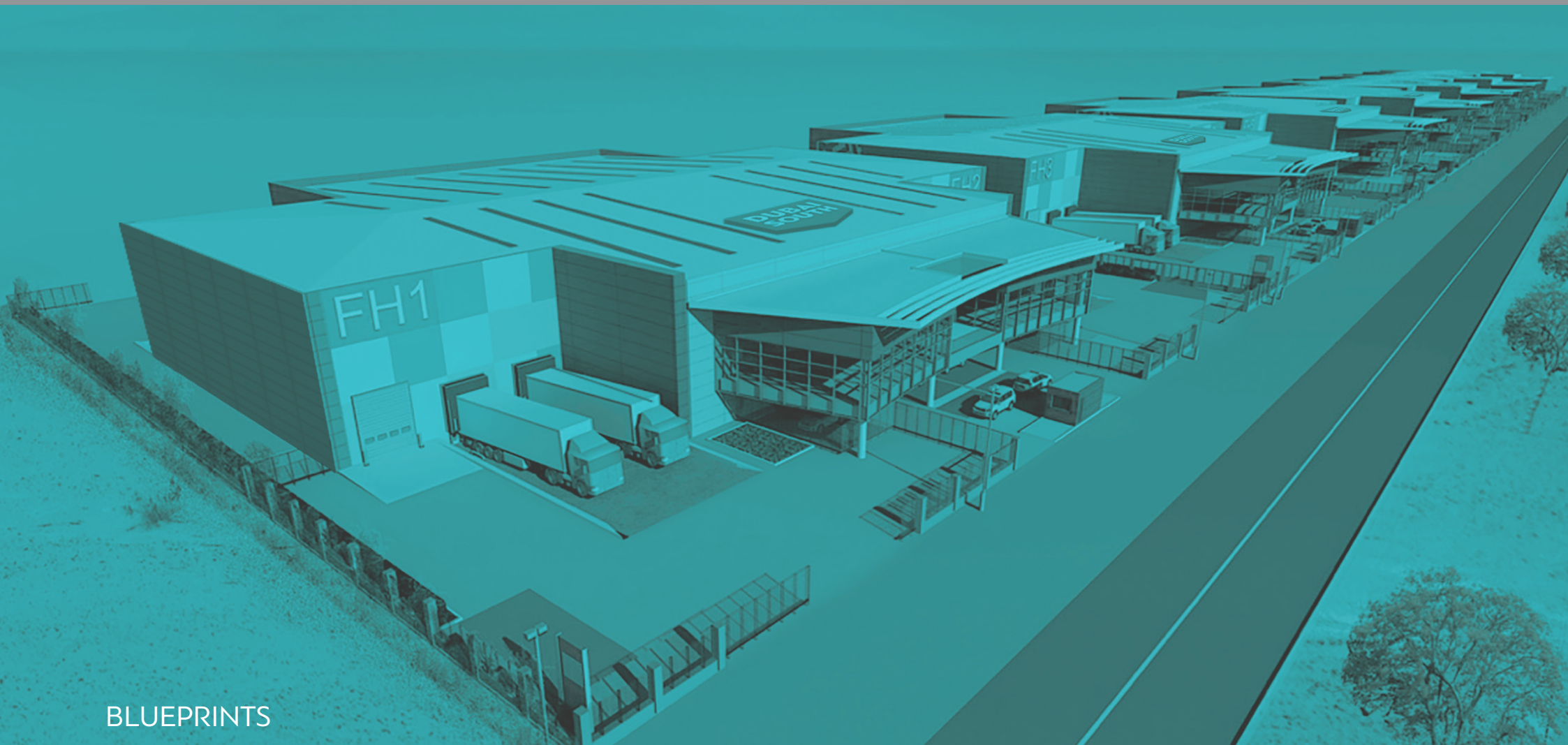


Logistics District

A development by **DUBAI SOUTH**

YOUR MULTIMODAL GATEWAY TO THE WORLD



BLUEPRINTS

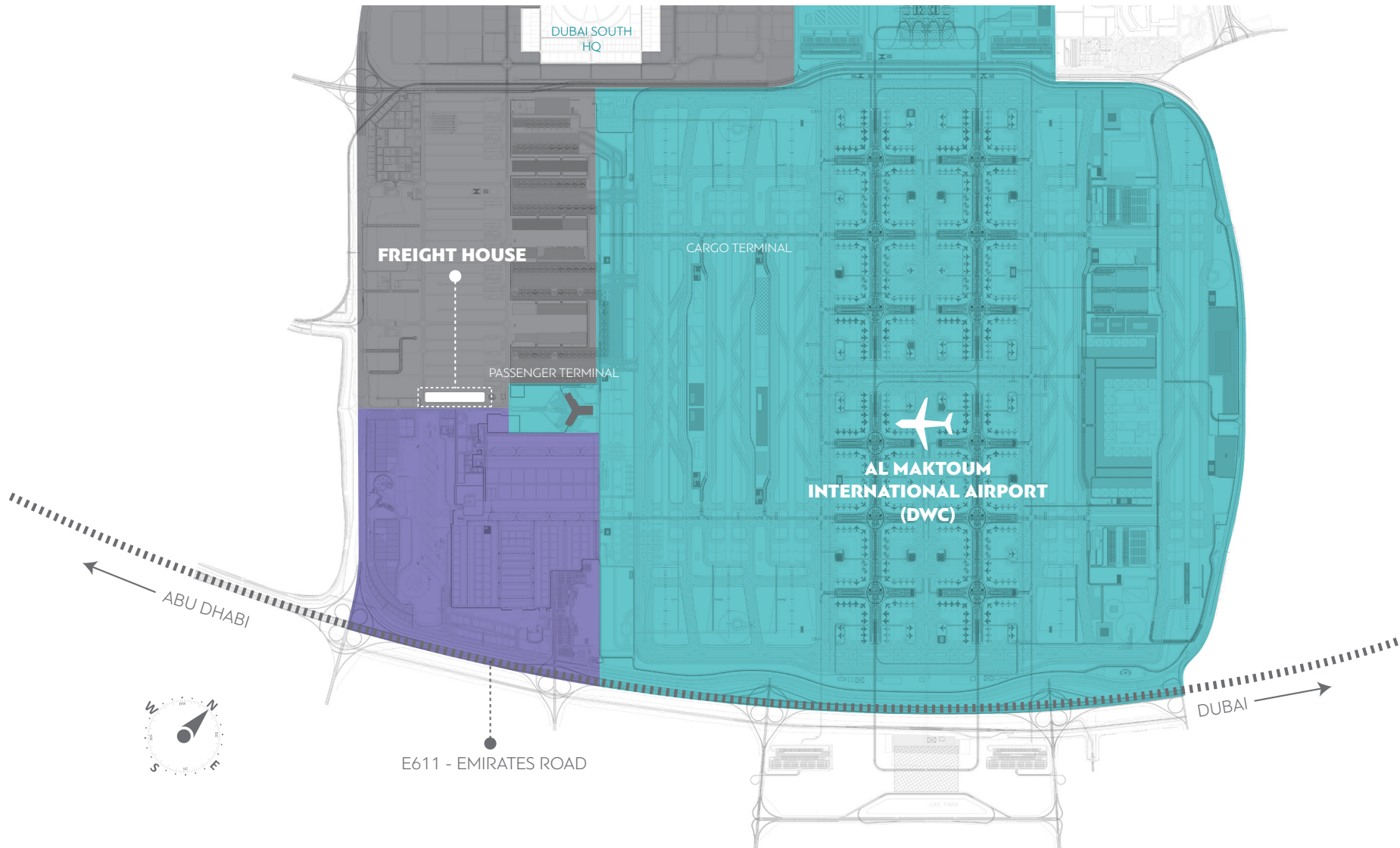
FREIGHT HOUSE

FREIGHT HOUSE

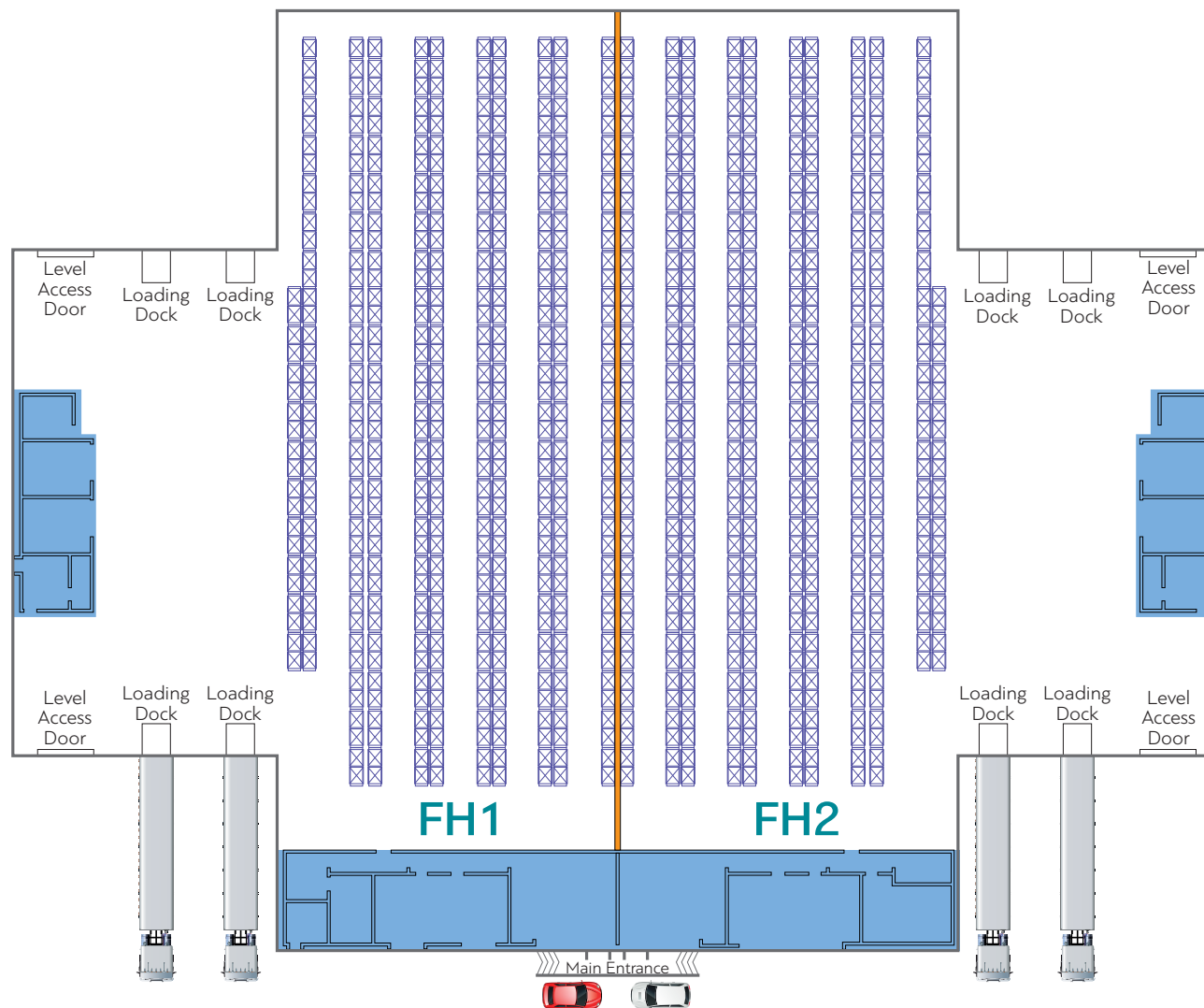
Logistics District

A development by **DUBAI SOUTH**

LOCATION

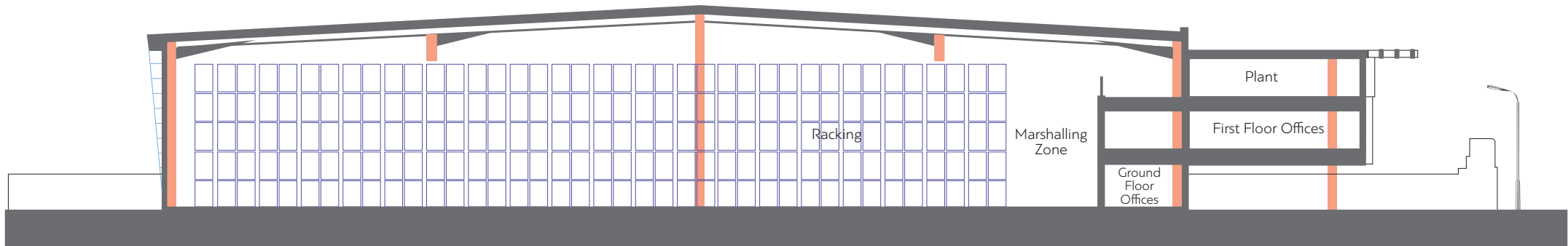


SETTING OUT PLAN

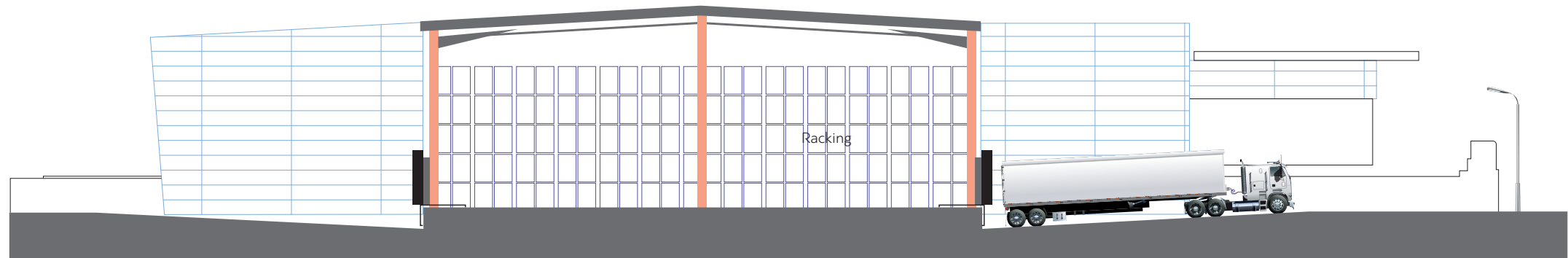


GROUND FLOOR : 2430 SQM
FIRST FLOOR OFFICE : 380 SQM
DECK LEVEL STORAGE : 300 SQM

SECTIONS



SECTION A-A



SECTION B-B

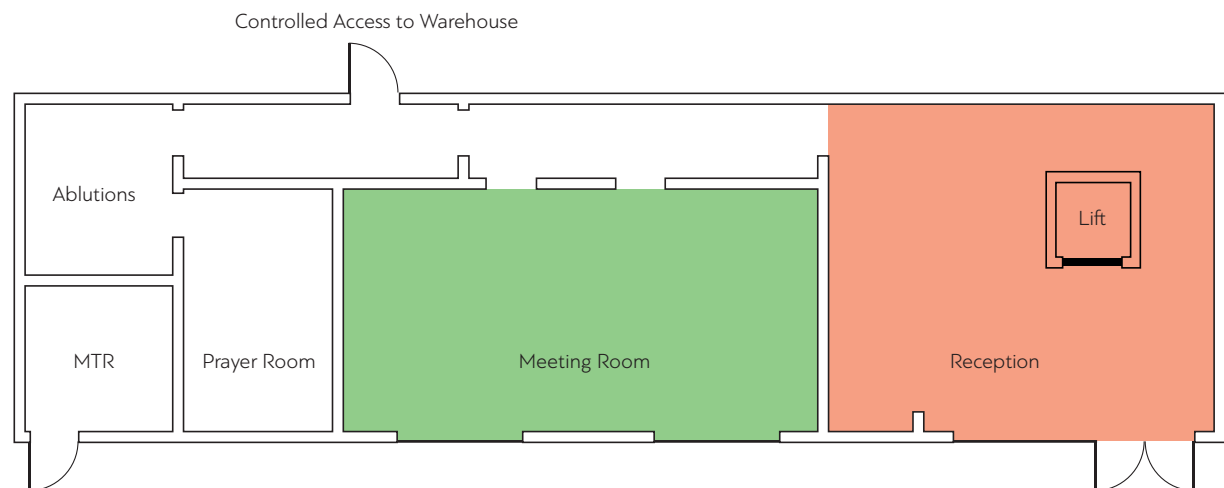
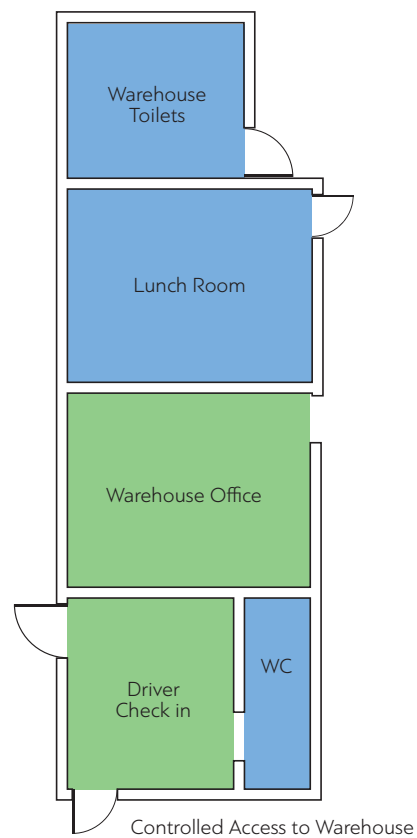
PLANS - GROUND FLOOR



GROUND FLOOR OFFICE : 178 SQM

FIRST FLOOR OFFICE : 380 SQM

DECK LEVEL STORAGE : 300 SQM



PLANS - FIRST FLOOR

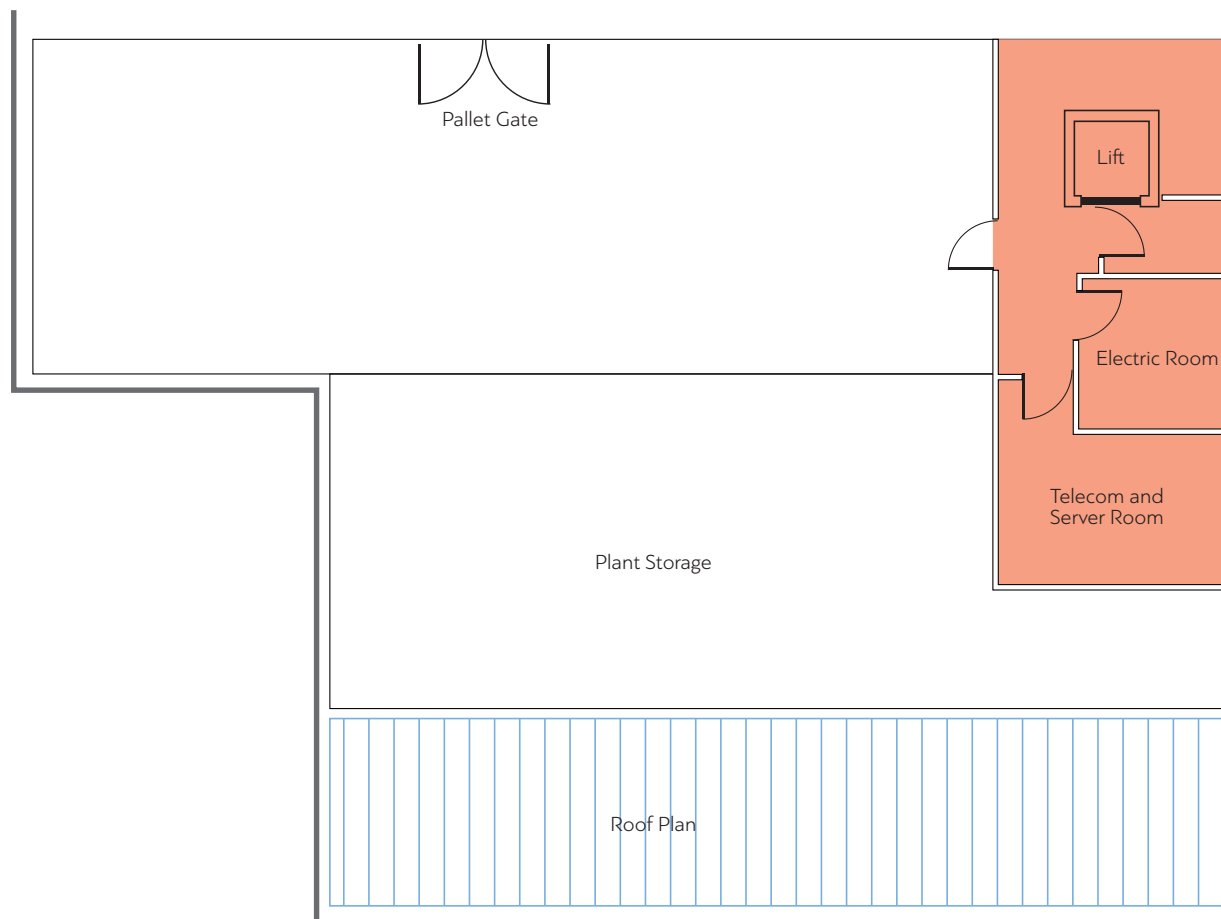


GROUND FLOOR OFFICE : 178 SQM

FIRST FLOOR OFFICE : 380 SQM

DECK LEVEL STORAGE : 300 SQM

PLANS - DECK LEVEL STORAGE



GROUND FLOOR OFFICE : 178 SQM

FIRST FLOOR OFFICE : 380 SQM

DECK LEVEL STORAGE : 300 SQM

SPECIFICATIONS



- 558 sqm office
- 2,252 sqm warehouse
- Dedicated pantry and washrooms for the blue collar staff
- Driver room with dedicated washroom
- 10m warehouse storage height
- Ramp for yard access
- Two loading docks with mechanical leveler, dock shelters and bumpers
- FM2 floor specifications
- 380 sqm first floor office with white collar staff canteen and washrooms
- AC-controlled offices and amenities
- 57.6 kW power allocation
- Power provision for warehouse AC installation
- ESFR wet fire sprinkler system
- Dedicated parking space

LEASE TERMS & CONDITIONS

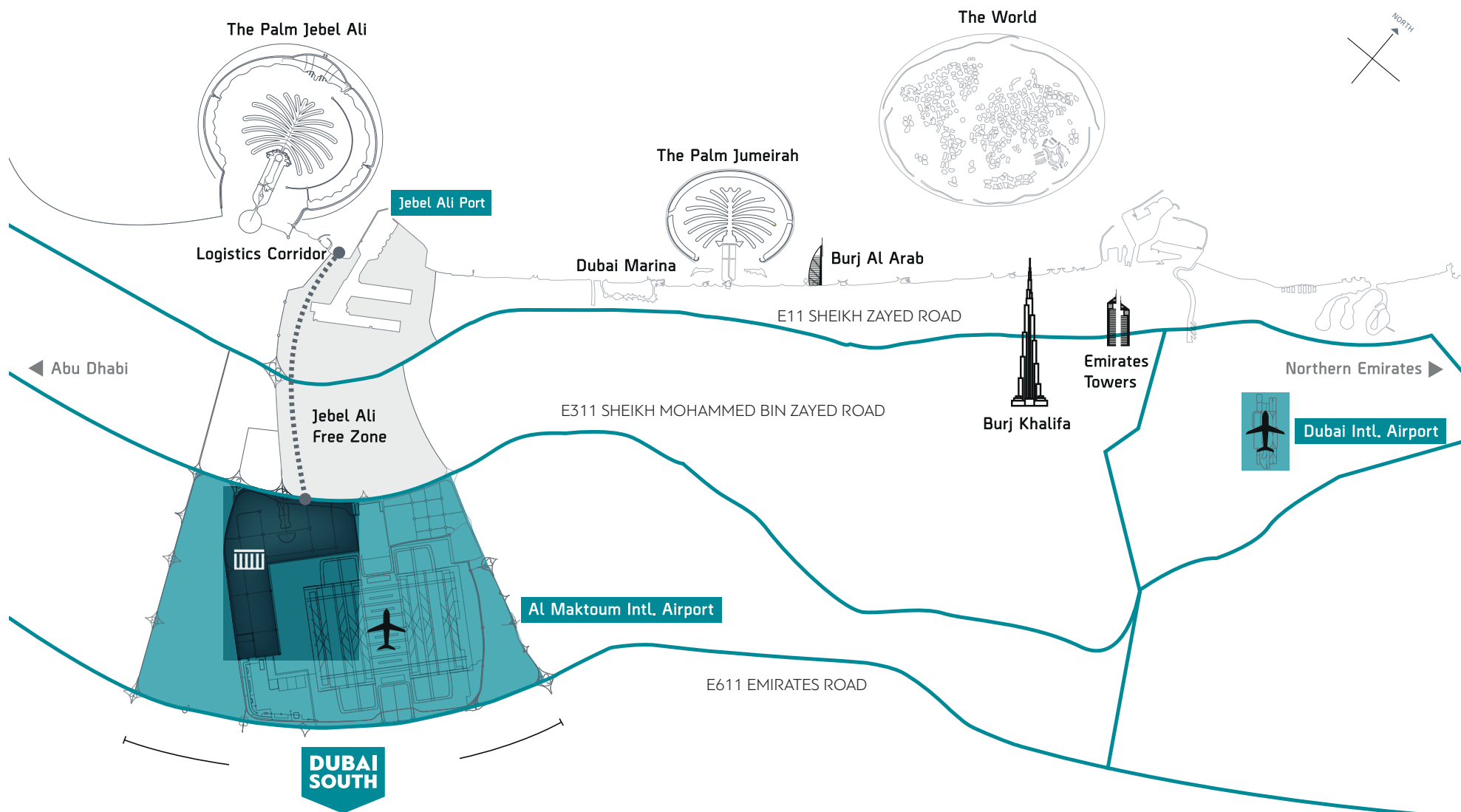


Lease terms and conditions

- Available in multiples of 3 year lease terms
- Quarterly rental payments
- Fixed rental increase of 4% per annum
- Separately charged auditable service charge payable by the occupier directly to Dubai South
- All costs associated with the connection, supply and use of water and electricity will be the responsibility of the tenant
- Security deposit equal to 10% of the first year's rent
- Reservation deposit equal to 25% of the first year's rent (first quarter) netted off the first rental payment on lease commencement

Disclaimer

1. All designs depicted in this brochure are accurate as of the date of issue, but final designs may be subject to change. Any material changes to final designs will be announced to prospective tenants in advance.
2. Whilst every effort will be made to ensure that the dimensions, leasable areas, and other specifications, will accurately reflect final designs, there may be minor variations in the finished facility.



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 GOVERNMENT OF DUBAI