



# Scalable Free Zone Warehouses

**KIZAD Logistics  
Park Phase 1**



**كيزاد  
KIZAD**

**PART OF  
AD PORTS GROUP**



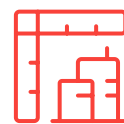
**AVAILABLE NOW**  
FOR IMMEDIATE  
HANDOVER

# About KIZAD Logistics Park Free Zone 1

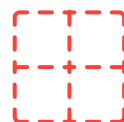
## What we offer

Well-designed quality modular warehouse units equipped with easy access loading docks for trucks and clear open space to eaves. Each unit has its own dedicated loading yard with ramp access for forklifts and has ample on-site parking.

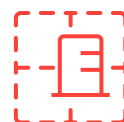
These multi-purpose facilities offer a variety of unit sizes and specifications to suit a multitude of operations and configurations.



**Unit sizes**  
From **379 m<sup>2</sup>**



**Unit status**  
**Free Zone**



**Built up area**  
**17,085 m<sup>2</sup>**



## Key benefits

# Reasons to be here



**Centrally located between Abu Dhabi and Dubai**



**Comprehensive free zone ecosystem**



**Competitive lease and utility rates**



**Close to Khalifa Port Container Terminal**



**Growing industrial and business hub with over 600 companies**



**Flexible lease options**

## Perfect location for major logistics hubs



2 mega ports, new multi-lane highways, 5 international airports, and upcoming rail network



# Free zone benefits

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**100% foreign ownership**



**No taxes and customs duties within the free zone**



**No customs duty on import and exports**



**Optional dual licence for free zone companies**

- Free zone companies can obtain additional licence from Department of Economic Development, Abu Dhabi
- Enables free zone companies operating in KIZAD to carry out their economic activities outside the free zone
- Physical office / business facility outside KIZAD is not required



**No restriction on profit and capital repatriation**

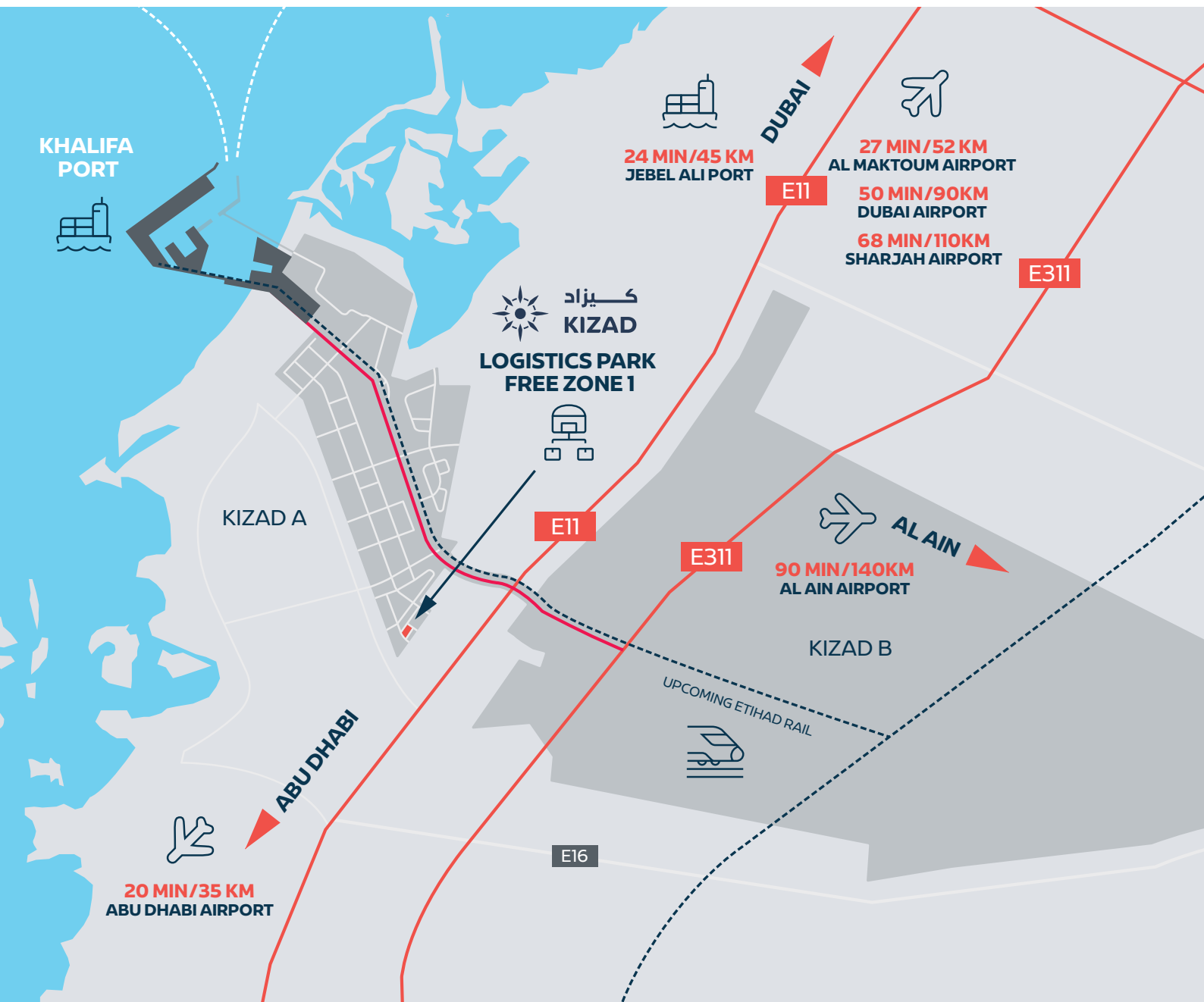


**No foreign exchange controls**

## The location

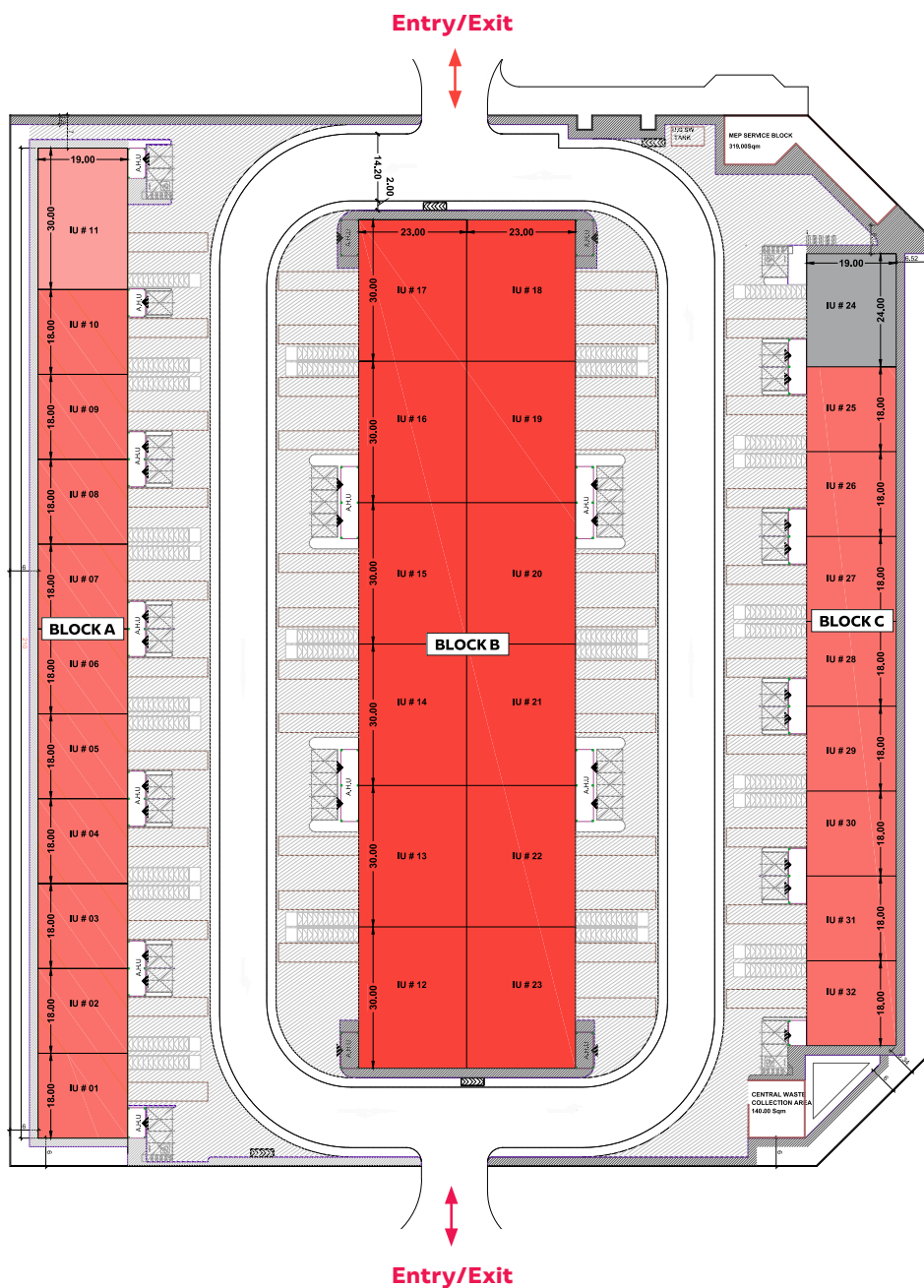
# Easy market access


Located in Area A of KIZAD, its strategic location between Abu Dhabi and Dubai provides access to over 75% of UAE's population within a 90-minute drive along three major highways. KLP FZ 1 also has direct access to Khalifa Port, one of the fastest growing mega ports in the world.



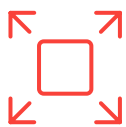
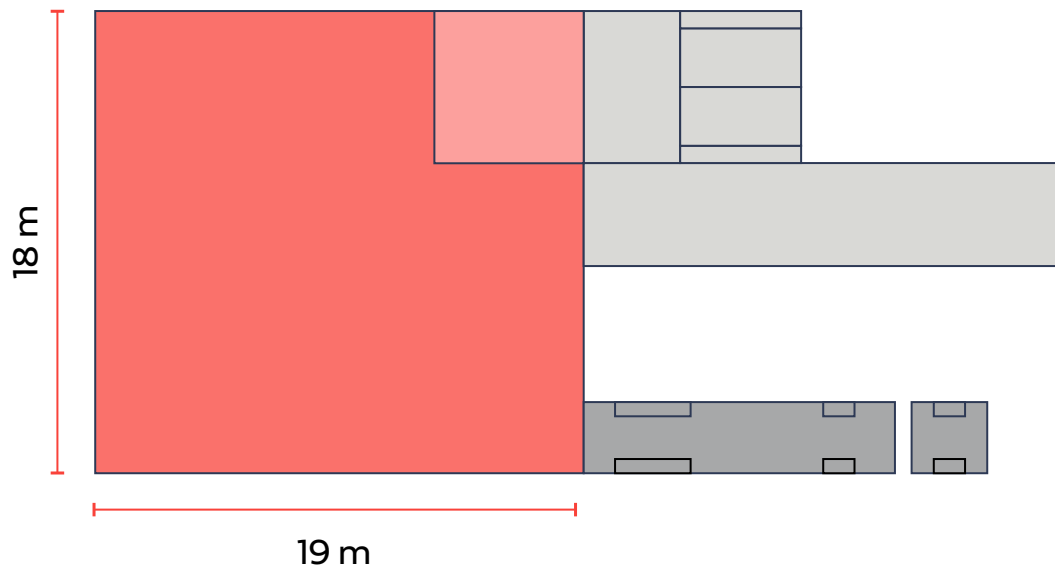
# Site plan

Our Standard Free Zone Warehouses offer flexible spaces from 379.30 m<sup>2</sup> and are ideal for storage, logistics and light industrial activities. Multiple units can be merged together to provide scalable spaces and offer cross docking possibilities.



-  **Unit Type 1**  
379.30 m<sup>2</sup>
-  **Unit Type 2**  
761.30 m<sup>2</sup>
-  **Unit Type 3**  
628.24 m<sup>2</sup>
-  **Unit Type 4**  
493.30 m<sup>2</sup>

# Unit type 1



Total unit area of 379.30 m<sup>2</sup>



1 dock level loading door and 1 ramp



20 kN/m<sup>2</sup> floor loading capacity



Fire alarm and sprinkler system



7 m eaves height



60 KW power capacity



1.3 m raised floor level



37.30 m<sup>2</sup> ready built and semi-fitted office (AC and lighting) at mezzanine level

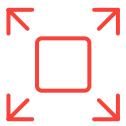
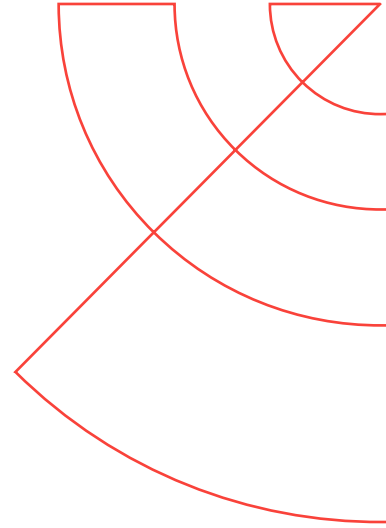
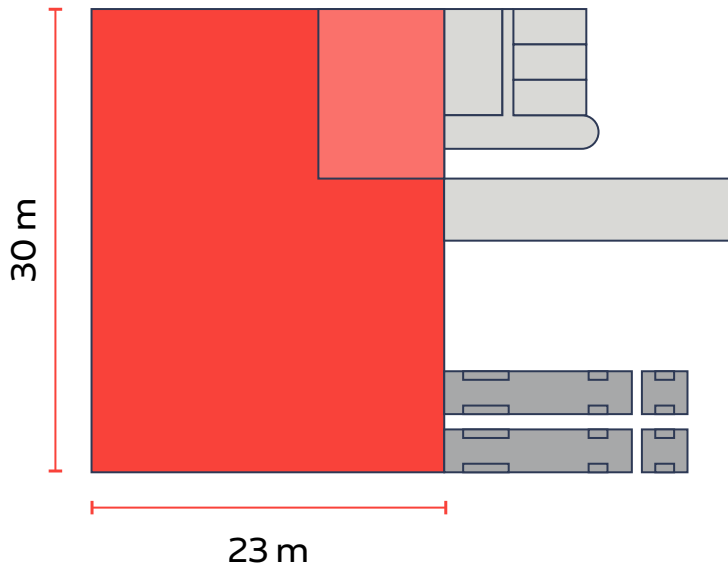


Ready built toilets (2) and pantry (1)



Dedicated parking spaces for each unit

# Unit type 2



Total unit area of 761.30 m<sup>2</sup>



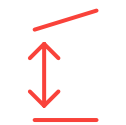
2 dock level loading doors and 1 ramp



20 kN/m<sup>2</sup> floor loading capacity



Fire alarm and sprinkler system



7 m eaves height



123 KW power capacity (some units reach 199 KW)



1.3 m raised floor level



71.30 m<sup>2</sup> ready built and semi-fitted office (AC and lighting) at mezzanine level



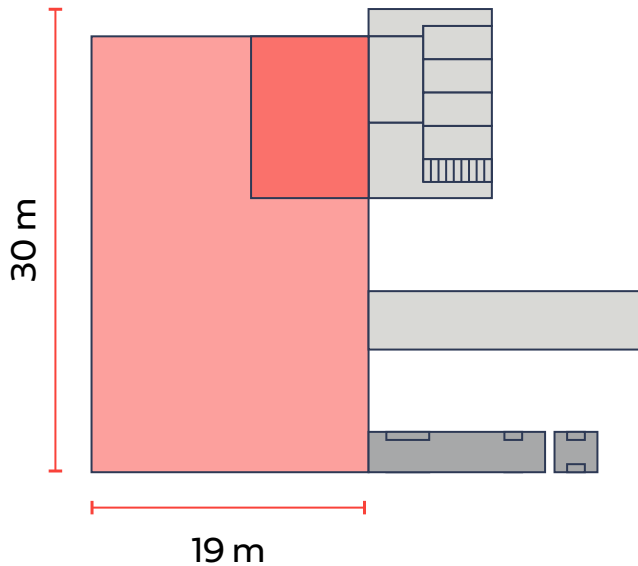
Ready built toilets (2) and pantry (1)



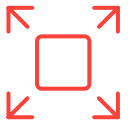
Dedicated parking spaces for each unit



# Unit type 3



**\*One unit only**



Total unit area of 628.24 m<sup>2</sup>



1 dock level loading door and 1 ramp



20 kN/m<sup>2</sup> floor loading capacity



Fire alarm and sprinkler system



7 m eaves height



162 KW power capacity



1.3 m raised floor level



58.24 m<sup>2</sup> ready built and semi-fitted office (AC and lighting) at mezzanine level

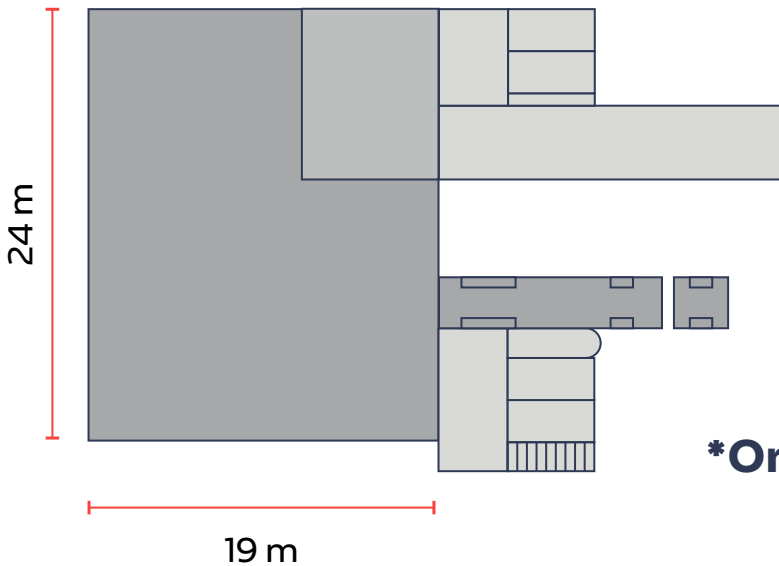


Ready built toilets (2) and pantry (1)

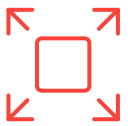
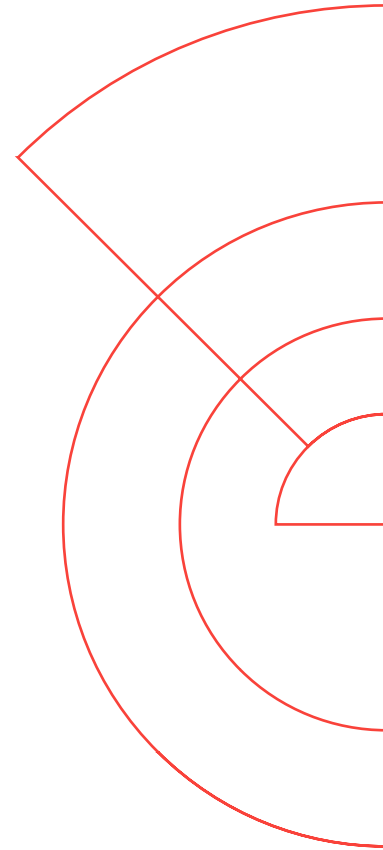


Dedicated parking spaces for each unit

# Unit type 4



**\*One unit only**



Total unit area of 493.30 m<sup>2</sup>



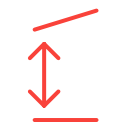
1 dock level loading door and 1 ramp



20 kN/m<sup>2</sup> floor loading capacity



Fire alarm and sprinkler system



7 m eaves height



130 KW power capacity



1.3 m raised floor level



37.30 m<sup>2</sup> ready built and semi-fitted office (AC and lighting) at mezzanine level



Ready built toilets (2) and pantry (1)



Dedicated parking spaces for each unit

## Why KIZAD Logistics Park

# Highlights



### Scalable Modular Units

Each individual unit has been carefully developed to accommodate the needs of a wide range of businesses and offer possibilities for scaling and expanding, as required. All units are fully flexible to use individually, as well as in any desired combination for size, layout and specifications.



### Easy Loading and Unloading Facilities

Each unit provides ample loading space and infrastructure to promote efficient operations. Raised floor levels, dedicated loading yards and ample truck and light vehicle parking enhance business efficiency and capacity.



### Essential Amenities

All facilities are equipped with an integrated fire alarm and sprinkler system, with provisions for office space, washrooms, and parking spaces. Tenants can install and fit out office space and other amenities to their desired configuration.



### Reliable Availability of Power

All units are connected to a reliable, efficient power supply. Select units are also provisioned with additional power for the installation of air-conditioning and other operational equipment requirements.

**At KIZAD, we're here  
to listen, support,  
and deliver**

**Connect with us to find out more**



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