

# M1 / M50 Industrial Lands Clonshaugh Dublin 17



For Sale – Strategically located and highly connected industrial zoned lands – 13.2 acres (approx.)



# M1 / M50 Industrial Lands Clonshaugh, Dublin 17

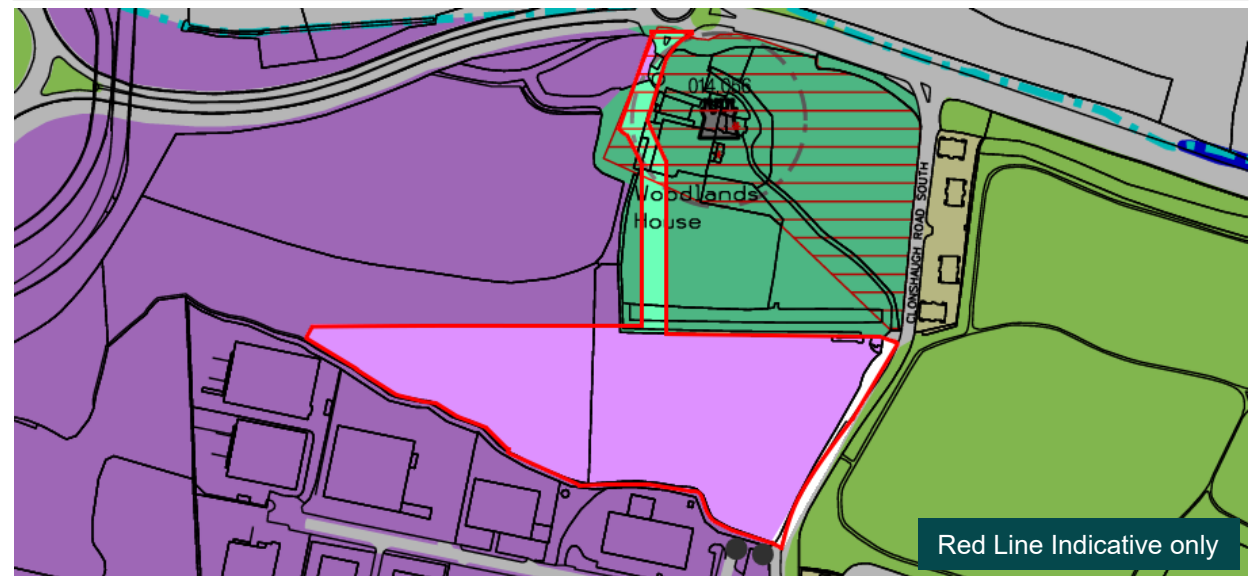
*For Sale - 13.2 acres (approx.)*

The lands are currently undeveloped, relatively flat in topography and extend to approx. 13.2 acres. The lands benefit from direct access to the R139 via a dedicated spur from the roundabout with significant frontage along Clonshaugh Road.

The lands are superbly located adjacent to the M1/M50 motorway exchange which provides direct motorway connectivity nationally. Dublin Airport is also in close proximity and the lands also benefit from direct access to Dublin Port via the Port Tunnel.

Under the Dublin City Development Plan 2022-2028, the majority (12 acres approx.) is zoned Z6, that is to provide for the creation and protection of enterprise and to facilitate opportunities for employment creation under which industry (light) is permitted. The balance of the lands are zoned Z12 – Former Institution (Future Development Potential).

Waterman Moylan have undertaken a desktop site service report which is available upon request.





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