



# GRADE A PRIME LOGISTICS - FOR RENT

Dubai Investments Park 2, Dubai, UAE



# OPPORTUNITY TO LEASE A BEST-IN-CLASS LOGISTICS FACILITY

Handover Scheduled  
for Q4 2025

DUBAI INVESTMENTS PARK 2,  
DUBAI, UAE

\*Previous Radius Group development

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# BACKGROUND

The Subject Property is the new state-of-the-art logistics hub located in Dubai Investments Park 2 (DIP2), a prime logistics destination in Dubai. With a land plot of 52,153 sq m (561,380 sq ft) and a Gross Floor Area (GFA) of approximately 32,908 sq m (354,219 sq ft), this Subject Property offers unparalleled facilities designed to meet and exceed Grade A specifications, ideal for high-demand logistics operations.

Due to its strategic location and immediate proximity to residential areas of Dubai - Radius City Logistics is suitable for multi-purpose use such as:

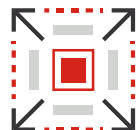
- Last mile delivery
- City logistics
- Light industrial & service functions
- Grade A big-box distribution
- E-commerce Fulfillment Center



# PROPERTY HIGHLIGHTS



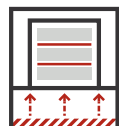
Plot Area: 52,153 sq m  
(561,380 sq ft)



Gross Floor Area (GFA) -  
32,908 sq m  
(354,219 sq ft)



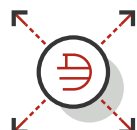
Four (4) chambers



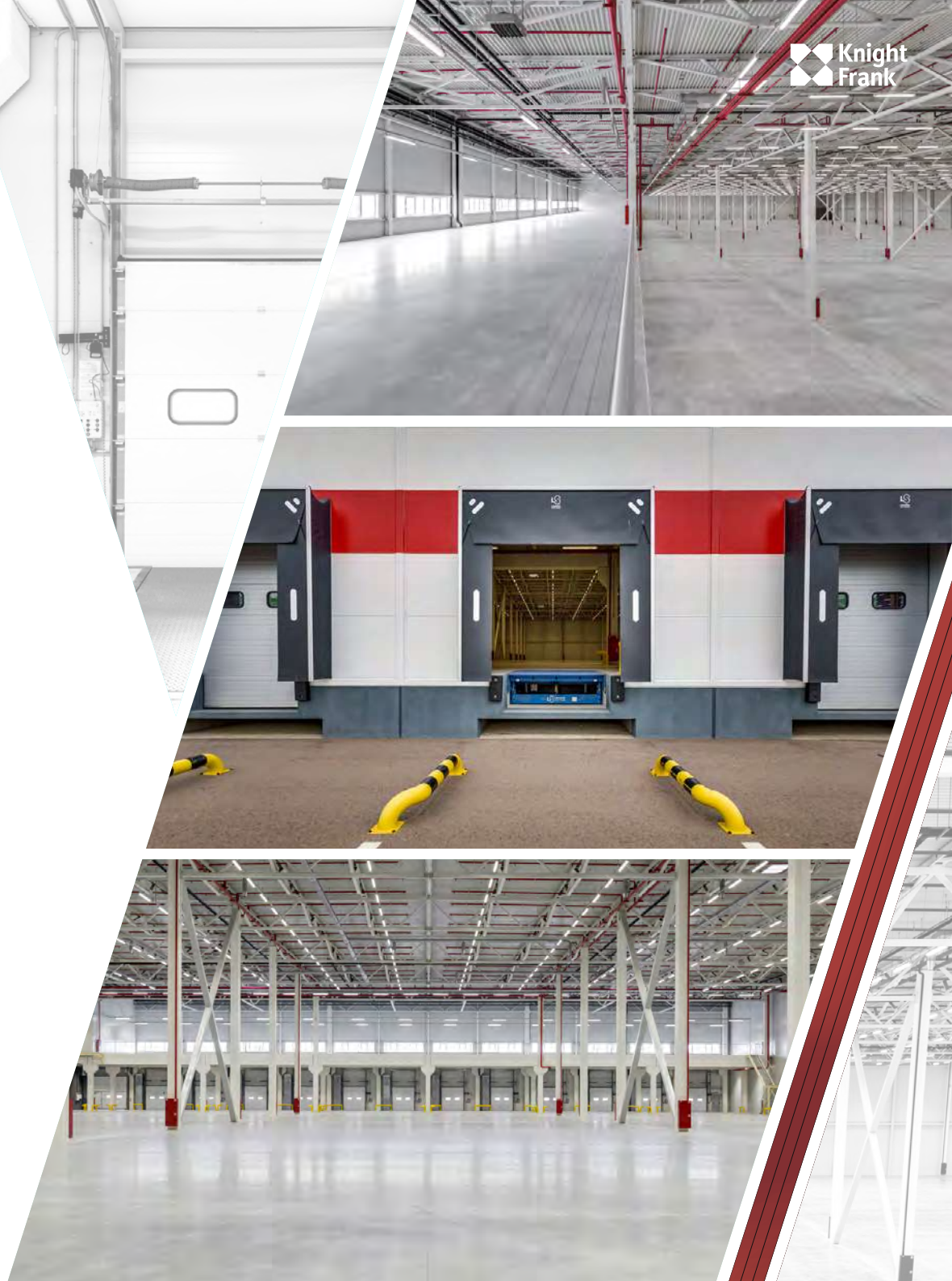
Loading docks: 36  
Truck ramps: 4



Eaves height: 12m



Quoting rent: AED 65 per  
sq ft on GFA (exclusive of  
sublease fees)





# OPPORTUNITIES



All four (4) chambers can be inter-connected. Connecting gates can be installed upon request, creating a single contiguous space for efficient operations (inc. cross-docking)



The 12m eaves height supports efficient, high-density racking and storage



Chambers can be leased together or separately



Fully fitted out premises (including office space), allowing for a smooth start of operations and reduction of required CAPEX



Ideal for business in: storage operations, last mile delivery, city logistics, Grade A big-box distribution

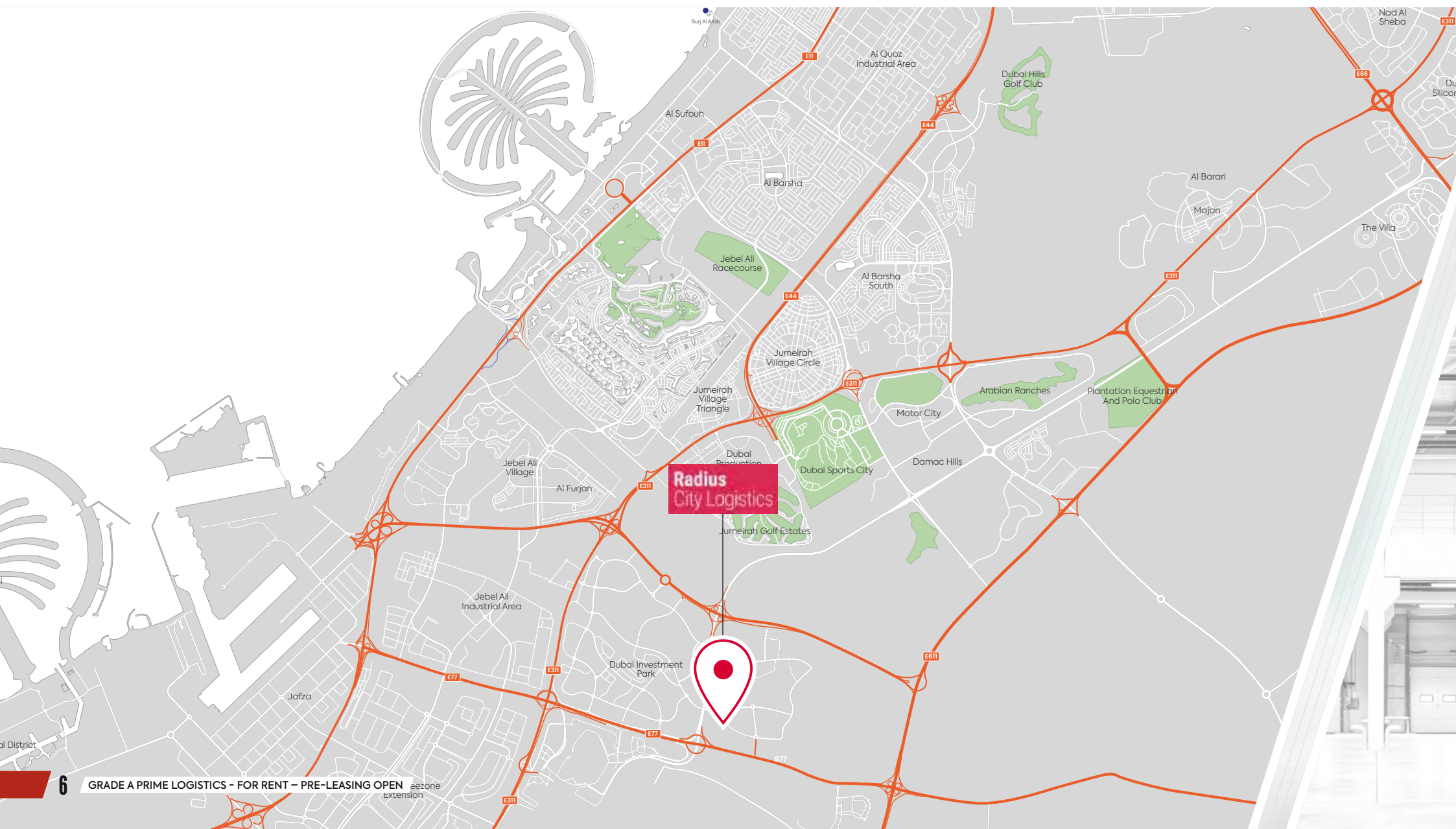


Building Management System (BMS), security, access control and property management – 24/7/365



\*Previous Radius Group development

# LOCATION



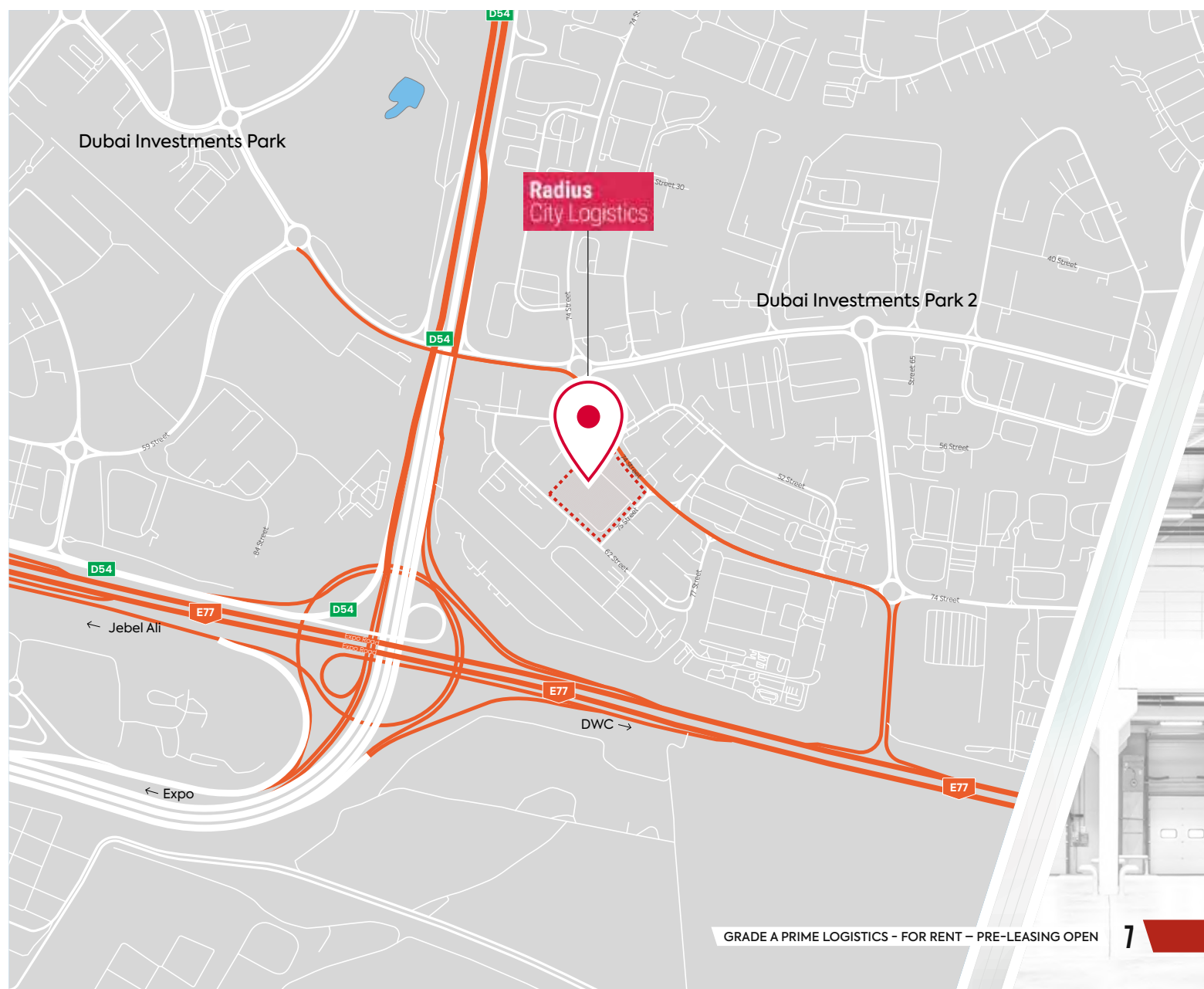


# LOCATION

Dubai Investments Park is a non-free zone (onshore) district, self-contained mixed-use industrial, commercial, residential and labour complex operated by Dubai Investments Park Development Company LLC. Strategically located within minutes from Al Maktoum International Airport DWC, Jebel Ali Port and Dubai EXPO 2020.

DIP is well connected to Dubai's key business districts and can be accessed from Sheikh Zayed Road (E11), Sheikh Mohammed Bin Zayed Road (E311), EXPO road (E77) and Emirates Road (E611).

The area is also supplied with 3 and 4 star hotels, hospital and civil defence station located in less than a 10 minute drive from the Subject Property.



# SPECIFICATIONS

Each chamber is designed to optimize operational efficiency and includes:



## Pallet Locations Per Chamber

Approximate pallet locations per chamber: 13,454 (based on the pallet dimension of 0.8m x 1.2m x 1.5m)



## Clear Eaves Height

12 meters for maximized storage



## Optimized Column Grid

12 x 24 meters (international standard)



## Climate Control

Consistent temperature ( $24^{\circ}\text{C} \pm 1.5^{\circ}\text{C}$ )



## Warehouse Floor Load

FM-2 special, very flat 1.2m level

Warehouse load capacity: 7 t/sqm

Mezzanine floor load: 1.5 t/sqm

Office floor load: 0.75 t/sqm



## Docking Facilities (Per Chamber)

9 high-spec dock gates with dock shelters and dock levelers (1.2m  $\pm$  0.4m) equipped with telescopic lips for smooth loading operations and 1 ground to dock ramp for side loading and unloading inside the chamber, ratio of 1/670 sqm



## Advanced Lighting

Motion sensor-controlled LED lighting



## Battery Charging Room

Fitted-out space, equipped with ventilation, lighting, gates and dedicated power



## Fire Safety

ESFR-25 automatic fire fighting sprinkler system, NFPA fully compliant, FM Global standard



## Sustainable Standards

AI Sa'fat Silver Level for environmental performance



# SPECIFICATIONS

## SEAMLESS VEHICLE CIRCULATION AND AMPLE PARKING

The property is thoughtfully designed to support seamless heavy-vehicle operations:



### Yard Depth

35 meters for efficient truck manoeuvring



### Two Entrances/Exits From The Site

Circulation route around the entire building



### Parking

126 spaces for light & passenger vehicles and 16 slots for trucks

## BMS (BUILDING MANAGEMENT SYSTEM), SECURITY & ACCESS CONTROL, PROPERTY MANAGEMENT – 24/7/365



### BMS

BMS will be implemented in the property allowing to measure utilities consumptions per each chamber.



### Security & Access Control

The site will be fenced with two secured entrances and checkpoints. Automated CCTV with license plate recognition will control vehicle access, while building access will be monitored via BMS. Security systems comply with SIRA regulations.

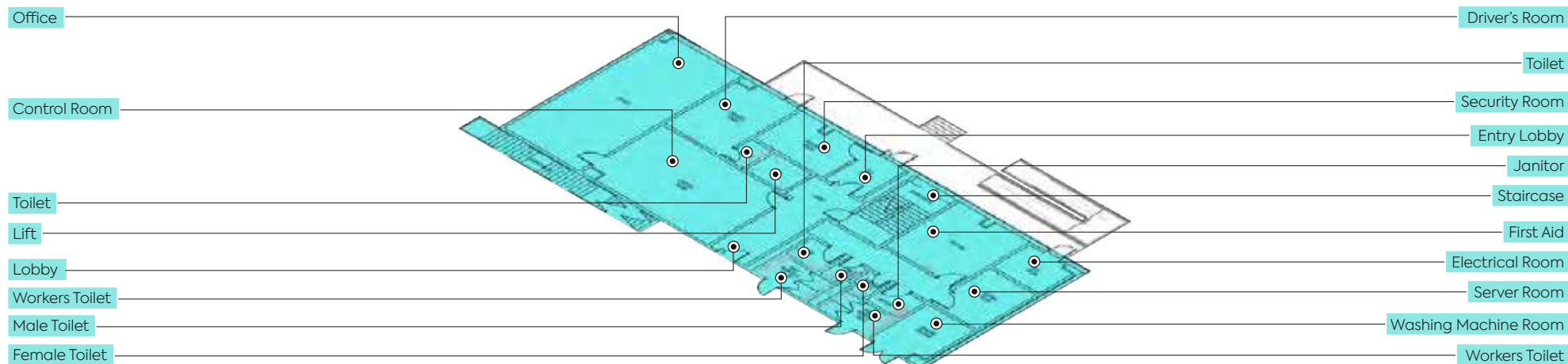


### Property Management

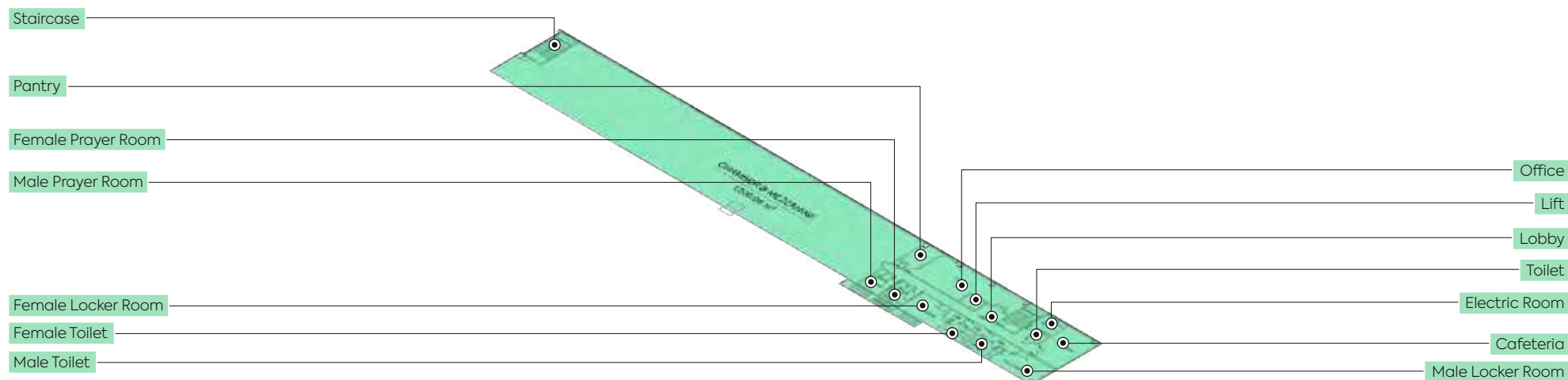
Designated property management office on site allowing to support tenants 24/7/365.

# LAYOUT

## TYPICAL GROUND FLOOR OFFICE AREA



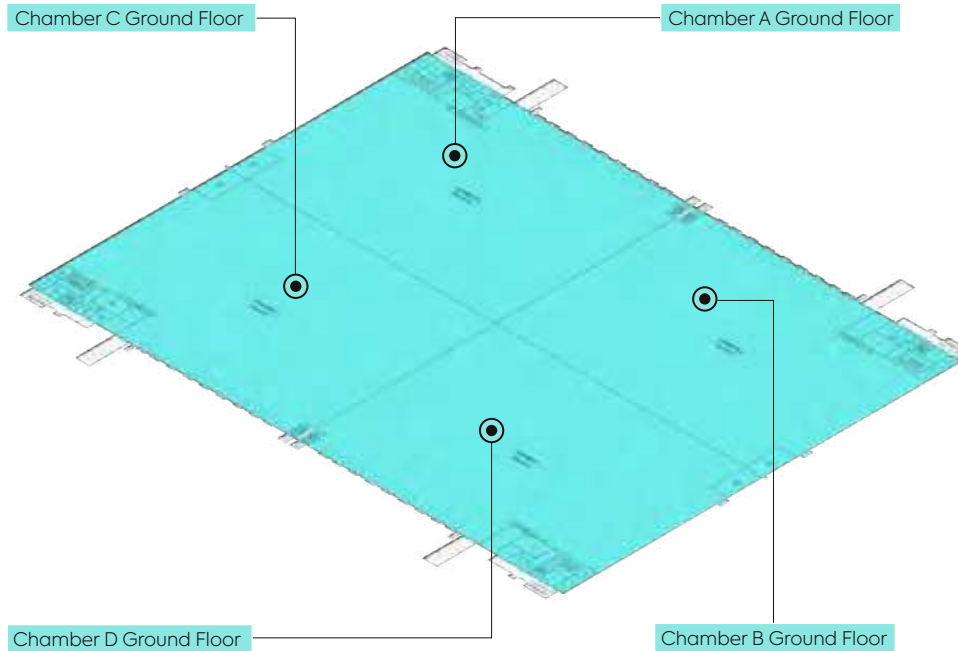
## TYPICAL MEZZANINE OFFICE AREA





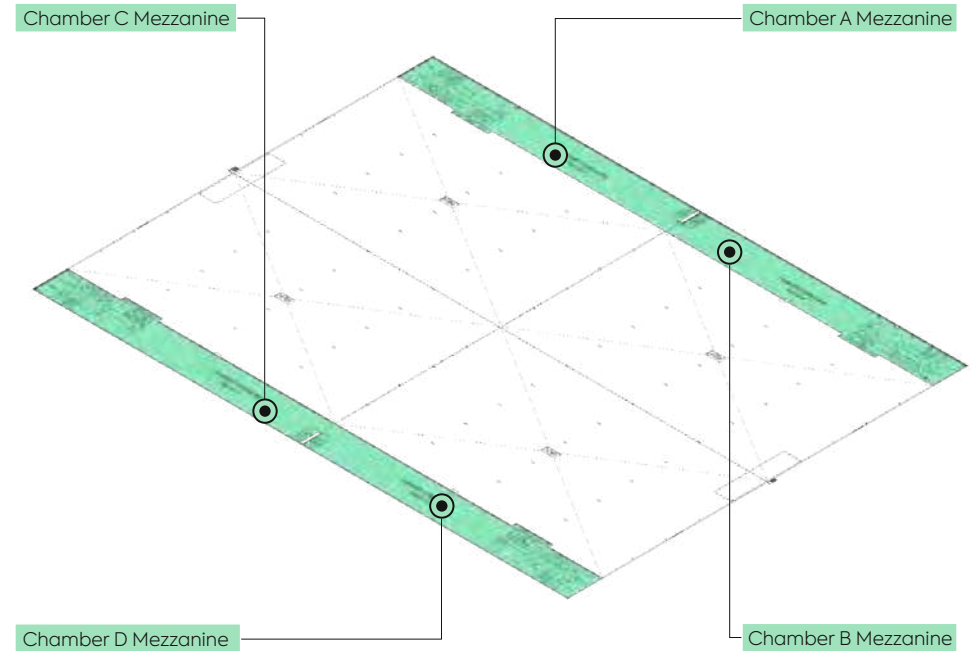
# LAYOUT

## GROUND FLOOR



Block Name	Area Type	GFA, sq m	GFA, sq ft
Typical Chamber	Ground Floor	6,705	72,179
	Mezzanine Floor	831	8,951
	Office (G+1)	688	7,409
Sub Total D		8,225	88,540

## MEZZANINE FLOOR



	GFA, sq m	GFA, sq ft
Ground Floor	26,823	288,728
Mezzanine Floor	3,323	35,776
Office (G+1)	2,760	29,714
	32,908	354,219

# COMMERCIAL TERMS /

## INDICATIVE LEASE TERMS

The Subject Property is available to rent at AED 65 per sq ft based on GFA, amounting to AED 23,000,000 per annum, excluding authority sub-lease charges and VAT.

Individual chambers are offered at AED 70 per sq ft based on GFA, equating to AED 6,230,000 per annum, excluding authority sub-lease charges and VAT.

## DATE OF ENTRY

The Subject Property is available for pre-leasing and is expected to be ready for occupation by Q4 2025.

## FEES

The tenant shall bear all transaction fees and authority sub-lease charges. Authority sub-lease charges for the Subject Property are levied at 15% of the agreed rent.

## VAT

All rents quoted are exclusive of VAT, which will be applied at the prevailing rate.





# PROJECT TEAM

Additional information or site visits can be arranged via Knight Frank who are the exclusive agents for the Subject Property.



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Project Website: <https://www.citylogistics-dip.com/>

Radius Group – project developer, serving global and leading brands with best-in-class industrial and logistics real estate development since 2006. Radius completed 1,000,000 + sq.m. of Grade A projects.





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Knight Frank Real Estate Brokerage LLC, RERA ORN: 11964 with registration number 681951. Our registered office is 39th Floor, Media One Tower, Dubai Media City, PO Box 121818, Dubai, UAE.

Photographs and details as of November 2024.