



# Flexible and Scalable Solutions

KEZAD Logistics Park  
Phase 4



مجموعة كيزاد  
KEZAD GROUP

PART OF  
AD PORTS GROUP



# About KEZAD Logistics Park 4



**ENQUIRE NOW**  
FOR 2022  
HANDOVER

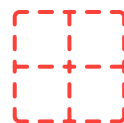
## What We Offer

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**  
Non Free Zone



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



## Key Benefits

# Reasons to be Here

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**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



2 major ports, new  
multi-lane highways,  
5 international airports,  
and an upcoming rail link



## The Location

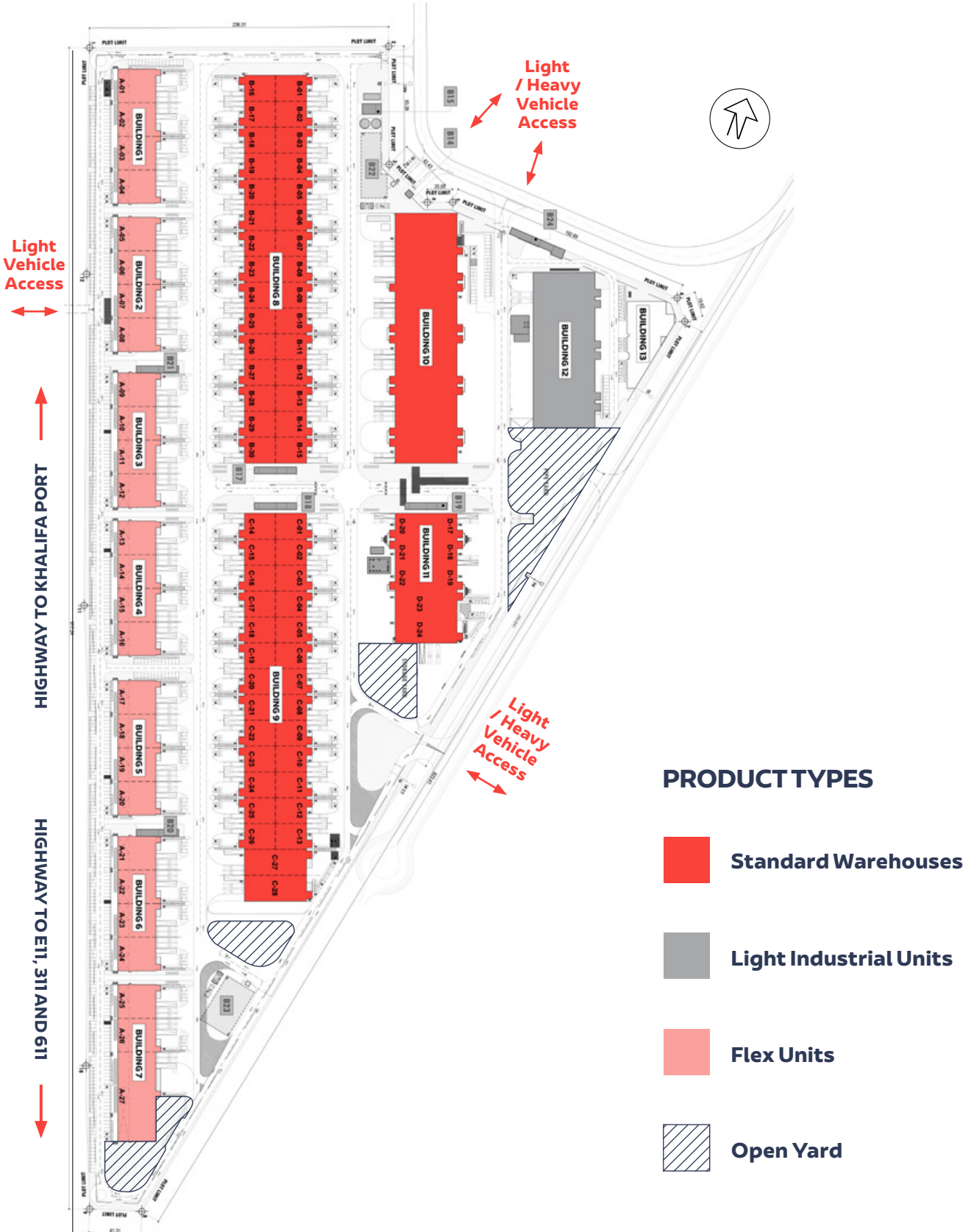
# Easy Market Access

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

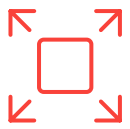
Designed to promote operational synergy and logistics efficiency





# Flex Units

**Flex Units offer clients the opportunity to customise their units to suit their needs. These highly versatile units can be configured to provide clients 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>



2 dock level loading door and 1 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



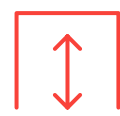
1.3m raised floor level



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



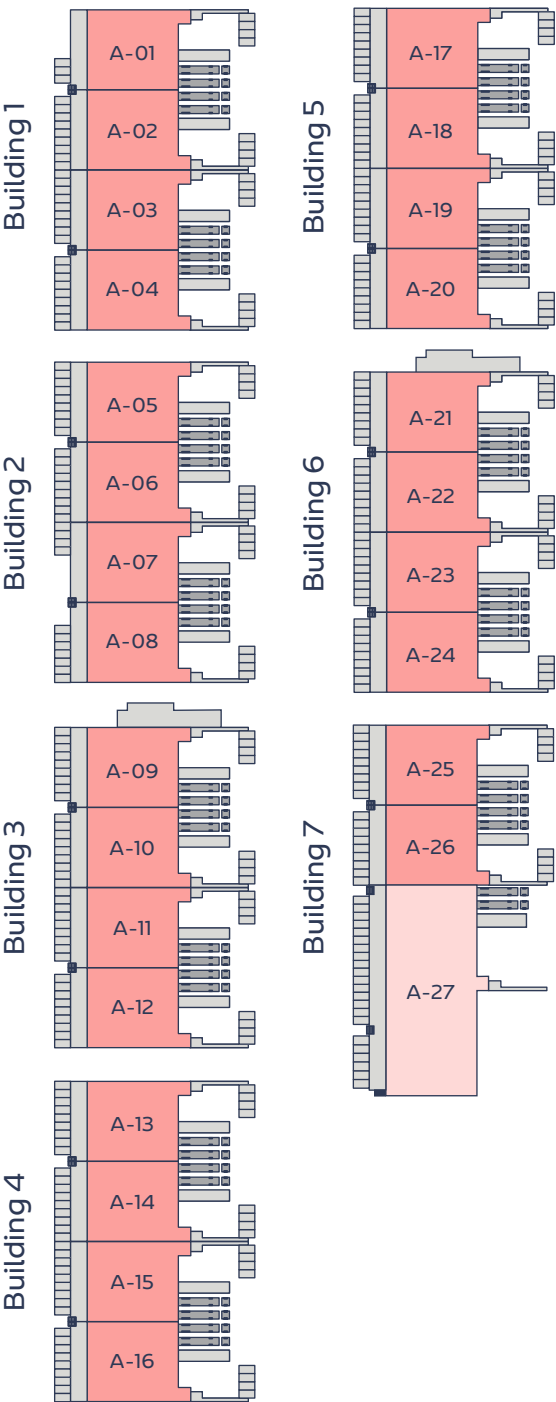
Allocated visitor and employee parking



Dock level door:  
3m (W) x 3.25m (H)  
Level access door:  
3m (W) x 6m (H)

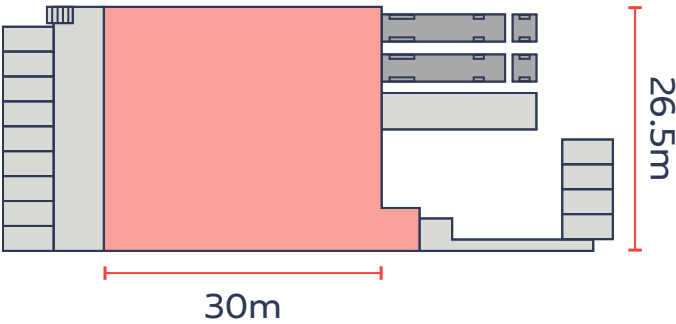
Flex Units

Layout

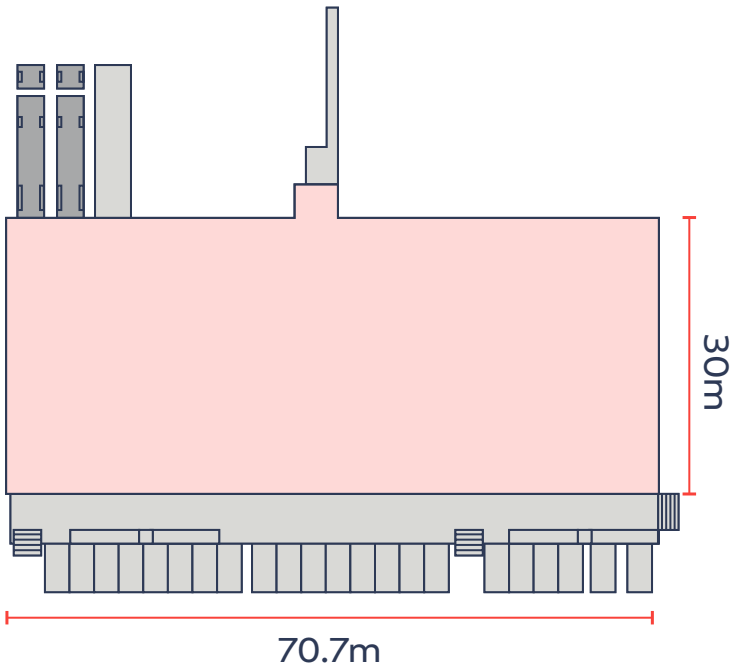


UNIT TYPES

Type 1  
Total Area: 811.71Sq.m.



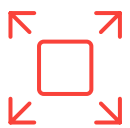
Type 2





# Standard Warehouses

**Our Standard Warehouses offer flexible space from 526m<sup>2</sup> 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 15,000m<sup>2</sup>.**



Units from 526m<sup>2</sup> with scalable combinations of up to 15,000m<sup>2</sup>



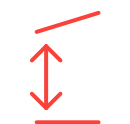
1 dock level loading door and 1 level access door per unit



30kN/m<sup>2</sup> floor loading capacity / FM2 floor



Fire alarm and sprinkler system



8m eaves height



185 – 300W/m<sup>2</sup> power supply



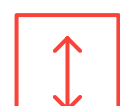
1.3m raised floor level



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



Allocated visitor and employee parking



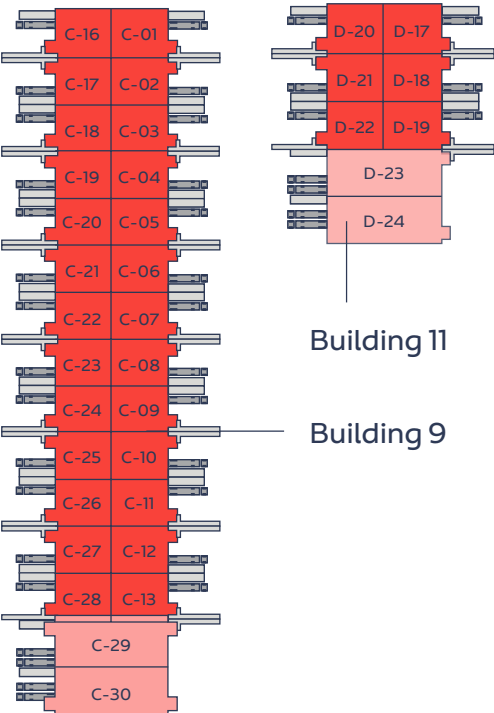
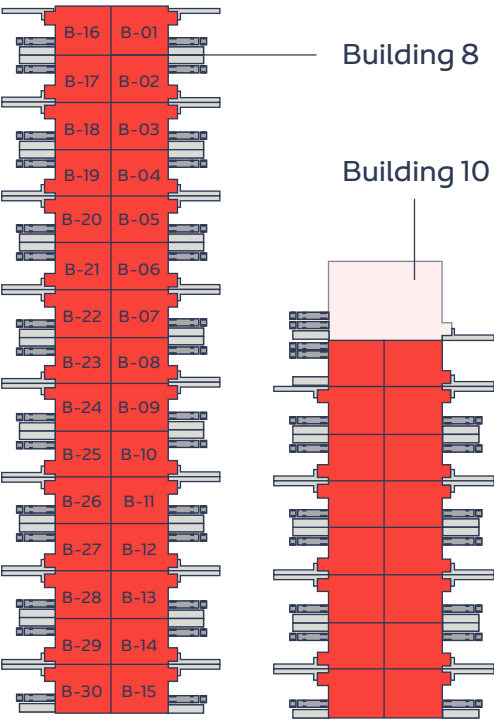
Dock level door:  
3m (W) x 3.25m (H)  
Level access door\*:  
3m (W) x 3.25m (H)

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



Standard Warehouses

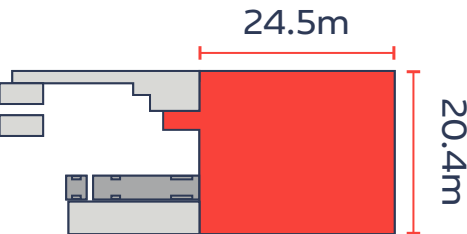
Layout



UNIT TYPES

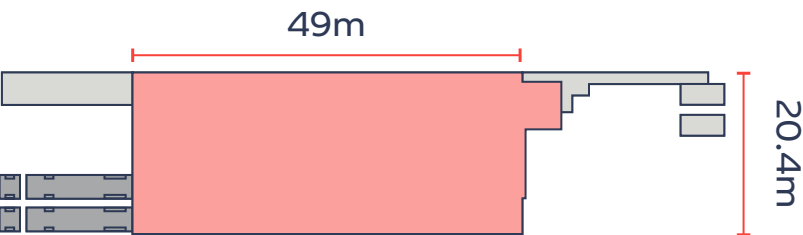
Type 1

Total Area: 526.61Sq.m.



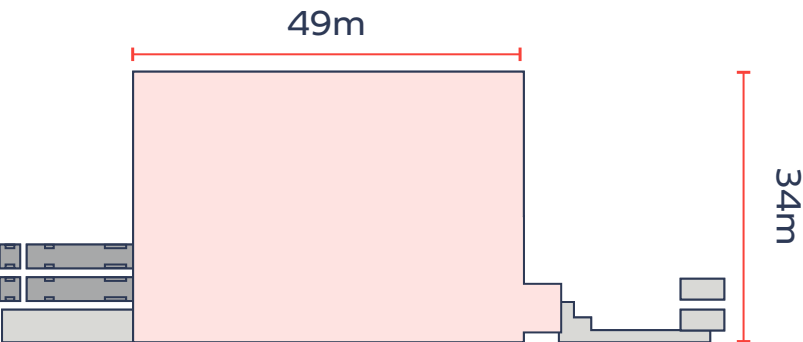
Type 2

Total Area: 1,025Sq.m.



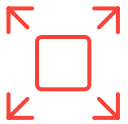
Type 3

Total Area: 1,692Sq.m.



# Light Industrial Units

**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>



1 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



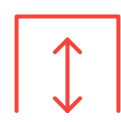
Provision for 10T gantry crane in select units



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



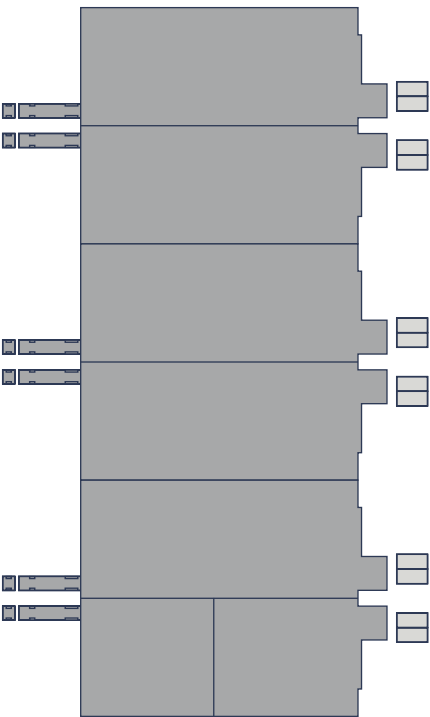
Allocated visitor and employee parking



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

Light Industrial Units

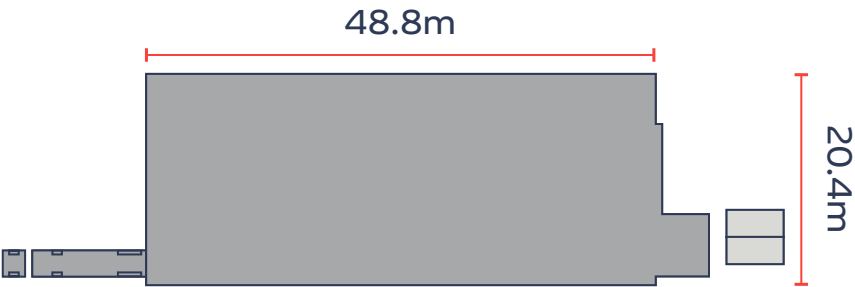
Layout



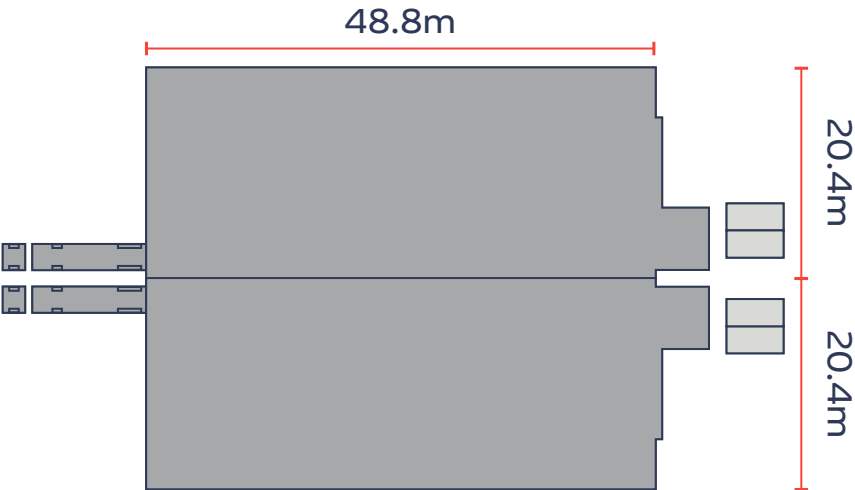
Building 12

UNIT TYPES

Single LIU Unit  
Total Area: 1,026Sq.m.



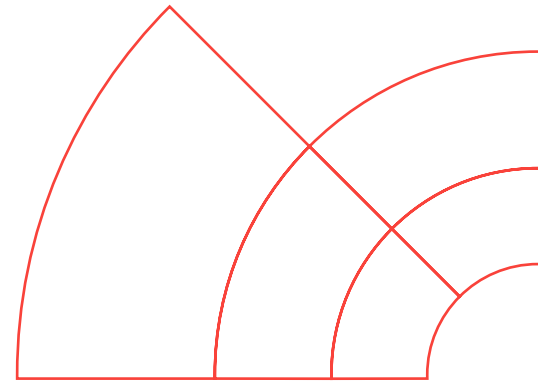
Multiple LIU Units





## Why KEZAD Logistics Park

# 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 for 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 levels heights, dedicated loading yards and ample truck and light vehicle parking enhances 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. Selected units are also provisioned with additional power supply for the installation of air-conditioning or use of other operational equipment.

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

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