# THE SHANNON AIRPORT GROUP | COMMERCIAL PROPERTY

Reaching further to build a thriving, connected place.

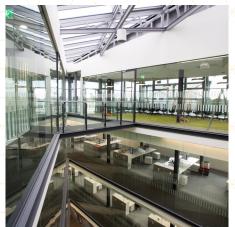




#### COMMERCIAL DEVELOPMENT, LEASING AND FACILITIES MANAGEMENT









# PROPERTY SOLUTIONS

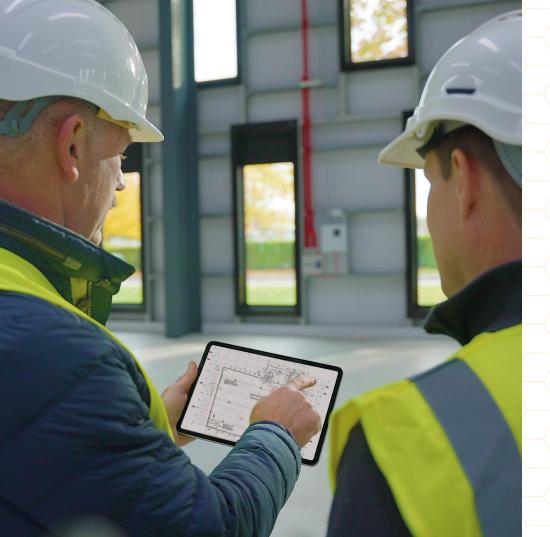
From Hotdesk to Hangar

From our Head Office in Shannon, we provide companies, domestic to multinationals, with a complete commercial property solution for their business. Our team of property experts are specialised in leasing, managing and developing industrial and office spaces, multi-let technology parks and zoned development sites for a bespoke commercial solution.

We manage over 120 buildings throughout the midwest including locations in counties; Clare, Limerick, Tipperary and Kerry. In addition, our property portfolio includes over 1,400 acres of development land.

When a company comes on board with us, they become part of our team. We work collaboratively with our clients and project partners from design to build, to ensure our property solution meets your ambitions.





# **ZERO DEVELOPMENT RISK**

We'll be there from the ground up



When you decide to locate your business to Shannon, we know there are a lot of factors to consider before you break new ground. That is why we make it easier to move with our complete, **Design to Build** client collaboration process. This means that our in-house project team will be your point of contact throughout every step of your journey.



# **BUILDING ON SUCCESS**

Ask Our Clients

"Choosing Shannon to create our state-of-the-art gene therapy manufacturing facility has proven to be a fantastic decision for MeiraGTx. Mid-West Ireland has an advanced biotechnology sector with huge growth, incredible infrastructure and the perfect skills base.

With our mission to transform people's lives through genetic medicine so reliant on brilliant people and partnerships, Shannon enables that mission whether you're flying in or staying for a career."

Gregory Simmonds, Site Operations Manager Meira GTx





# **SHANNON CAMPUS**

Space for your ambition

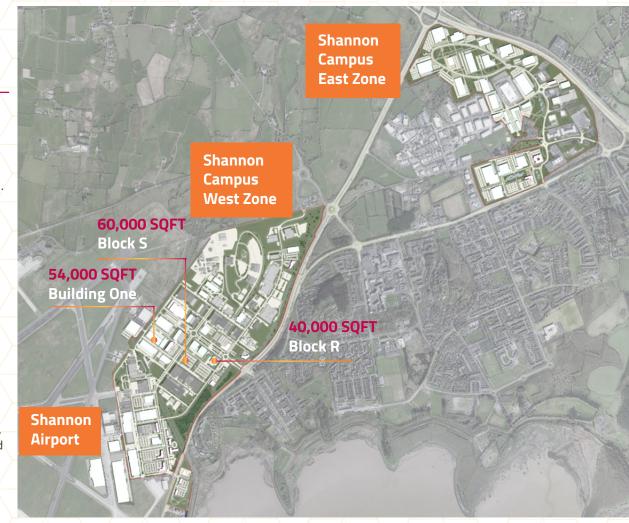
The Shannon Campus East and West Zone is a 600 acre business park which comprises over 300 buildings delivering 2 million sq ft of commercial space, making the Free Zone Ireland's largest multi-sectoral business park housing the largest concentration of FDI companies outside of Dublin.

Join world leading companies such as, Edwards Lifesciences, Jaguar Landrover, Intel and Meira GTx.

#### LOCATION

Shannon occupies a pivotal location situated between the cities of Galway and Limerick providing a gateway to the Mid-West Region. Shannon has excellent access to the M18 motorway with Limerick approximately 20km south east and Galway 80km to the north.

Our business park is situated adjacent to Shannon Airport, providing daily flights to the UK, Europe and North America with easy customs and immigration pre-clearance to the United States.





# BLOCK S, MULTI-USE INDUSTRIAL SPACE SHANNON CAMPUS WEST ZONE 60,000 SQFT (5,575 SQM)

Large Commercial Space Available. This unit is ideal for clients in the market for a warehousing, logistics, and/or manufacturing space with easy access and plenty of car parking onsite.

Modern & energy efficient - Nearly Zero Energy Building. Vacant adjacent site offers expansion opportunities.





- Multiple leasing options up to three separate units
- 156 designated car parking spaces
- 7.5 m (24.6 ft) eaves height

- 20kn/m2 floor loading
- Rear and side grade level loading doors
- Secure, 25 m (82 ft) deepgated yards







# BLOCK R, ADVANCED TECHNOLOGY UNIT SHANNON CAMPUS WEST ZONE

40,000 SQFT (3,716 SQM)

(WITH OPTION TO INCLUDE 32,000 SQFT MEZZANINE)

2 floors of office & high bay production space, this new development from The Shannon Airport Group is perfect for clients looking for a modern production and office space solution built with pharma, high-tech manufacturing and research and development needs in mind.





- Centre of business park
- LEED accredited
- 9 m (29.5 ft) eaves height
- Prime location

- 20kn/m2 floor loading
- External concrete yards
- 56 on site dedicated car parking spaces







# BUILDING ONE, MODERN INDUSTRIAL UNIT SHANNON CAMPUS WEST ZONE 54,000 SQFT (5,017 SQM)

Available now for lease, this property is situated inside the Shannon Campus business park. Ideal for Warehousing, Logistics, and Manufacturing. Building One is a newly constructed industrial space with modern features to ensure longevity and meet your commercial property requirements. Can also be leased as separate units of 18,000 sqft each.





- Allocated car parking
- EV charging provision
- Centre location in Shannon Free Zone business park
- Outdoor bike shelter

- Landscaped outdoor area
- Multi-provider fibre broadband available
- Utility services connections





# GATEWAY HUB, SHANNON CAMPUS WEST ZONE

#### SINGLE TO MULTI-PERSON OFFICES

Offers companies and individuals the flexibility and affordability to grow their businesses with a fresh, short term modern solution. The Gateway Hub offers company owners work space options from a single occupancy desks to offices accommodating up to 14 people.



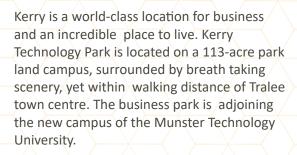


- Complimentary Wi-Fi
- Privacy phone booths
- Secure storage lockers
- Great location adjacent to Starbucksand only 3 minutes from the airport
- Conference room
- Large Training room
- Mailbox facilities
- Free parking





KERRY TECHNOLOGY PARK, TRALEE, CO. KERRY





CLARE TECHNOLOGY PARK, ENNIS, CO. CLARE

Clare Technology Park is specifically aimed at encouraging knowledge based enterprise across a landscaped urban environment. Effortlessly combining world-class business services, a thriving town centre, facilities and a wealth of outstanding natural amenities. Parking included with 2 dedicated lots to the front and back providing easy access.



NATIONAL TECHNOLOGY
PARK, CO. LIMERICK
THE UNIVERSITY OF LIMERICK CAMPUS

International Science Centre, Limerick has become home to a growing and influential nucleus of high-technology and knowledge-based entrepreneurial, creative and growing companies. Here, a serene parkland setting provides a backdrop to a world-class business environment connected to a modern university campus.







#### **ASKEATON BUSINESS PARK, CO. LIMERICK**

Area: 228 acres

Zoning: ECON 019 Employment Locations County Limerick

An overall masterplan for the site outlining the proposed infrastructural provision, including the provision of Sustainable Urban Drainage Systems (SuDS), shall be provided. Access to the development location site at Askeaton should be facilitated from the non-national road network.





## **CLARE TECHNOLOGY PARK, ENNIS, CO. CLARE**

Area: 26.27 acres

Zoning: OP15 Clare Technology Park and Our Lady's Hospital

This Opportunity Site has been zoned for enterprise and mixed-use development and is considered to be particularly suitable for businesses engaging in green technology/renewable technology. The provision of 'walk to' support facilities such as canteen, restaurant, crèche, which are integrated with employment units, will be encouraged on the site. These support facilities should be of a nature and scale to serve the needs of employees and residents in the area.



# **COMPLETED PROJECTS**





#### JLR, SHANNON CAMPUS WEST ZONE

56,000 sqft (5,202 sqm) Office Block 33,000 sq ft (3,065sqm) Advanced Technology Manufacturing Facility LEED Gold Accreditation from U.S Green Building Council. We worked directly with the UK based company directors to build their hub for autonomous and next generation vehicle projects. Shannon is at the cutting edge of JLR's vision for the future.

"The creation of a team in Shannon strengthens our international engineering capabilities and complements our existing team."

Nick Rogers, Executive Director of Product Engineering.





## **MEIRA GTX, SHANNON CAMPUS WEST ZONE**

Three seperate buildings, circa 150,000 sq ft (13,935 sqm)

Production, Storage, Offices and Cleanroom Space

Spanning three seperate buildings and totalling a €20 million in

Spanning three seperate buildings and totalling a €20 million investment, we helped US gene therapy company, Meria GTx, build a large business campus in Shannon, adding to the companies international locations list with properties in London and New York.

Included designated car parking for 296 cars with infrastructure provided for electric vehicle charging stations.



#### MORE COMPLETED PROJECTS







# EDWARDS LIFESCIENCES, SHANNON CAMPUS WEST ZONE

29,000 sqft (2,694 sqm) production/storage/cleanroom space

Headquartered in Irvine, California, USA, the company announced in March 2018 its plan to construct a new, purpose-built manufacturing facility in the Mid-West of Ireland employing up to 600 people with an investment amounting to approximately €80 million. Its interim facility in Shannon started operations in August 2018.

"The addition of a manufacturing location in Ireland is an element of Edwards' global supply strategy to support future growth and reliability of supply, and continues the growth in employment Edwards has experienced both in the United States and around the world.

Choosing this location included many considerations, but an important one is a talented workforce with experience in medical technology." Joe Nuzzolese, Corporate Vice President, Global Supply Chain.



# **SHANNON CAMPUS WEST ZONE**

You'll be in good company

The Shannon Campus provides properties and services for 300 companies and 8,000 employees. These companies vary from large multinationals to single person start-ups across a range of industries.

No matter what your business needs now or in the future, our team have over 60 years of experience in building and leasing a dynamic portfolio of commercial property solutions.

Our expert property team have supported some of the biggest companies in the world locate their business to Shannon, and we are ready to do the same for you.

Importantly, we aim to be your all-inclusive resource to develop or expand your business to a place that has global networking potential and custom expansion opportunities.

Whatever your ideal workspace, we can make your vision become reality.





**SHANNON CAMPUS EAST ZONE** 

10 Year Development Plan

Shannon Campus East Zone offers future development lands of c.137 acres suitable for warehouses distribution centres, data centres and more.

Potential for circa 1.5m square feet of new development means we can support your business as it grows in Shannon.

#### **FUTURE DEVELOPMENT OPPORTUNITIES**



This drawing shows our projects completed for companies like Zimmer, Intel, Baker Hughes, DB Schenker, and the blue boxes below outline our development plans for the next 10 years.









# THE SHANNON CAMPUS

Providing more than a place to work



### FIRST CLASS AMENITIES

Retail amenities, including Starbucks, located throughout the business park with a range of food and drink options.



#### MOBILITY & CONNECTIVITY

Located next to Shannon Airport, our business park also offers a variety of local mobility options and infrastructure including e-bikes and EV charging stations.



#### FOCUS ON WELLNESS

Enjoy our 3km walking and running track circling the entire business park. You might see local students taking part in one of our biodiversity garden education programmes.



#### BE PART OF A COMMUNITY

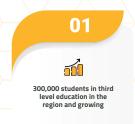
Engagement initiatives organised throughout the year to encourage networking and making social connections.



## **CONNECT AND GROW**

Ireland is the perfect place to expand your business

IRELAND IS THE ONLY **ENGLISH-SPEAKING, COMMON-LAW TRADE** AND **INVESTMENT GATEWAY** TO THE EUROPEAN UNION.









**70,000** PEOPLE ARE EMPLOYED IN THE MEDTECH AND BIOPHARMA SECTORS, THE LARGEST NUMBER IN EUROPE PER CAPITA.



THE SHANNON ESTUARY HAS OFFSHORE WIND POTENTIAL TO MEET RISING GREEN ENERGY DEMAND.







# LIVE | WORK | PLAY

Discover our hospitality and vibrant lifestyle

With historical and tourism renowned cities like Ennis, Limerick and Galway, our region provides an authentic Irish experience with annual events like the Doonbeg Jazz festival, Doolin Folk Festival, Galway Arts Festival and many more.

The world-renowned Wild-Atlantic Way, Cliffs of Moher, Burren National Park, Bunratty Castle and Folk Park, Lough Derg (Ireland's third-largest lake), Galtee Mountains, Silvermine Mountains, Shannon Estuary and the Limerick Greenway will keep you active outdoors.

<u>Collins McNicholas Mid-West Relocation Survey Results</u>
92% of people who relocated said they were very happy with their decision. 72% of people who relocated said they now have a better work life balance.

# **CONTACT US**

Our team are here to help

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