

Logistics District

A development by **DUBAI SOUTH**

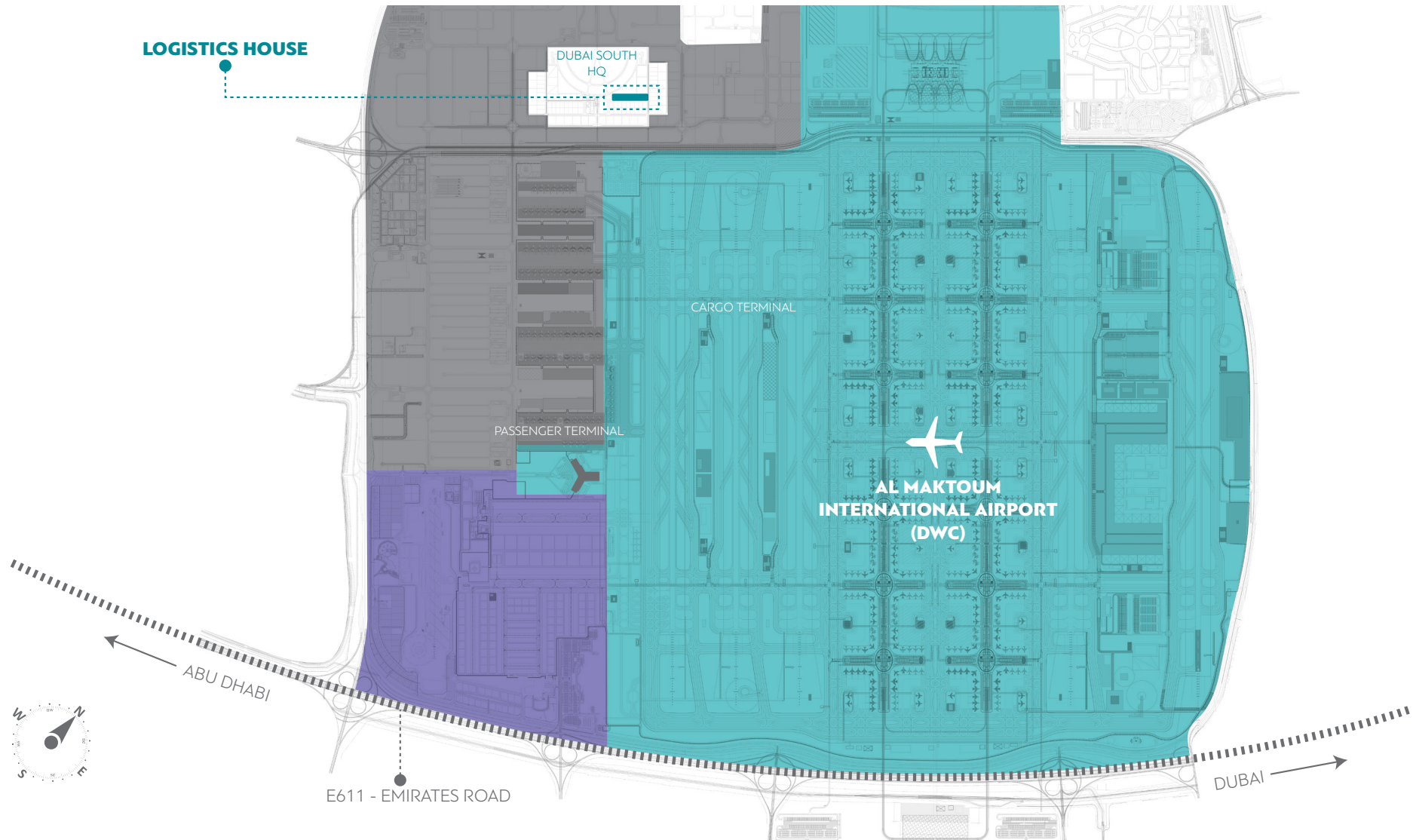
YOUR MULTIMODAL GATEWAY TO THE WORLD



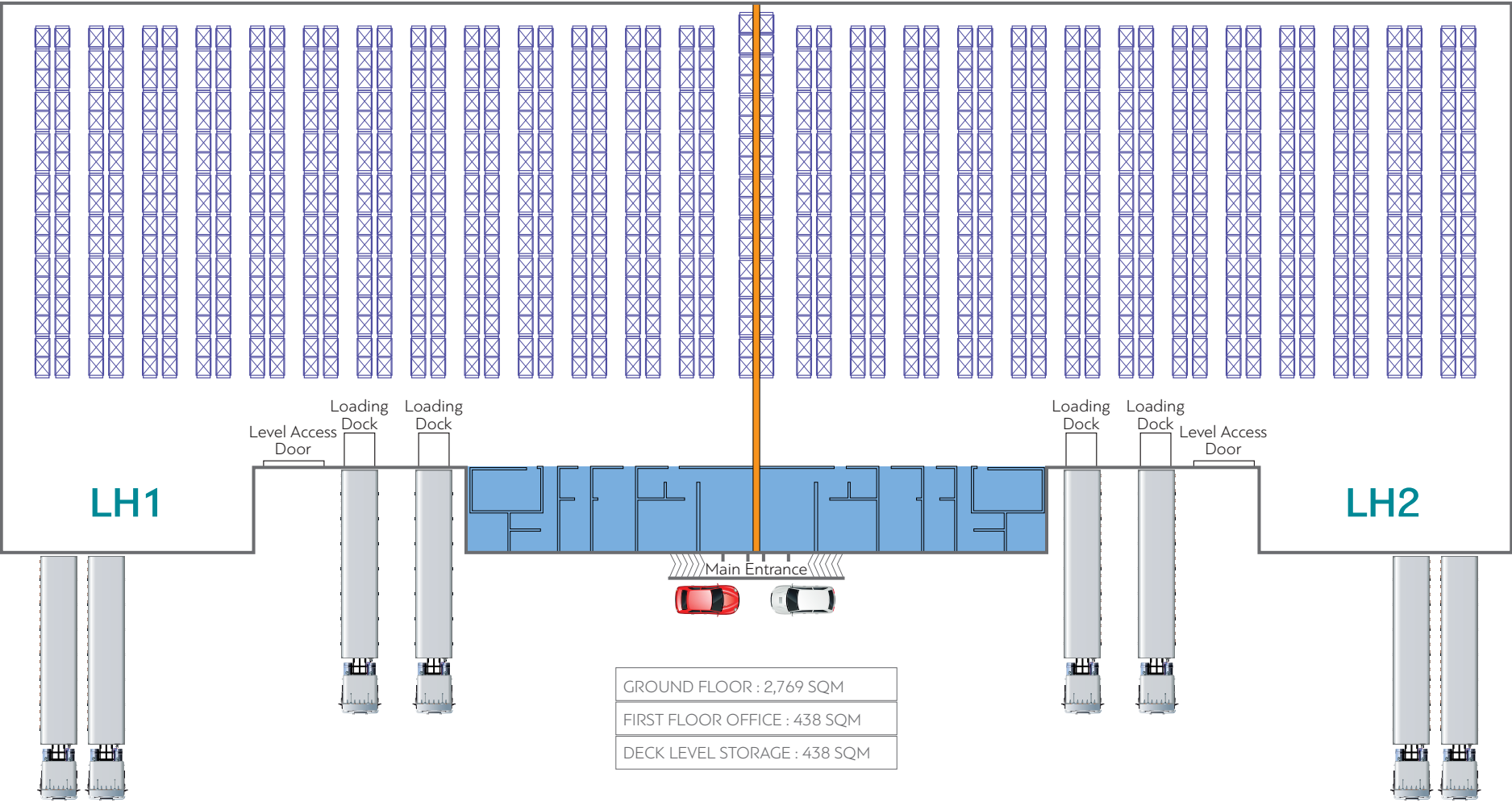
BLUEPRINTS

LOGISTICS HOUSE

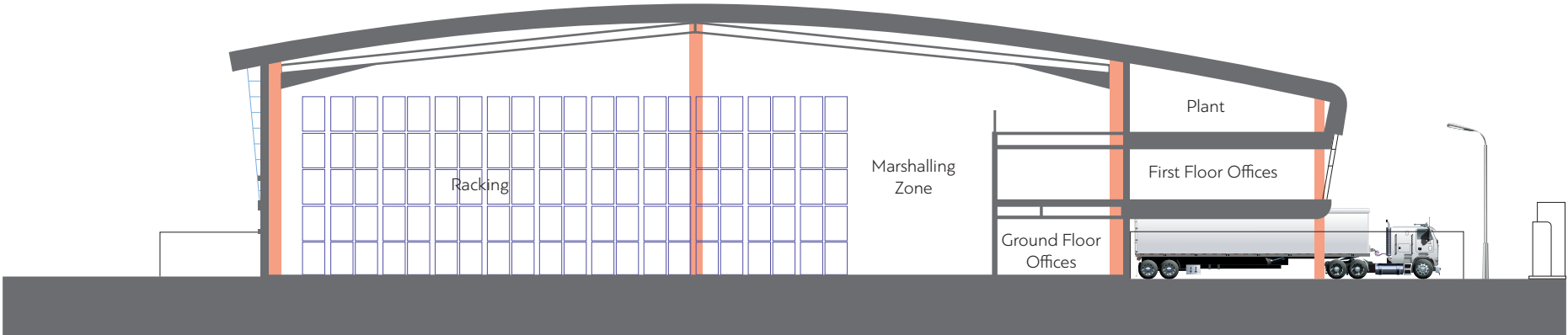
LOCATION



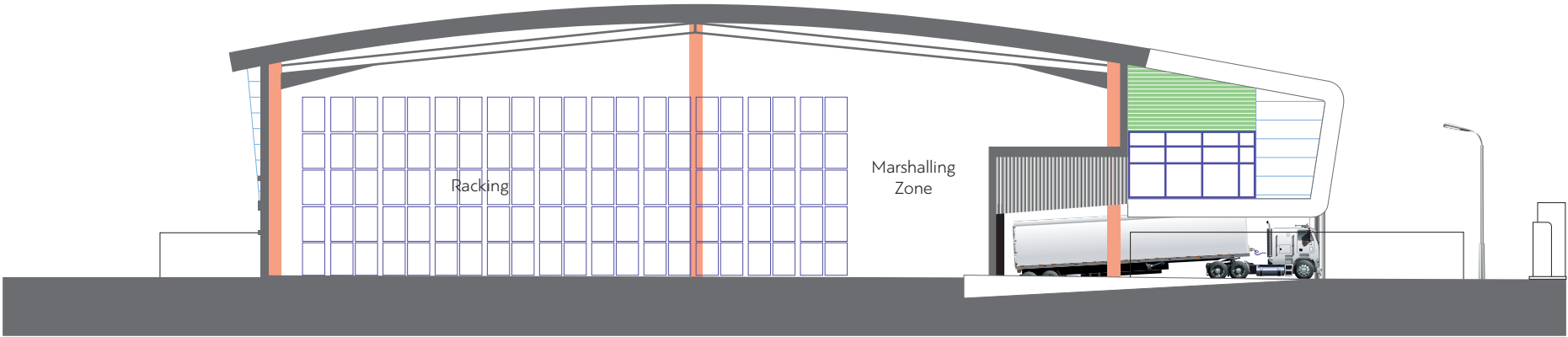
SETTING OUT PLAN



SECTIONS



SECTION A-A

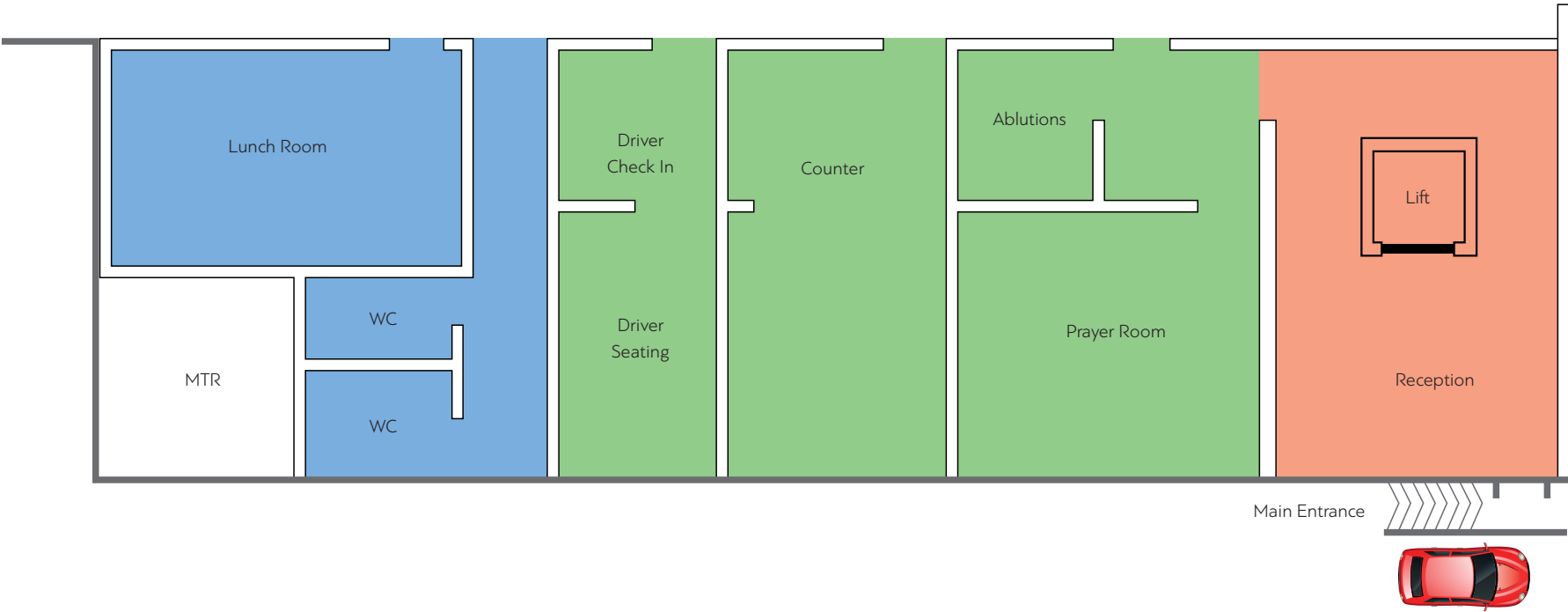


SECTION B-B



PLANS - GROUND FLOOR

GROUND FLOOR OFFICE : 135 SQM
FIRST FLOOR OFFICE : 438 SQM
DECK LEVEL STORAGE : 438 SQM





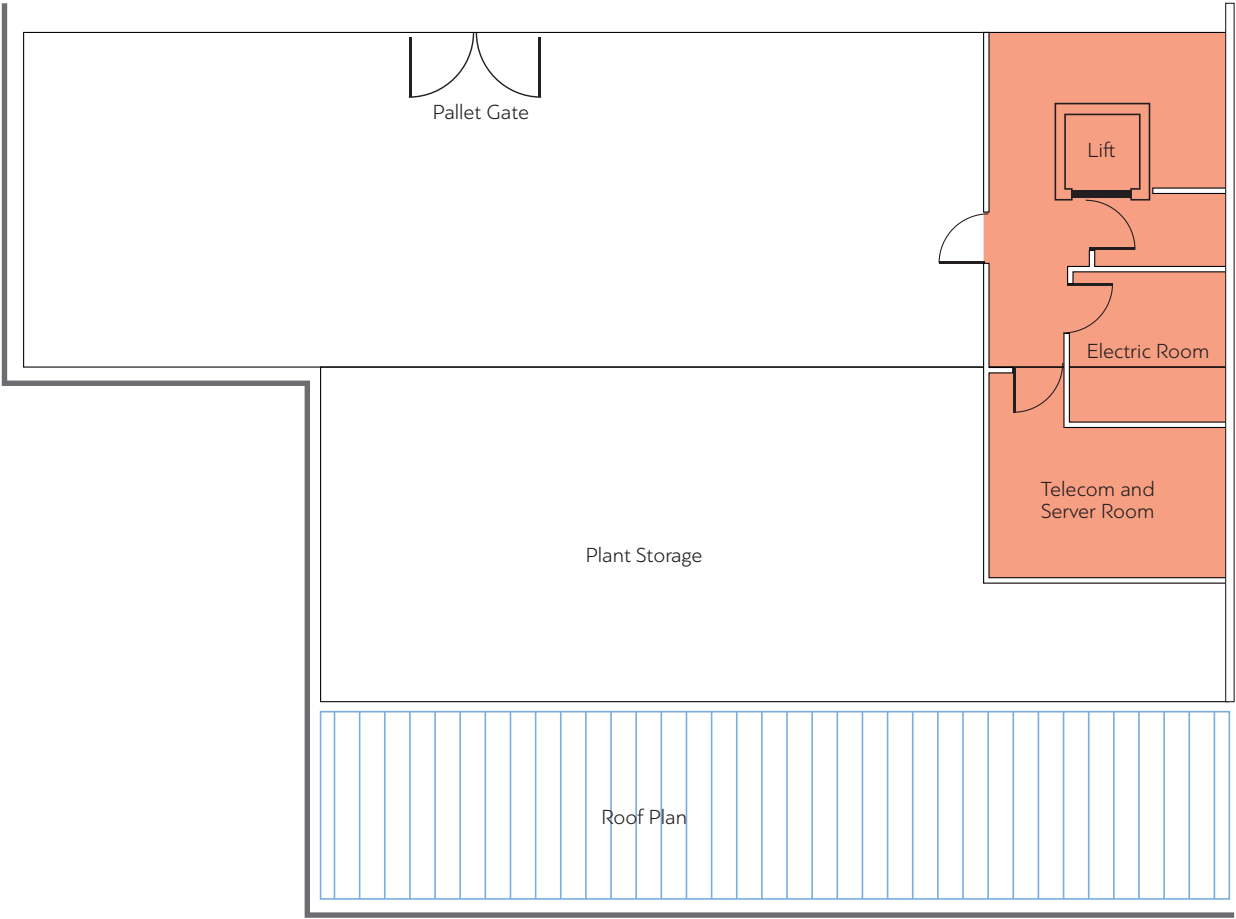
PLANS - FIRST FLOOR



GROUND FLOOR : 2,769 SQM
FIRST FLOOR OFFICE : 438 SQM
DECK LEVEL STORAGE : 438 SQM



PLANS - DECK LEVEL STORAGE



GROUND FLOOR : 2,769 SQM
FIRST FLOOR OFFICE : 438 SQM
DECK LEVEL STORAGE : 438 SQM

SPECIFICATIONS



- 2,634 sqm warehouse including staging area
- 573 sqm office
- Dedicated pantry and washrooms for the blue collar staff
- Driver room with dedicated washroom
- 11m warehouse storage height
- Ramp for yard access
- Two loading docks with mechanical leveler, dock shelters and bumpers
- FM2 floor specifications
- 438 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

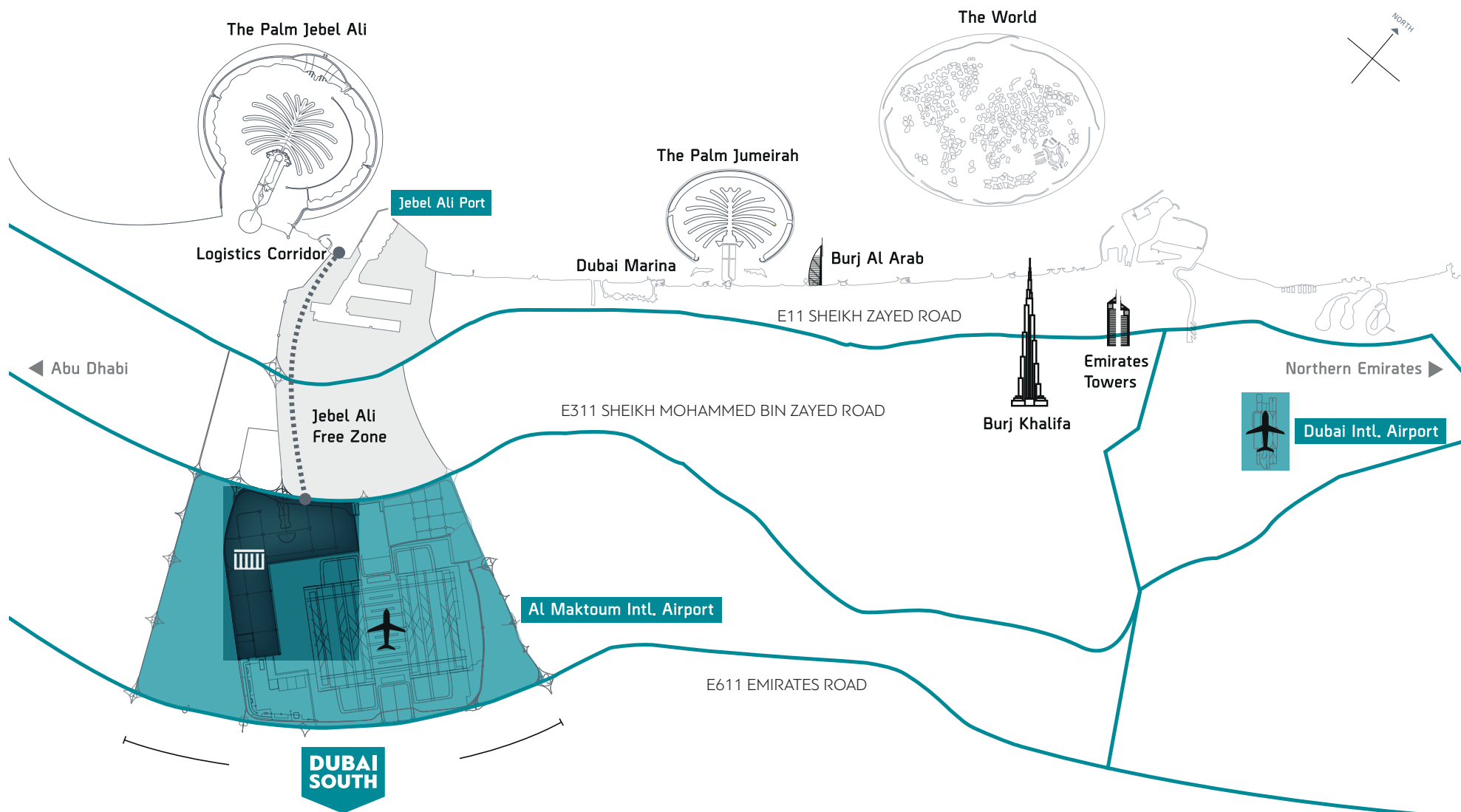


Lease terms and conditions

- 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