

The background of the entire image is a photograph of a large industrial warehouse, likely a food distribution center. It is filled with tall metal shelving units and numerous pallets stacked with boxes. The lighting is bright, and the overall color scheme is dominated by a blue overlay. In the upper right corner, there is a solid green rectangular block. The logo for 'FOOD CENTRAL' is positioned in the upper right area, with 'FOOD' in white and 'CENTRAL' in a larger white font. The 'O' in 'FOOD' is replaced by a green infinity symbol. Below the main text, the tagline 'WHERE FOOD BUSINESS GROWS' is written in a smaller white font. In the lower half of the image, there are several sets of parallel yellow lines that curve and cross each other in a complex, abstract pattern, resembling a stylized road or a network of paths.

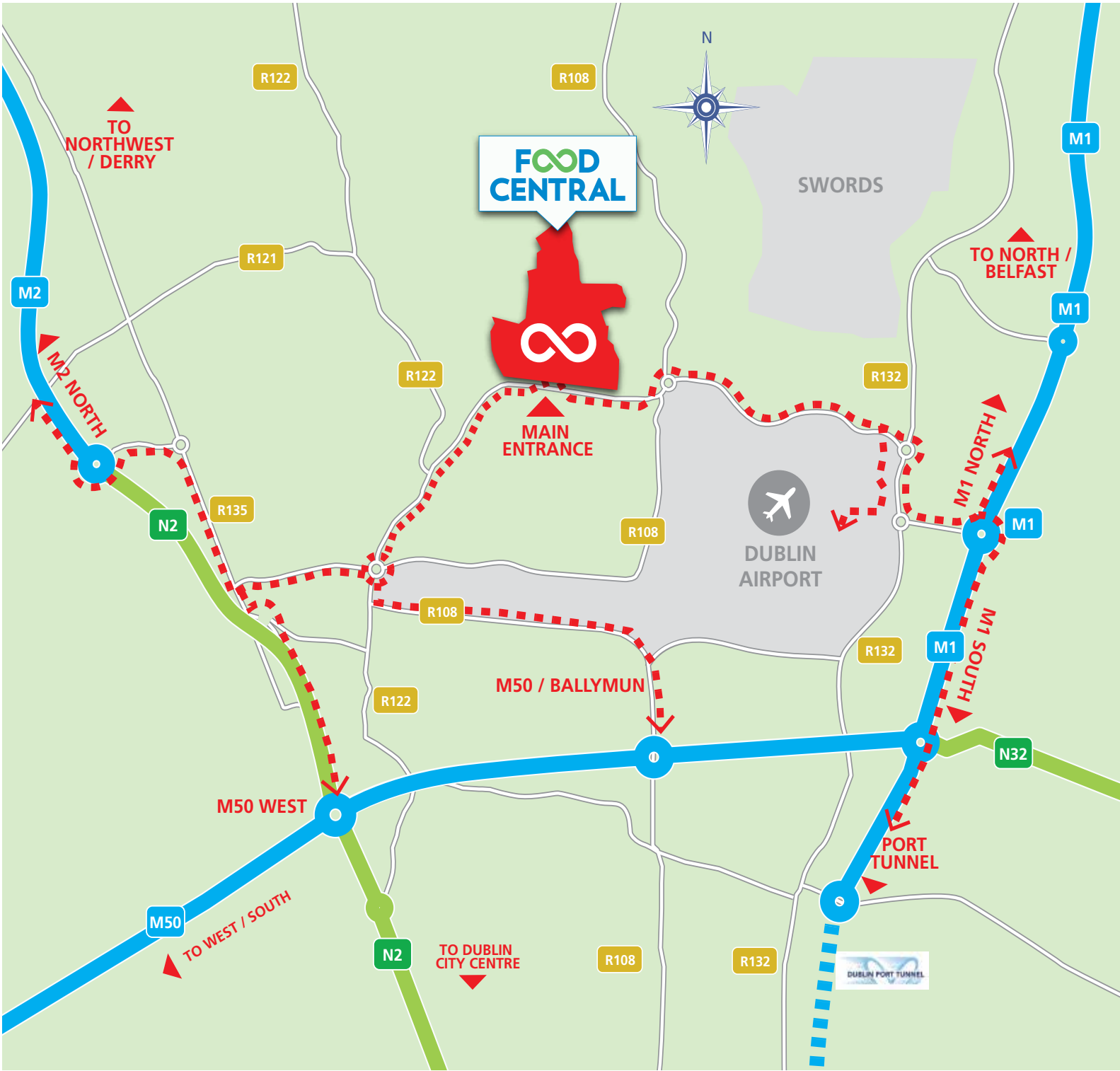
# FOOD CENTRAL

WHERE FOOD BUSINESS GROWS

# THE LOCATION

## CENTRAL TO MARKET

- ∞ 6 mins – M50
- ∞ 9 mins – PORT TUNNEL
- ∞ 6 mins – M1
- ∞ 6 mins – M2
- ∞ 5 mins – DUBLIN AIRPORT





FoodCentral is a dedicated business park for the food and drinks industry.

FoodCentral is an ideally located food park beside Dublin Airport and is close to Dublin Port Tunnel and the motorway network providing distribution efficiency and direct route to market.

FoodCentral is an established park with 1,000 employees on site working in the successful and growing companies such as Keelings, Donnellys and HPP Tolling.

“ Food Harvest 2020 foresees Irish companies increasingly recognising that sharing resources through strategic initiatives will be central to knowledge generation, pursuing consumer and market trends and making the best use of its human capital. Consolidation, collaboration and ‘co-opetition’ will be central to this. ”

Food Harvest 2020 - Department of Agriculture, Fisheries and Food



THE OPPORTUNITY

FoodCentral is an established park with 1,000 employees on site working in a number of successful and growing companies. It is based on 113 hectares of land adjacent to Dublin Airport, which have been zoned for use as a national and international value-added ‘Food Park’.

CONNECTIVITY

- Accessibility - M50, Port Tunnel, Dublin Airport
- Logistics - Improve your Route to Market
- Green Food Environment

EFFICIENCY

- Serviced Lands
- Co-location Synergies
- Distribution Savings
- Scale to grow

INNOVATION

- Enhanced Competitiveness
- Co-Opetition
- Sustainability
- Water Harvesting
- CHP on site



# THE BIG IDEA

Great food and drink companies working and growing together in a central location... resulting in enhanced competitiveness, innovation, shared learning and driven efficiency.

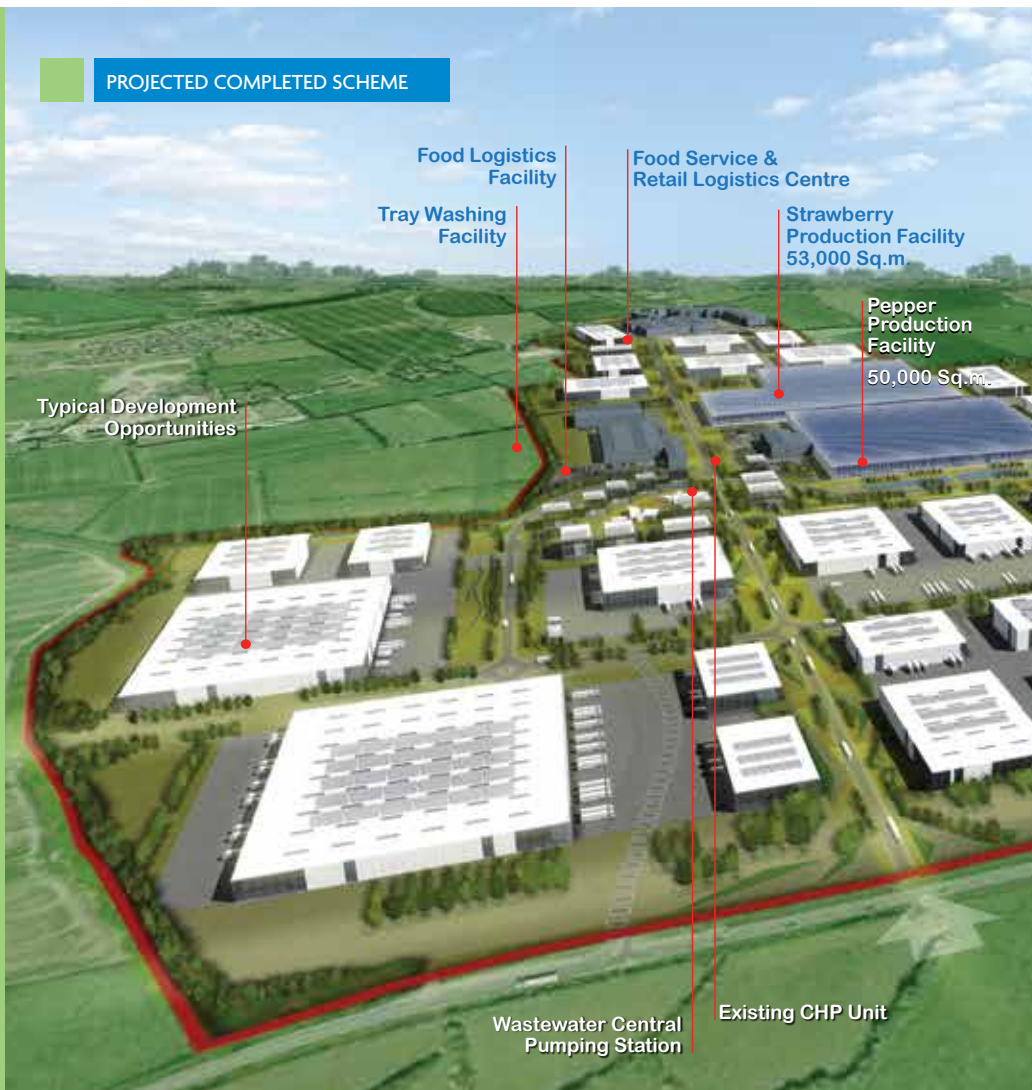
In a world where cost competitiveness, energy costs, food miles and carbon footprint are of paramount importance, FoodCentral stands as a Business Park dedicated to the food industry. FoodCentral fosters co-location synergies through which manufacturing, processing, logistics, R&D and administration functions can optimise commercial and financial benefits.



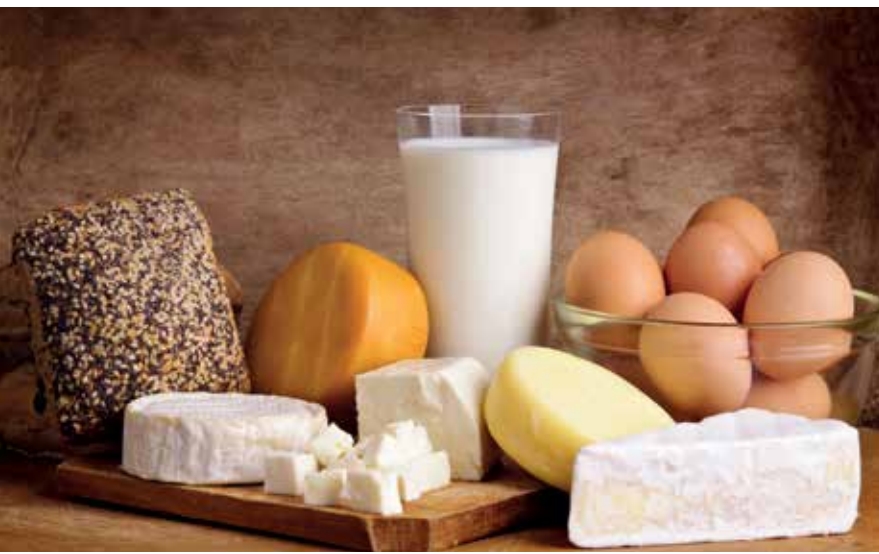
75%  
of Ireland's food retail  
distribution is within



25KM  
of FoodCentral







## WHAT WE OFFER

- Serviced lands for Sale
- Bespoke buildings built to order
- Lease arrangements

There are services already on site and food grown within the park. The Fingal area offers local food industry talent and a workforce trained in the food industry culture and ways of working. FoodCentral offers a range of synergies and opportunities to explore and our team is happy to provide support, advice and services to assist relocating at FoodCentral.





# THE DEVELOPMENT TAILORED FOR YOU



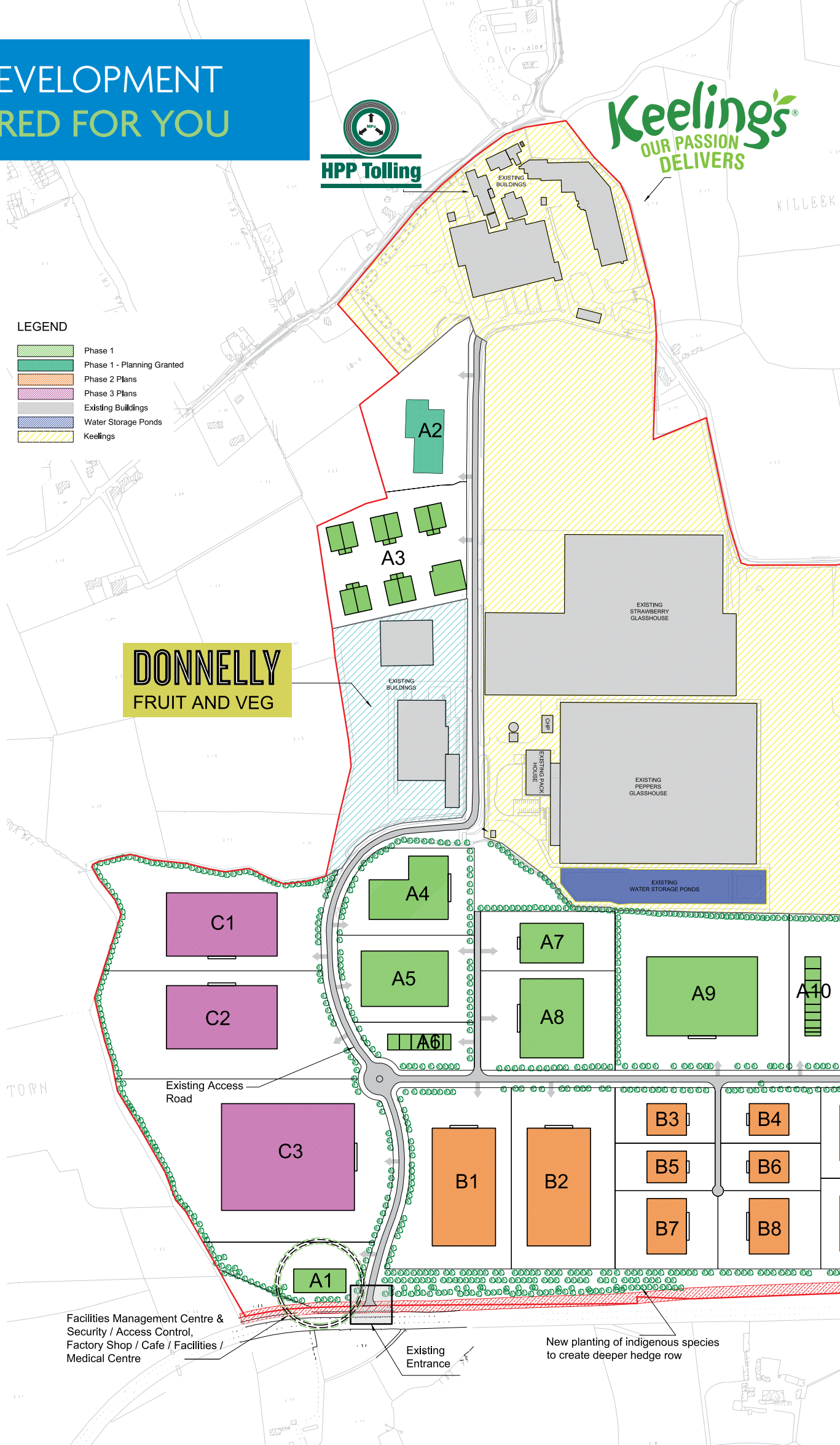
HPP Tolling

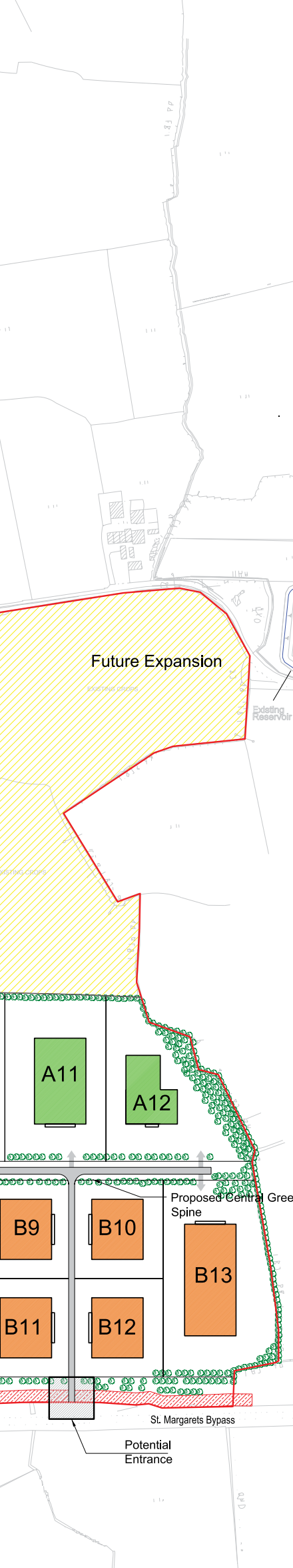
Keeling's®  
OUR PASSION  
DELIVERS

## LEGEND

- Phase 1
- Phase 1 - Planning Granted
- Phase 2 Plans
- Phase 3 Plans
- Existing Buildings
- Water Storage Ponds
- Keelings

DONNELLY  
FRUIT AND VEG





AREA SCHEDULE		
BUILDING NO.	SUGGESTED BUILDING AREA (Sq. m.)	APPROX. SITE AREA (Ha.)
A1	2,000	1.21
A2	3,800	2.02
A3	10 x 600 1 x 1,500	2.63
A4	6,500	1.70
A5	7,700	1.82
A6	3 x 300 2 x 200	0.81
A7	4,000	1.21
A8	8,000	2.02
A9	14,000	4.5
A10	3 x 300 3 x 200 3 x 100	1.42
A11	6,000	2.23
A12	4,000	2.02
B1	12,000	3.16
B2	12,000	3.0
B3	2,000	0.89
B4	2,000	0.89
B5	2,000	0.81
B6	2,000	0.81
B7	3,600	1.3
B8	3,600	1.3
B9	4,200	1.21
B10	4,200	1.21
B11	4,200	1.21
B12	4,200	1.21
B13	7,800	2.63
C1	11,200	3.44
C2	11,200	4.05
C3	23,000	5.87
TOTAL	175,600	56.7
TOTAL SITE AREA	113.3 Ha (280 ACRES)	

# GROW YOUR BUSINESS YOUR WAY

## SERVICED LANDS FOR SALE

from 0.1 ha to 50 ha

You choose the site most suitable for your business, taking into account the opportunity for future growth

We can assist with advice on setup and re-location and any services you may require to establish the buildings and facilities required for your business.

## BESPOKE BUILDINGS TO ORDER

We have designed, built and project managed more than 20,000 sq. m. of food buildings and facilities, as well as 10 hectares of glasshouse at FoodCentral.

We can cost effectively deliver the bespoke buildings and facilities to enhance your business growth and profitability. We are planning a cluster development in units of 500 sq. m. for developing food SME's.

## BUILDINGS TO LEASE

We are happy to discuss opportunities for longer term leases on new buildings or potentially shorter term leases on existing buildings.



## ENHANCED COMPETITIVENESS

- Inter-trading and business development within the park
- Synergies: shared distribution and services
- Group purchasing savings
- 50% reduction in Council planning contributions required for food companies (€41 rather than €82 per sq. m.)
- 2.0 MW Combined Heat & Power (CHP) unit
- Energy costs management and reduction
- Water management

## SUSTAINABILITY

The food park development embodies the principles of sustainability through the use of sound environmental practices and plans for strategic collaboration to optimise energy, water, shared services and operational synergies.

## ENVIRONMENT

Food production and supply chain activities will be complemented by landscape interventions that will brand the food park a distinctive location whilst guiding development with sustainability principles.



“

We welcome investment in the development of food related businesses in FoodCentral. Fingal, the food county, is a great location in which to develop a dynamic food related business in an attractive and supportive environment.

”

Paul Reid - CEO Fingal County Council







“

Our location in FoodCentral allows us easy access to Ireland's primary road network, our customers and our suppliers, while also allowing us to conduct our business in a green, sustainable way

”

Ciaran Donnelly - MD Donnelly's



WATER HARVESTING



COMBINED HEAT & POWER UNIT

# FOODCENTRAL YOUR GATEWAY TO DOMESTIC AND EXPORT MARKETS

## IN SUMMARY

Lands from 0.1 hectare to 50 hectare available for sale or buildings designed to suit specific requirements.

- Ease of access to Port Tunnel, M50 / M1 and Dublin Airport
- Dedicated to Food & Drink Industry
- Synergies of Co-locating with similar companies
- Green Food Environment
- Sustainability
- Scale and opportunity to grow
- On site services
- Set-up advice and support available

## PLANNING

A Master Plan has been approved by Fingal County Council for overall development of a food park for logistics and production facilities, providing ability to fast track planning applications for individual projects.

**50%** REDUCTION IN PLANNING  
DEVELOPMENT LEVIES FOR  
FOOD COMPANIES

## SERVICES

All mains services are available on site. In addition there is a water treatment plant, CHP (Combined Heat and Power) Plant and Water Recycling infrastructure on site.



**GET THE COMPETITIVE ADVANTAGE**





# FOOD CENTRAL

ST. MARGARET'S, CO. DUBLIN

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## SALES & LETTING AGENTS



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