



Flexible and
Scalable Warehouses

KEZAD Logistics Park Al Ma'mourah 4 Expansion



مجموعة كيزاد
KEZAD GROUP

PART OF
AD PORTS GROUP

KEZAD Logistics Park Al Ma'mourah 4 Expansion



Welcome to KEZAD Logistics Park Al Ma'mourah 4 Expansion

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 Al Ma'mourah 4 Expansion, 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.



Unit Sizes
from 395m²



Unit Status
Domestic Economic
Zone



Built-up Area
19,334m²

Creating Possibilities, Together

KEZAD Logistics Park Al Ma'mourah 4 Expansion



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 ¹



Abu Dhabi is the safest city in the world ²



Abu Dhabi is the happiest city in the Arab region ³

Key Business Advantages



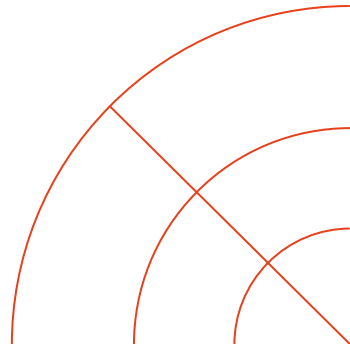
Enabling Significant Cost Savings

- Prime location facilities at the most competitive lease rates
- The most competitive utility rates in the UAE
- Substantial tax and duty benefits



Connectivity and Proximity Benefits

- Easy access to key markets through two major ports, five international airports, multi-lane highways and upcoming rail, connecting KEZAD with the rest of the UAE and GCC
- Shared facilities for product testing and certification services
- Presence of supporting industries such as packaging, specialised logistics services within our zones





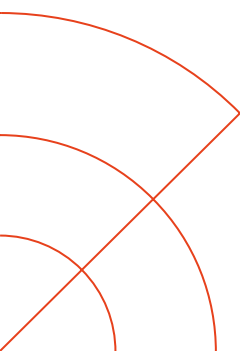
Flexibility in Scale of Operations

- Future ready development with provisions for expansion and integration with new projects
- Option to operate for the local, regional and global markets through Free Zone and Domestic Economic Zone facilities
- Flexibility in lease tenure and structuring



Growing Community of Businesses, Zones and Amenities

- Multiple residential, community services, leisure facilities within 10 minutes' drive
- Multiple on-site staff accommodation facilities are under various stages of planning and development
- Zoned approach with shared amenities for better planning and leaner development for clients



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

8hrs Flight Time  **80%** Global Population Reach

4hrs Flight Time  **33%** Global Population Reach



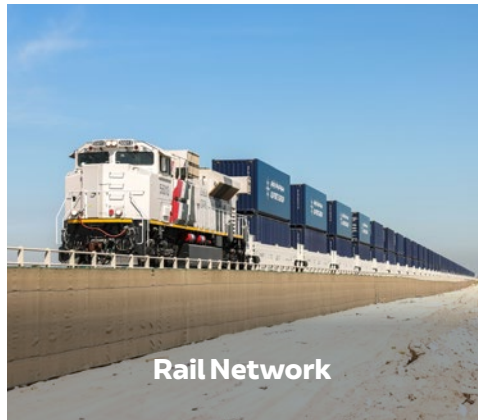
Shipping routes from Abu Dhabi Ports



Flight times from the UAE

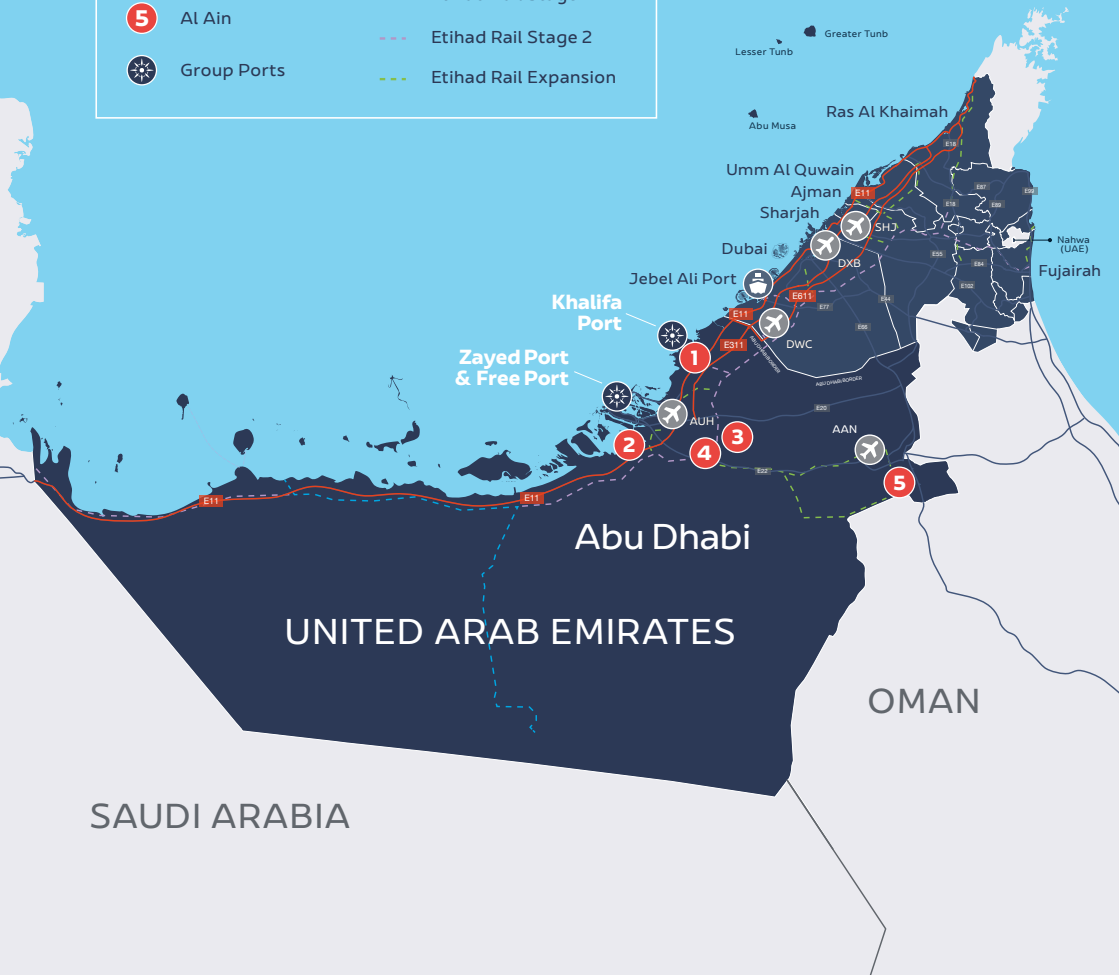
Our Strategic Location Offers Fast Connectivity

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		Other Ports
2	Musaffah & Rahayel		Airports
3	Al Faya		Major Roads
4	Al Haffar		Roads
5	Al Ain		Etihad Rail Stage 1
	Group Ports		Etihad Rail Stage 2
			Etihad Rail Expansion



Easy Market Access

KEZAD Musaffah is strategically positioned just 20 km away from Abu Dhabi City, along the E11 highway connecting Dubai, Al Ain, and Saudi Arabia. It is home to mega projects spanning various business sectors such as steel manufacturing, Food & Beverages, logistics and high-tech industries. The zone acts as a vital link between the industries and rapidly expanding local and regional markets.

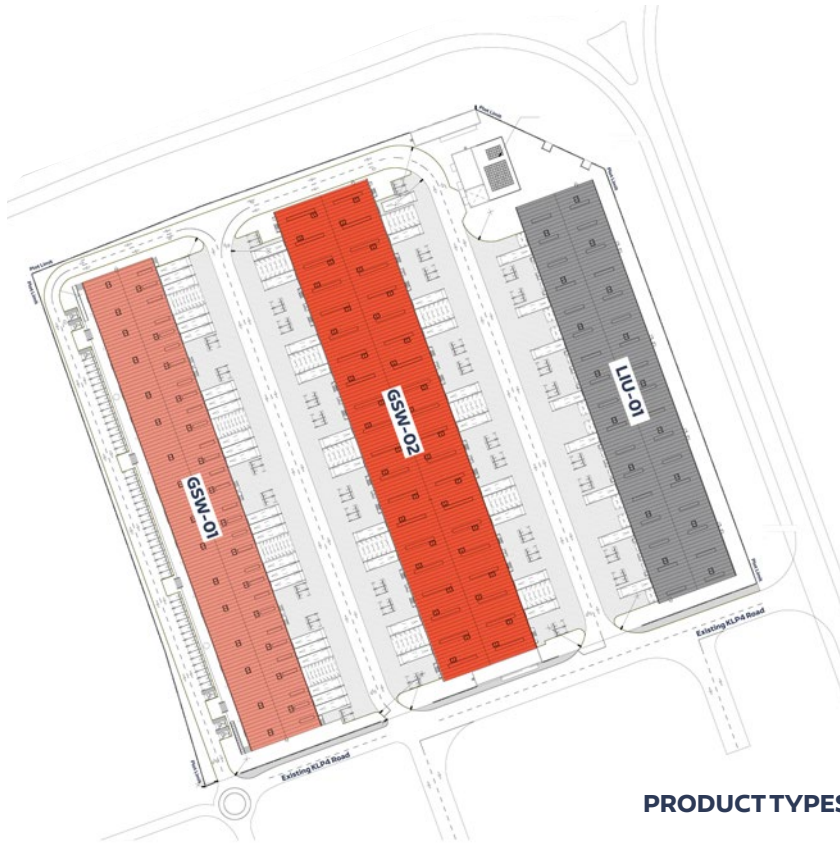


KEZAD Logistics Park Al Ma'mourah 4 Expansion



Site Plan

Designed to promote operational synergy and logistics efficiency



PRODUCT TYPES



Flex Units



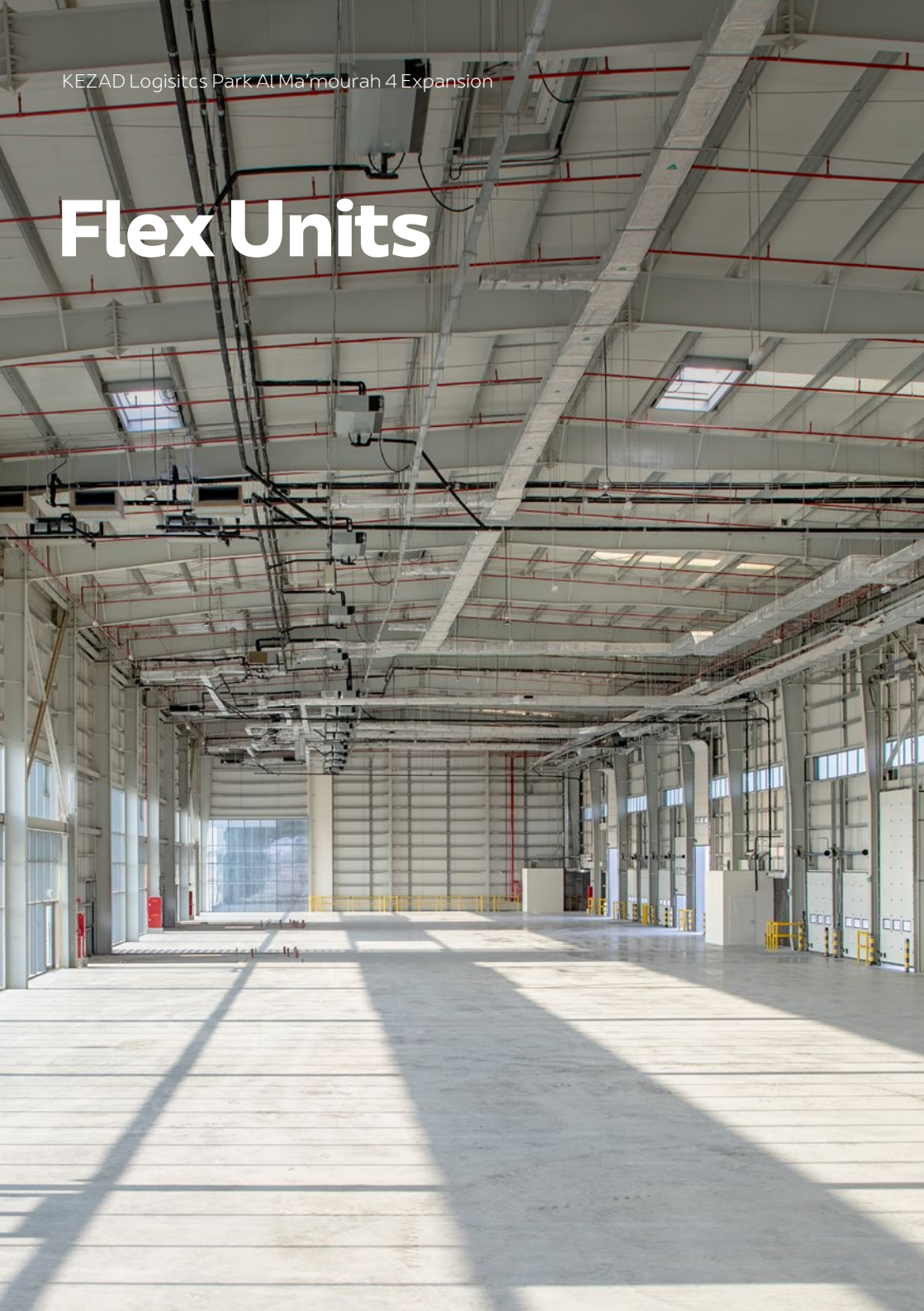
Standard Warehouses



Light Industrial Units

KEZAD Logistics Park Al Ma'mourah 4 Expansion

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 607 m²
scalable to up to 5,939 m²



Two dock level loading
doors and one level access
per unit



50kN/m² floor loading
capacity/FM2 floor



Fire alarm and
sprinkler system



10m eaves height



300W/m² power supply



1.3m raised floor level



Provision for toilets,
pantry, and offices with
capped services (~10% of
the area)



Allocated parking in
each unit



Dock level door:
3m (W) x 4.5m (H)
Level access door:
3m (W) x 3.5m (H)

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Standard Warehouses



Specifications

Our Standard Warehouses offer flexible space from 395m² 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 7,916m².



Units from 395m² with scalable combinations of up to 7,916m²



One dock level loading doors and one level access per unit



50kN/m² floor loading capacity/FM2 floor



Fire alarm and sprinkler system



8.5m eaves height



185W/m² power supply



1.3m raised floor level



Provision for toilets, pantry, and offices with capped services (~10% of the area)



Allocated parking in each unit



Dock level door:
3m (W) x 4.5m (H)
Level access door:
3m (W) x 3.5m (H)

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

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Light Industrial Units



Specifications

Light Industrial Units provide single spaces from 647m² 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 10.5m clear height with structural capability for installation of material handling equipment.



Units from 647m² with scalable combinations of up to 5,479m²



One ground level access door per unit



30kN/m² floor loading capacity/FM4 floor



Fire alarm and sprinkler system



10.5m eaves height



300W/m² power supply



Provision for 10T gantry crane in select units



Provision for toilets, pantry and offices with capped services (~10% of the area)



Allocated parking in each unit



Level access door:
5m (W) x 5m (H)



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

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.





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, Together

**Scan the QR Code to Visit Our
Website to Find Out More**



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