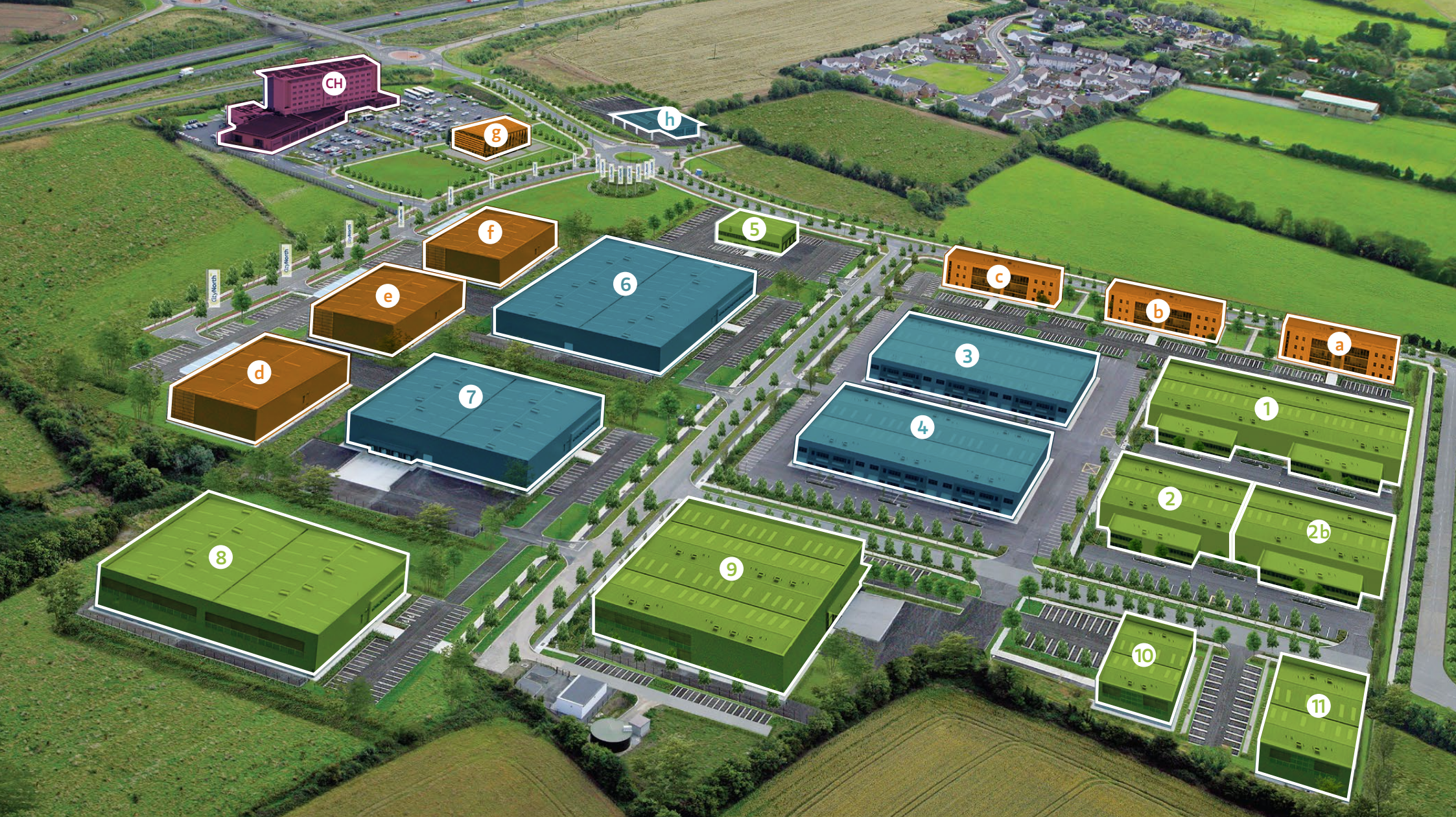
Dublin Port/
Port Tunnel
(20mins)



Motorway
Network
(12mins)

CityNorth is highly accessible from all international ports and as such is extremely well placed to cater for the increasing demand for warehousing/manufacturing accommodation.

Direct access at junction 7 on the M1 provides excellent accessibility to the motorway network and offers significantly reduced travel times to the major transportation hubs.



TAILORED DESIGN & BUILD OPTIONS

Business Units from **400 sq.m.** to **10,000+ sq.m**
Design & Build options can be offered on a **To Let** or **For Sale** basis

AVAILABLE

- 1** Industrial Block 1
Office 936 SqM - Warehouse 2930 SqM
- 2** Industrial Block 2
Office 468 SqM - Warehouse 1465 SqM
- 2b** Industrial Block 2b
Office 468 SqM - Warehouse 1465 SqM
- 5** Industrial Block 5
Warehouse 930 SqM
- 8** Industrial Block 8
Office 544 SqM - Warehouse 3536 SqM
- 9** Industrial Block 9
Office 180 SqM - Warehouse 3780 SqM
- 10** Industrial Block 10
Office 510 SqM - Warehouse 896 SqM
- 11** Industrial Block 11
Office 139 SqM - Warehouse 1553 SqM

OCCUPIED

- 3** Industrial Block 3
Various Occupiers
- 4** Industrial Block 4
Various Occupiers
- 6** Industrial Block 6
Constructing for food occupier
- 7** Industrial Block 7
Millmount Healthcare
- h** Topaz Service Station

COMING SOON

- a** Office Block 1
- b** Office Block 2
- c** Office Block 3
- d** Showroom Block 1
- e** Showroom Block 2
- f** Showroom Block 3
- g** Retail/Leisure Unit 1

HOTEL

CH CityNorth Hotel

CityNorth

BE CONNECTED

A development by



McGarrell Reilly Group is a privately owned property group that has created some of the highest quality developments in Ireland, the UK and Germany. This group prides itself on the quality of their portfolio and constantly strives to add value to each of their projects.

Successfully operating for over 35 years, some of McGarrell Reilly Group's best-known developments / refurbishments / investments include: Iveagh Court Complex, Dublin 2; The Watermarque Building, Dublin 4; P6 in East Point Business Park; 25-28 Adelaide Road, Dublin 2; CityNorth Business Campus; and Spitalerhof in Hamburg.

Website: www.mcgarrellreilly.ie



Brendan Smyth

Tel: + 353 1 639 9383
Mobile: + 353 86 040 2228
brendan.smyth@cushwake.ie

Johnny Hanrahan

Tel: + 353 1 639 9215
Mobile: + 353 87 916 7631
johnny.hanrahan@cushwake.ie



Garvan Walsh

Tel: + 353 1 664 5500
Mobile: + 353 87 251 3873
garvan@kellywalsh.ie

Bryan Molloy

Tel: + 353 1 664 5500
Mobile: + 353 87 146 3954
bryan@kellywalsh.ie



Frank Flynn

Tel: + 353 41 983 8607
Mobile: + 353 87 237 3410
frank@rbdaly.com