

Advance Building Solution Limerick

IDA Raheen
Business Park,

Raheen,
Co. Limerick



Available immediately

- Advance Building Solution of c. 4,108 m² (c. 44,227 ft²)
- Site area of approx. 1.24 hectares (c. 3 acres)
- Manufacturing/technology space of c. 2,449 m² (c. 26,362 ft²)
- Opportunity for expansion (subject to planning)

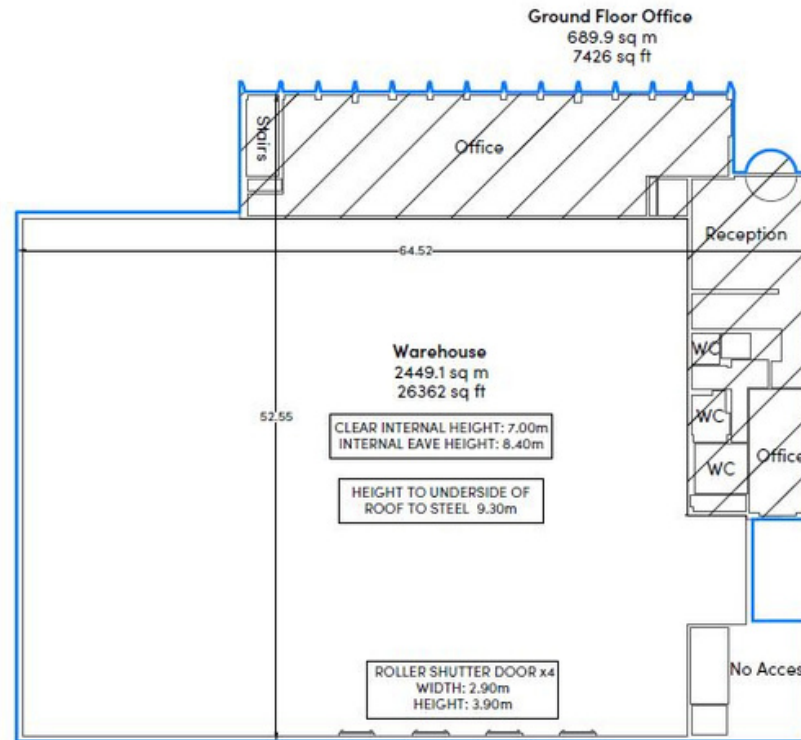
BUILDING DETAILS



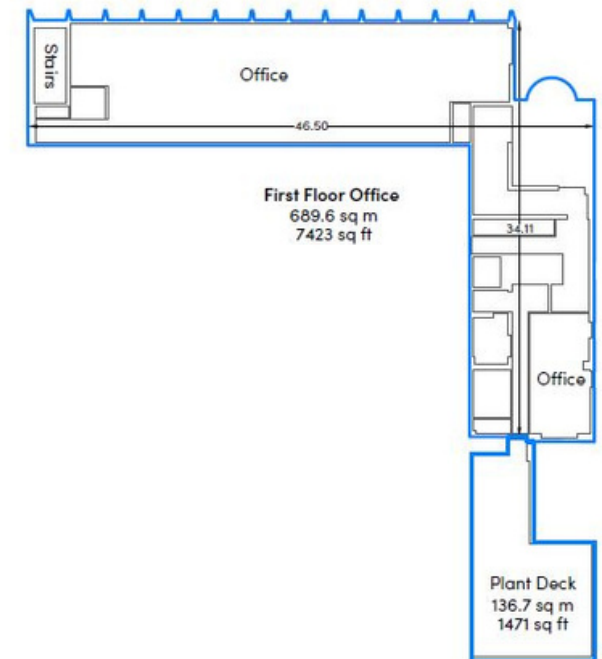
- Advance Building Solution of c. 4,108 m² (c. 44,227 ft²) on a site area of c. 1.24 hectares (c. 3 acres)
- Technology / Manufacturing space of c. 2,449 m² (c. 26,362 ft²) with 4 roller shutter doors to service yard
- Clear internal eaves height of c. 7 m
- Ancillary space totalling c. 1,379 m² (c. 14,849 ft²) including office space over two floors (with raised access floors, suspended ceilings, lighting, air conditioning) showers, toilets and common areas.
- Surface car parking for 88 cars including 2 EV spaces and 50 bicycle spaces

SPECIFICATION

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SUSTAINABILITY



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



Production Area
• c. 3,449 m²
• c. 26,362 ft²

Ground Floor Area*
• c. 689 m²
• c. 7,426 ft²

First Floor Area*
• c. 689 m²
• c. 7,423 ft²

Total Floor Area
• c. 4,108 m²
• c. 44,227 ft²

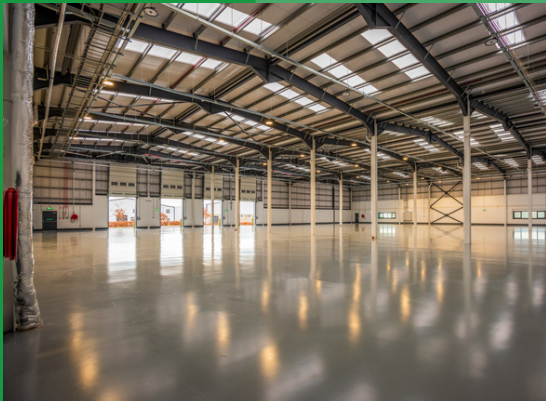
* Includes ancillary space

IMAGE GALLERY



Drone footage

BUILDING AREA



REGIONAL INFO



Limerick City - 7km drive
Galway City - 100km
Dublin City - 200 km



Shannon Foynes Port - 36km
Port of Cork - 95km
Dublin Port - 220km



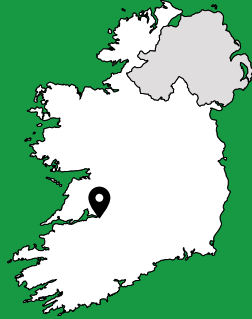
Shannon Airport - 28 km
Cork Airport - 101 km
Dublin Airport - 215 km



Access to 2 Universities and 4
Technological Universities



Companies in the region
include Analog Devices, Dell
Technologies, Stryker,
Regeneron, Takumi, Cook
Medical, Northern Trust, Optel
Vision, Teleflex Medical., Stryker
and Johnson & Johnson



Contact

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