

# REA

# GUNNE



(Typical office block shown above - block one)

## **FINNABAIR BUSINESS & TECHNOLOGY PARK, DUNDALK, CO. LOUTH.**

**FINNABAIR BUSINESS & TECHNOLOGY PARK,  
FINNABAIR INDUSTRIAL PARK,  
DUNDALK, CO. LOUTH.**

**BER C2**

# DESCRIPTION – FINNABAIR BUSINESS & TECHNOLOGY PARK”

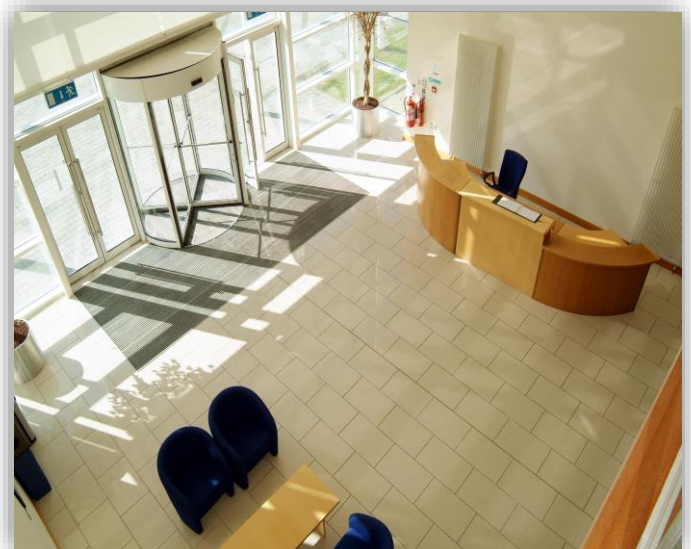
“Finnabair Business & Technology Park” comprises a bespoke office development set in a stunning fully landscaped campus environment, comprising 3 detached office blocks and with superb road frontage onto Dundalk’s Eastern Bypass within the renowned IDA Finnabair Industrial Park, Dundalk, Co. Louth.

Each of the three blocks extends to c.2,800 sq.m. and are laid out over three floors with a large communal lobby. and is capable of subdivision to suit individual requirements. Each individual suite is finished to an extremely high standard and specifications includes:

- Steel frame building with brick cladding and double-glazed windows.
- Lifts & Stairwells to all floors.
- Dual Cassette air conditioning.
- Raised access floors with carpet tile finish.
- Energy efficient lighting.
- Suspended ceilings in lettable areas.
- High spec finish in all common areas.
- c.80 Car parking spaces per building.
- Fully landscaped.
- Strong Communications infrastructure including access to the Metropolitan Area Broadband Network.
- Additional carparking under construction



**ACCESS TO PARK DIRECTLY OFF EASTERN BYPASS**



**SPACIOUS COMMUNAL LOBBY AREA**

## LOCATION

“Finnabair Business & Technology Park” is located on a high-profile site fronting onto Dundalk’s Eastern Bypass / Inner relief road, strategically positioned midpoint between Dublin and Belfast along the “M1 Economic Corridor”. Serviced by unrivalled infrastructure, the entire park has ease of access to the M1 Motorway via Junction 16 with a travel time to Dublin Airport of approximately 45 minutes and Belfast is approximately 1 hour. Dundalk is exceptionally well serviced by very regular private and public bus operators and rail service to Dublin’s Conolly Station is approximately 55 mins.

The Park is opposite “Dundalk Institute of Technology” (DKIT), which has a student population in excess of 5,500 and offers multiple courses including Business Science, Computing, Creative Media and Engineering. Other notable companies in the immediate area include, PayPal, Warner Chilcott, Xerox, National Pen, ABB, Multihog, Almac, Irish Life, Wasdell, Ovelle, Greabel, Horseware, Prometric, Intact, BoyleSports, Anord Mardix....to name but a few.....



**“IRISH LIFE” - DIRECTLY OPPOSITE**



**CLARKE STATION – REGULAR SERVICES**

**The “M1 Corridor” offers businesses unrivalled access to talent and infrastructure.**

- An Investment ready region
- Ireland’s most populated area with 1 in 3 persons under the age of 25
- Dundalk offers affordable living, superb social, leisure and shopping activities.
- Ideal for NI & UK companies to locate to have an EU base for accessing Europe.

**[www.m1corridor.ie](http://www.m1corridor.ie)**



WuXi Biologics, a leading global biologics medicine manufacturer, is currently investing €325 million in a new biopharmaceuticals contract manufacturing facility in Dundalk on a nearby IDA site. This highly significant investment will provide additional valuable employment for the region, leading to the creation of 400 jobs. The jobs at the facility will range from manufacturing to technical and quality assurance roles as well as associated administration positions. WuXi Biologics Ireland will be the world's largest facility using single-use bioreactor technology. Above illustration is an artist impression.

## REA GUNNE (Commercial)

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