



# Flexible and Scalable Warehouses

KEZAD Logistics Park  
Phase 4



مجموعة كيزاد  
**KEZAD GROUP**

PART OF  
**AD PORTS GROUP**

# Welcome to KEZAD Logistics Park Phase 4

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## Ready-to-Use Facilities with Flexible and Scalable Solutions

KEZAD Group is the UAE's largest provider of fully integrated economic zones, value-added business services and industrial real estate solutions. The Group is committed to creating competitive business ecosystems that encourage unprecedented growth. At KEZAD Logistics Park Phase 4, businesses can choose pre-built units, including Flex Units, Standard Warehouses and Light Industrial Units, bringing them shorter lead time and lower capital investments.

All units are fully flexible to use individually and in any desired combination for size or layout, while clients also benefit from flexible leasing options.

## Creating Possibilities

# Invest in Abu Dhabi



**The capital city of the  
United Arab Emirates**



**Most competitive utility  
rates in the UAE**



**Attractive investment  
policies and incentives**



**Most developed technology  
base in the UAE <sup>1</sup>**



**Abu Dhabi is the safest  
city in the world <sup>2</sup>**



**Abu Dhabi is the happiest  
city in the Arab region <sup>3</sup>**



# About KEZAD Logistics Park Phase 4

**The fourth phase of KEZAD Logistics Park includes Standard Warehouses, Light Industrial Units and Flex Units suitable for a range of activities.**

These multi-purpose facilities cover a total built-up area of 76,000m<sup>2</sup> and offer a variety of unit sizes and specifications to suit a multitude of operations and configurations.



**Unit Sizes**  
from 513m<sup>2</sup>



**Unit Status**  
Domestic Economic Zone



**Built-up Area**  
76,000m<sup>2</sup>

# Reasons to Be Here



Centrally located between  
Abu Dhabi and Dubai



Domestic Economic  
Zone facilities



Competitive lease  
and utility rates



Close to Khalifa Port  
container terminal



Growing industrial  
and business hub with  
over 1,750 companies



Flexible lease options  
for short and long-term  
requirements

## Perfect Location for Major Logistics Hubs



Two major ports,  
multi-lane highways,  
five international airports,  
and an upcoming  
rail networks



# Key Advantages

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## Enabling Significant Cost Savings

- Reliable supply of utilities at the most competitive rates in the UAE
- Prime location facilities at very competitive lease rates



## Speed to Market and Proximity Advantage

- Simplified and flexible company formation
- Presence of supporting entities such as raw material suppliers, packaging and specialised logistics services within the zones



## Flexibility in Scale of Operations

- Flexibility in lease tenure and structuring
- Future-ready development with provisions for expansion and integration with new projects



## Growing Community of Businesses, Zones and Amenities

- Multiple residential, social areas, leisure facilities within 10 minutes' drive
- Multiple on-site staff accommodation facilities

# Operating at the **Centre of Global** Trade and Maritime Routes

**8hrs**  
Flight Time



**80%**  
Global Population  
Reach

**4hrs**  
Flight Time



**33%**  
Global Population  
Reach



Shipping routes from Abu Dhabi Ports



Flight times from the UAE

# Our Strategic Location Offers Fast Connectivity

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Abu Dhabi is perfectly located at the heart of world commerce. Equidistant between London and Singapore and sitting right at the centre of the GCC region, Abu Dhabi offers easy access to other major gateway cities.





# Ideally Positioned to Serve All the Major Markets in the Middle East and Africa

1

Areas A & B

2

Musaffah & Rahayel

3

Al Faya

4

Al Haffar

5

Al Ain

Group Ports

Other Ports

Airports

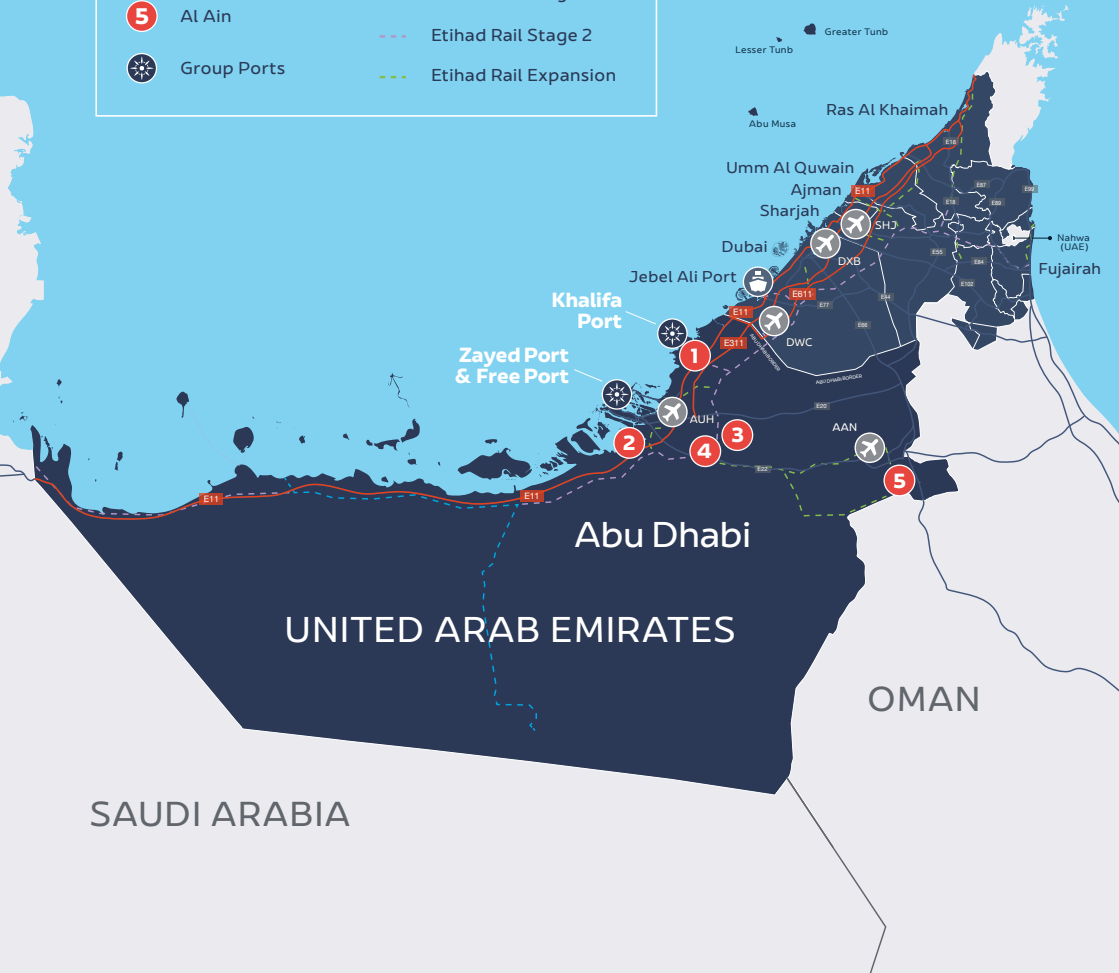
Major Roads

Roads

Etihad Rail Stage 1

Etihad Rail Stage 2

Etihad Rail Expansion



# Easy Market Access

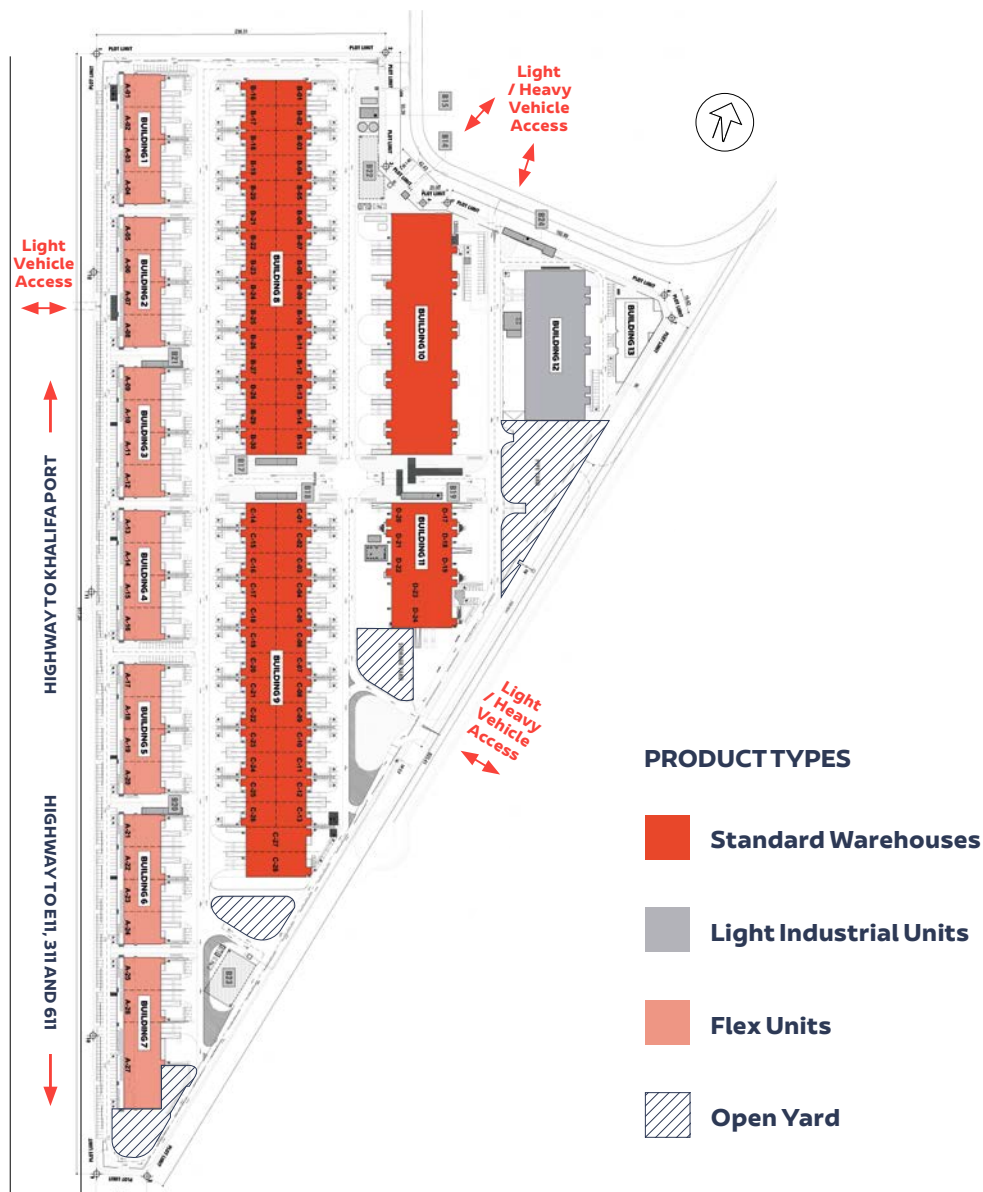
Located in Area A, KLP4’s strategic location between Abu Dhabi and Dubai provides access to over 75% of UAE’s population within a 90-minute drive along three major highways. KLP4 also has direct access to Khalifa Port, one of the fastest growing major ports in the world.





# Site Plan

**Designed to promote operational synergy and logistics efficiency**






# Flex Units



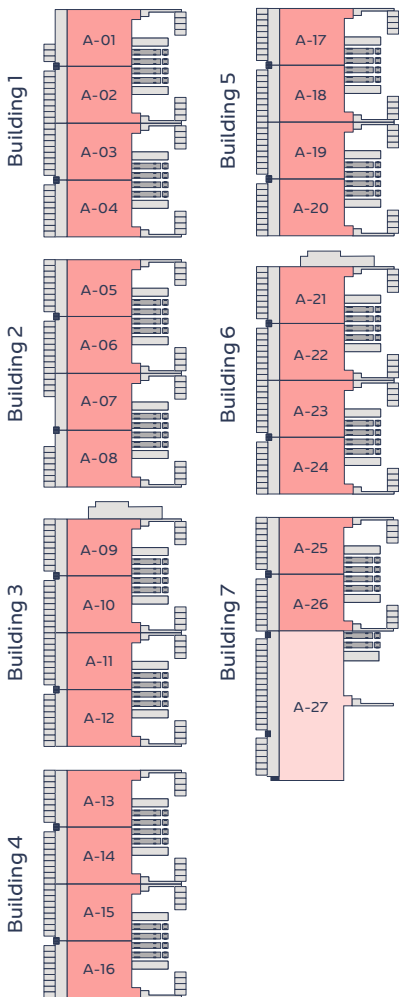
# Specifications

**Flex Units offer clients the opportunity to customise their units to suit their needs. These highly versatile units can be configured to provide them their desired blend of warehouse, showroom, training and demonstration areas. In addition, all Flex Units have a glass facade frontage providing excellent visibility onto the Khalifa Port highway.**

|  |  |   |   |
|--|--|---|---|
|    | Units from 811m <sup>2</sup> with scalable combinations of up to 3,000m <sup>2</sup> |    | Two dock level loading doors and one level access per unit                      |
|    | 30kN/m <sup>2</sup> floor loading capacity/FM2 floor                                 |    | Fire alarm and sprinkler system   |
|   | 10m eaves height   |   | 300W/m <sup>2</sup> power supply  |
|  | 1.3m raised floor level  |  | Office and amenities space provision (~10% of the area)                         |
|  | Allocated visitor and employee parking   |  | Dock level door:<br>3m (W) x 3.25m (H)<br>Level access door:<br>3m (W) x 6m (H) |



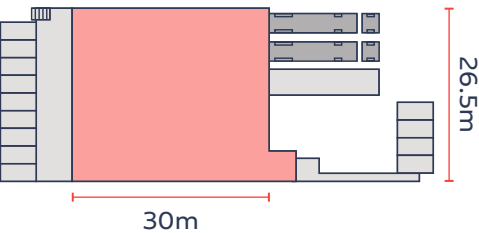
# Flex Unit Layout



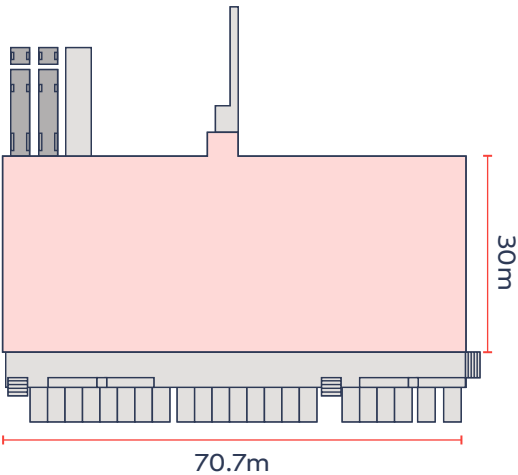
## UNIT TYPES

### Type 1

Total Area: 811.71sq.m.



### Type 2





# Standard Warehouses



# Specifications

**Our Standard Warehouses offer flexible space from 526m² and are ideal for storage, logistics and light industrial activities. Multiple units can be merged together side-by-side as well as in cross-docking configurations to create single units of up to 15,000m².**



Units from 526m² with scalable combinations of up to 15,000m²



One dock level loading door and one level access door per unit



30kN/m² floor loading capacity / FM2 floor



Fire alarm and sprinkler system



8m eaves height



185 – 300W/m² power supply



1.3m raised floor level



Office and amenities space provision (~10% of the area)



Allocated visitor and employee parking

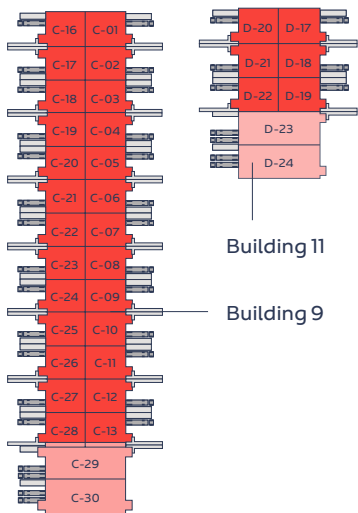
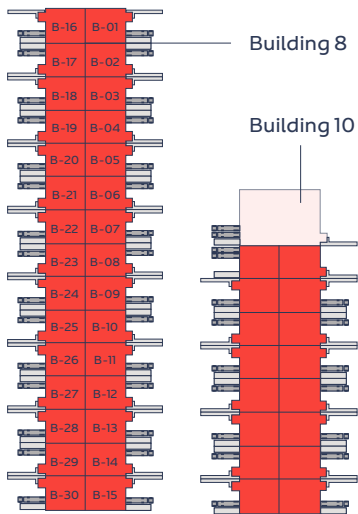


Dock level door:  
3m (W) x 3.25m (H)  
Level access door\*:  
3m (W) x 3.25m (H)

\* Type 3: 3m (W) x 6m (H)



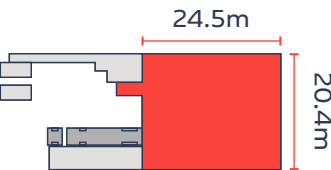
# Standard Warehouse Layout



## UNIT TYPES

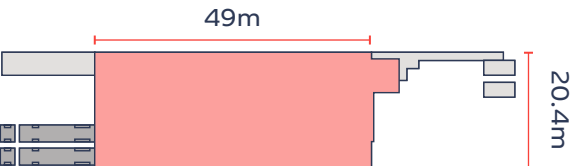
### Type 1

Total Area: 526.61sq.m.



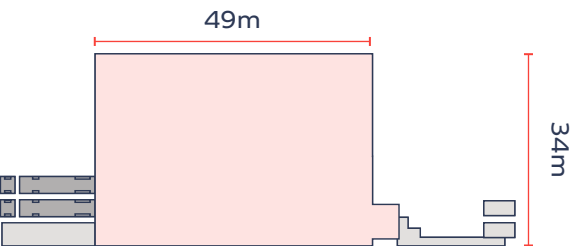
### Type 2

Total Area: 1,025sq.m.



### Type 3

Total Area: 1,692sq.m.





# Light Industrial Units



# Specifications

**Light Industrial Units provide single spaces from 1,026m<sup>2</sup> that are perfect for an array of light industrial activities. Clients have the benefit of ground-level loading, increased power supply for machinery and installation of comfort cooling, as well as a 9.3m clear height with structural capability for installation of material handling equipment.**



Units from 1,026m<sup>2</sup> with scalable combinations of up to 6,000m<sup>2</sup>



One ground level access door per unit



50kN/m<sup>2</sup> floor loading capacity / FM4 floor



Fire alarm and sprinkler system



9.3m eaves height



300W/m<sup>2</sup> power supply



Provision for 10T gantry crane in select units



Office and amenities space provision (~10% of the area)



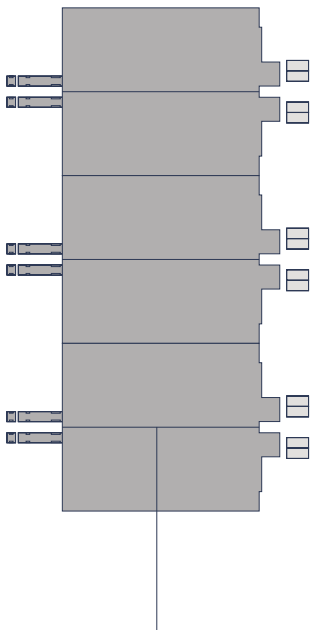
Allocated visitor and employee parking



Level access doors: 2.85m (W) x 3.32m (H)



# Light Industrial Units Layout

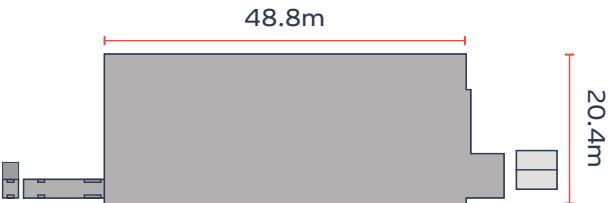


Building 12

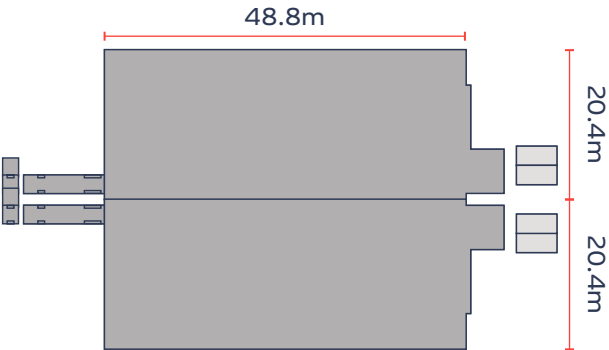
## UNIT TYPES

### Single LIU Unit

Total Area: 1,026sq.m.



### Multiple LIU Units







# KLP4 Highlights



## Scalable Modular Units

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



## Easy Loading and Unloading Facilities

All units provide ample loading space and infrastructure that promotes efficient operations. A variety of operation floor level heights, dedicated loading yards, 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, as well as provisions for fitting out office space, pantries, washrooms and wet areas. Clients can install and fit out these spaces to their desired configuration.



## Reliable Availability of Power

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

# Access to Khalifa Port

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**Strategically located halfway between Abu Dhabi and Dubai, Khalifa Port is the first semi-automated, deep-water container port in the GCC region.**

Connectivity is at the core of Khalifa Port's uniqueness. It serves over 25 shipping lines, offering global reach and direct links to major international destinations. The port is adding capacity to handle over 9 million TEUs by 2024, significantly increasing its current capacity of 2.5 million TEUs. It will also be the first port in UAE to be linked through the new Etihad Rail network, which is currently under construction.



**The port handles container cargo, general cargo, roll-on and roll-off (RoRo), liquid bulk and break-bulk cargo.**



**At KEZAD Group,  
We're Here to Listen,  
Support and Deliver.**

**Creating Possibilities**

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