

# Advance Building Solution Dundalk

IDA Dundalk  
Science &  
Technology Park,

Mullagharlin,  
Dundalk,  
Co, Louth



## Available immediately

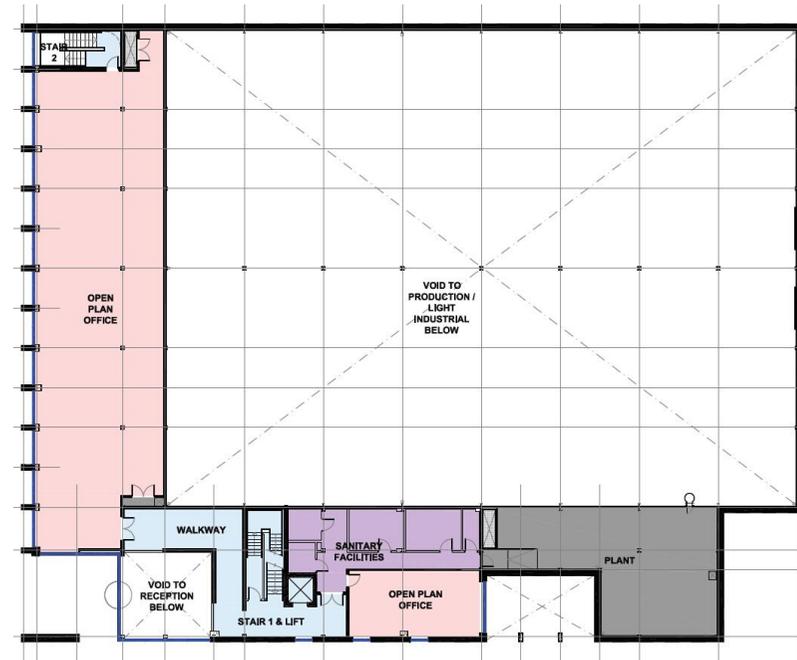
- c. 3,224 sq. m (approx. 34,702 sq. ft) building
- Site area of c. 1.86 hectares (c. 4.45 acres) .
- Opportunity for expansion (subject to planning)
- Flexible office space options available in the region

## BUILDING DETAILS

- Detached, production/technology building with accommodation to include technology area, offices, core, plant area, toilets, toilets, welfare facilities and reception
- Production area eaves height of c. 7.785 metres (25.5 ft) with 8.64 metres(28 ft) at highest internal point
- Office space to be fitted with raised access floors, suspended ceilings, lighting, heating, air conditioning.
- Excellent loading facility via 2 roller shutter doors and service yard with turning space.
- Mains power supply connected, alarmed, keypad entry fire alarm and provision for CCTV
- Two stop passenger lift accessible within reception area
- Surface car parking for 77 cars, 2x EV charging terminals and cycle parking onsite
- ESB substation, switch room, boiler/plant room at ground level

# SPECIFICATION

### FIRST FLOOR PLAN



### SECOND FLOOR PLAN



## SUSTAINABILITY

- Energy Rating (BER) Certification TBC
- Designed to achieve LEED CS accreditation and nZEB compliance



Production Space  
• c. 18,847 sq ft  
• (1,751 sq m)

Ground Floor Office  
• c. 4,187 sq ft  
• (389 sq m)

First floor Office  
• c. 4,219 sq ft  
• (392 sq m)

Total floor area  
• c. 34,702 sq. ft.  
• (c. 3,224 sq. m)

# IMAGE GALLERY



PARK AREA



# REGIONAL INFO



Dublin City - 81 km drive (60 minutes)  
Belfast City - 83 km drive (60 minutes)



Dundalk Port - 5 km (10 minutes)  
Greenore Port - 25 km (30 minutes)  
Drogheda Port - 38 km (30 minutes)  
Dublin Port - 83km (60 minutes)



Belfast International Airport - 92 km (75 minutes)  
Belfast City Airport - 88km (65 minutes)  
Dublin Airport - 74 km (50 minutes)



Access to 7 universities and 2 Institutes of Technology



Companies in the region include WuXi Biologics, Wuxi Vaccines, Wasdell, Almac, ABB, Cargotec, Vesta, National Pen.



Potential expansion site

Wasdell Europe

Dundalk ABS site

## Contact

Sales & Marketing, Property Division, Athlone  
t +353 90 6471500 | [marketing.property@ida.ie](mailto:marketing.property@ida.ie) | [www.idaireland.com](http://www.idaireland.com)

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