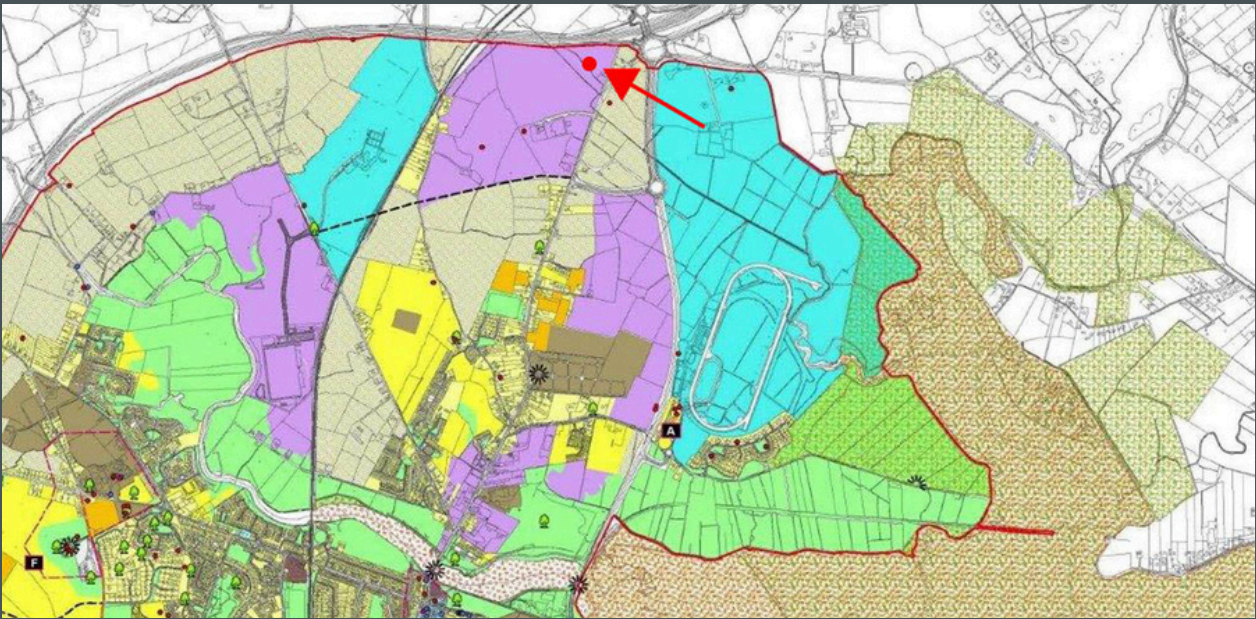


A rare opportunity to acquire Prime Commercial Development Lands
comprising c.4.05 hectares (10 acres)
Zoned EI – General Employment
New Inn, Lower Faughart, Dundalk, Co. Louth.
(Folio No: LH42122F)



Motorway-fronting lands of this scale, zoning and accessibility are increasingly scarce, offering both near-term development potential and long-term strategic value for developers, investors and suitable end users alike.

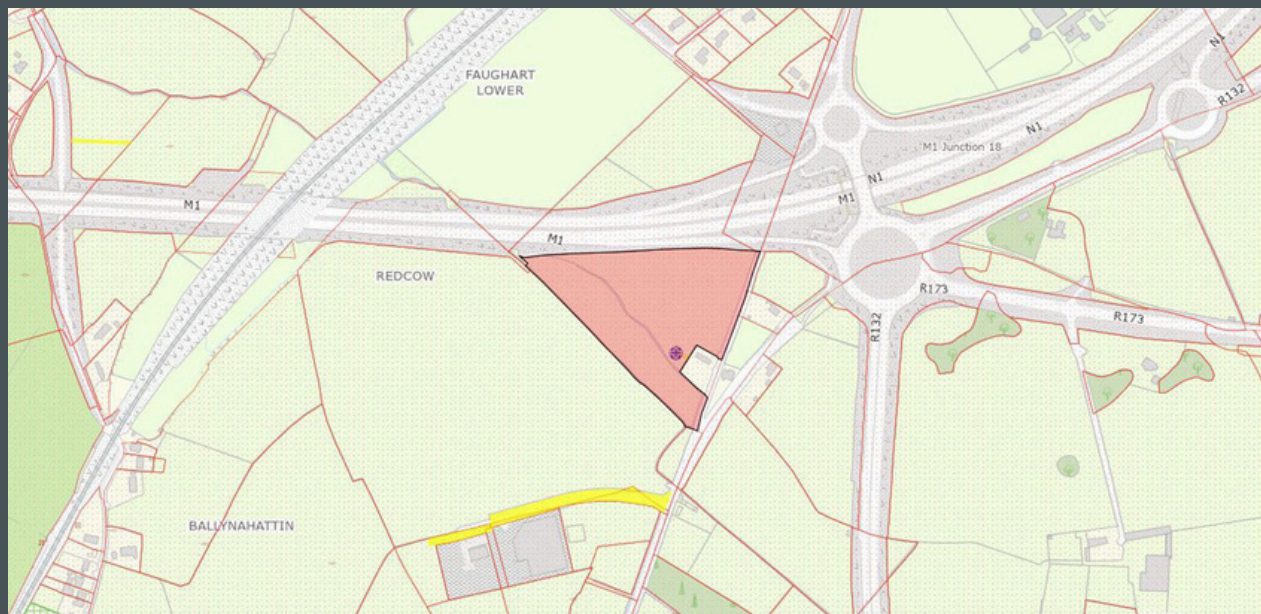
Zoning & Development Potential



Zoning: EI – General Employment

Permitted Uses (in principle):

- Industrial / light industrial development
- Warehousing & logistics
- Enterprise and business park uses
- Research & development / high-tech manufacturing
- Ancillary offices associated with employment uses



Open for Consideration:

- Stand-alone offices
- Motor-related and roadside services
- Trade counters / builders' providers
- Data centres and utilities-related infrastructure
- Other employment-generating uses compatible with the zoning objective



Summary

The lands benefit from:

- Extensive high-profile frontage onto the M1 Motorway
- Direct vehicular access via Junction 18 / Dundalk Eastern Bypass
- A strategic, motorway-adjacent location within an established employment corridor
- Immediate area set for major development
- A regular site layout capable of accommodating a range of development formats


Legal Title

Registered freehold title under Folio No: LH42122F

Quoting Price: €1,500,000

Contact REA Gunne Property for more details



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 www.reagunneproperty.ie

Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.