



Flexible and
Scalable Warehouses

KEZAD Logistics Park Free Zone Phase 3



مجموعة كيزاد
KEZAD GROUP

PART OF
AD PORTS GROUP

Welcome to Logistics Park Free Zone Phase 3

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 Free Zone Phase 3, businesses can choose from Standard Warehouses, Light Industrial Units or Cold Store Convertible Warehouses, bringing them better lead times and lower capital investments.



Unit Sizes
from 550m²



Unit Status
Free Zone



Built-up Area
58,686m²

**Creating possibilities,
Together**

Invest in Abu Dhabi



اصنع في الإمارات

MAKE IT
IN THE EMIRATES



**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**

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

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

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



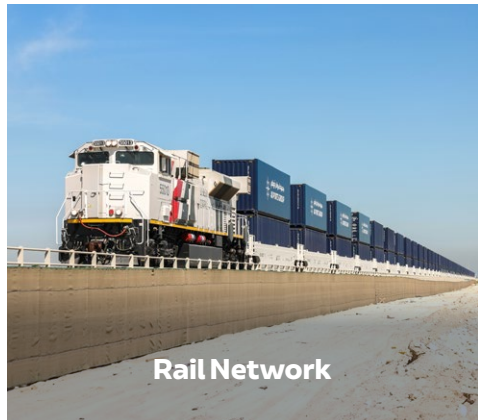
Shipping routes from Abu Dhabi Ports



Flight times from the UAE

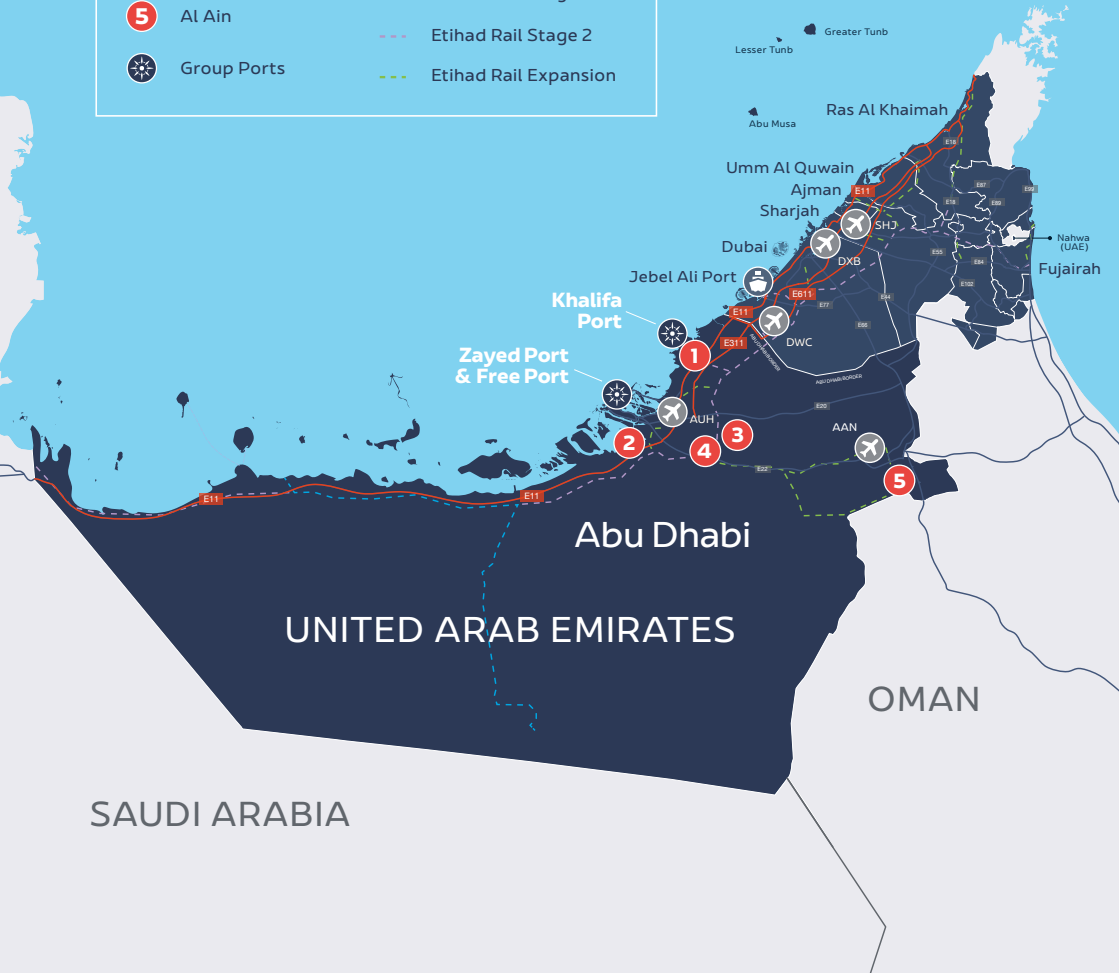
Our Strategic Location Offers Fast Connectivity

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.



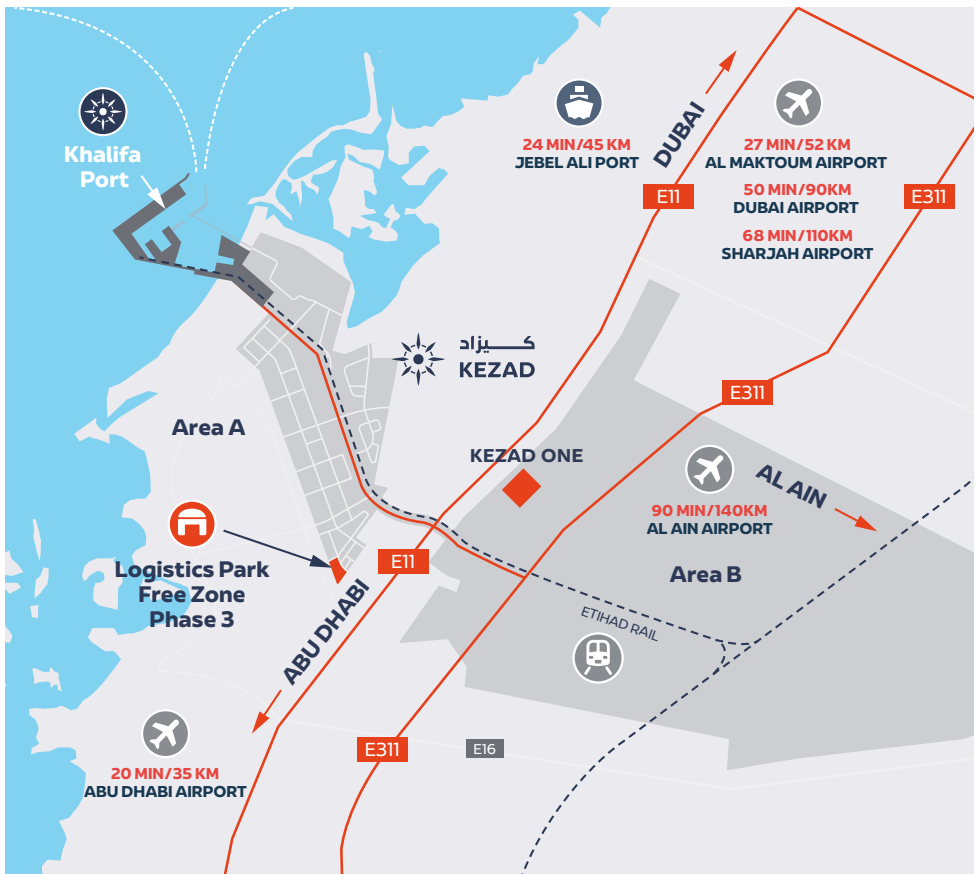
Ideally Positioned to Serve All the Major Markets in the Middle East and Africa

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



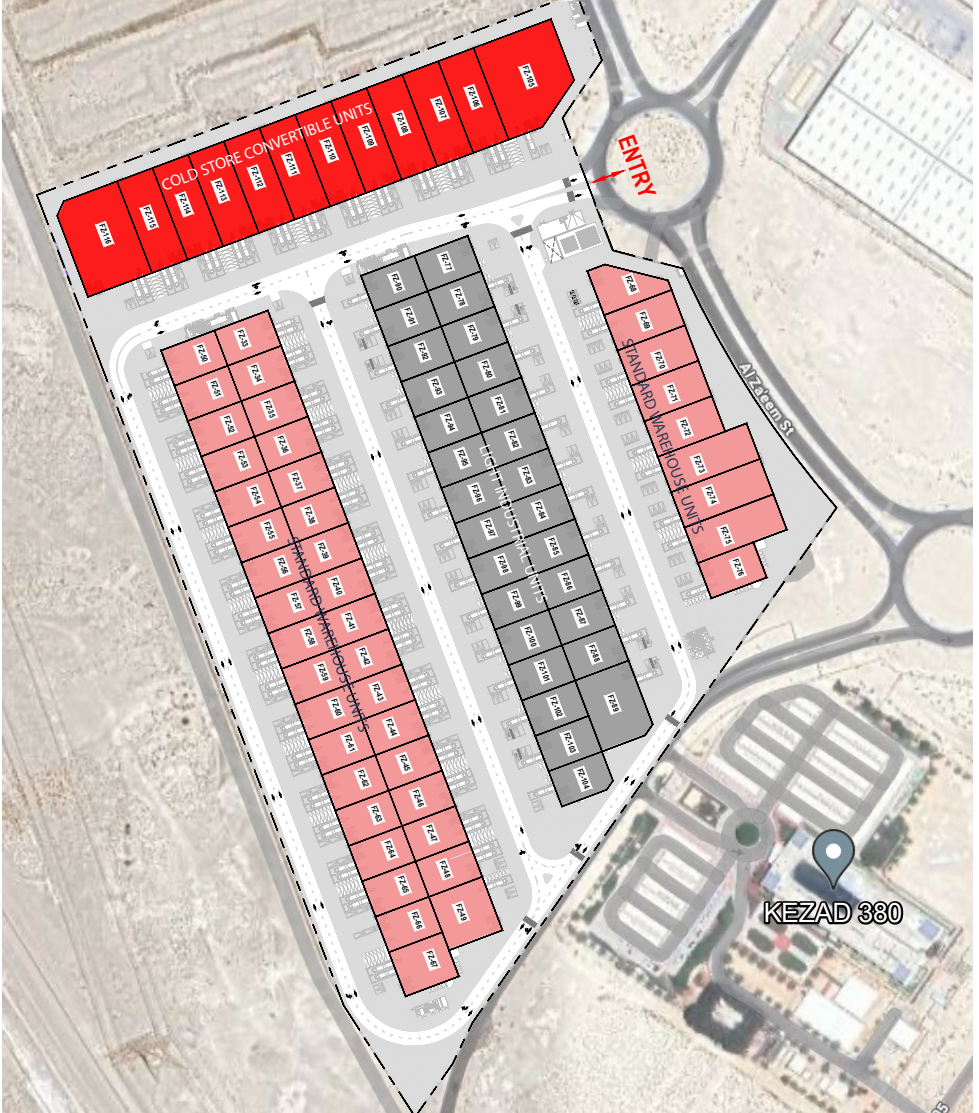
Easy Market Access

With its strategic location between Abu Dhabi and Dubai, KEZAD Logistics Park Free Zone Phase 3 provides access to over 75% of UAE’s population within a 2-hours’ drive along three major highways. This location also has direct access to Khalifa Port, which connects your business with the global markets.



Site Plan

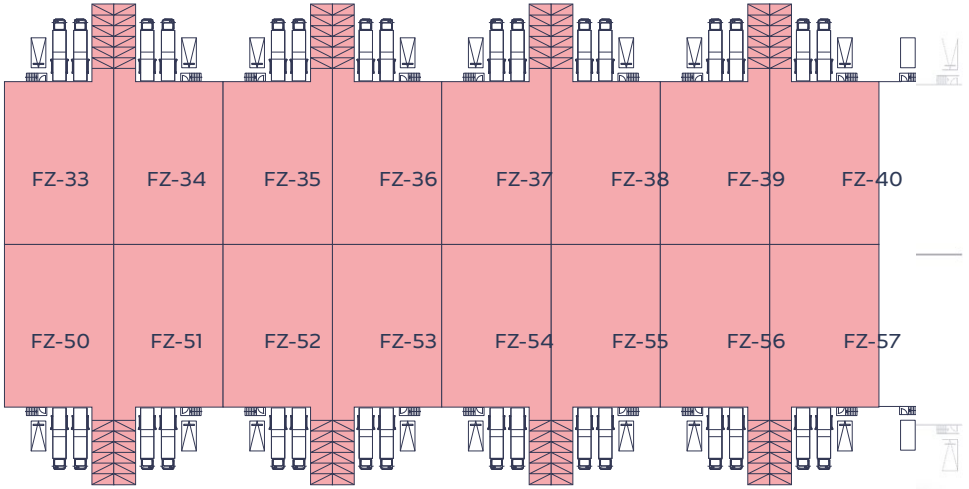
Designed to promote operational synergy and logistics efficiency



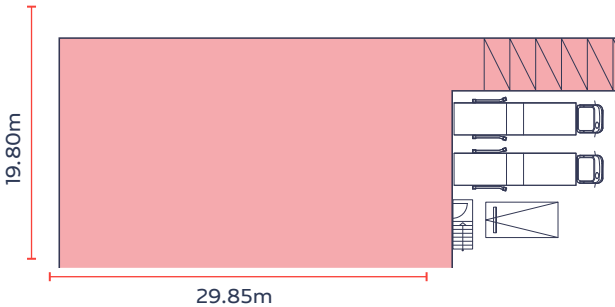
Standard Warehouses



Standard Warehouse Layout



Typical Standard Warehouse Unit:



Total Area:
595sq.m.

Specifications

Our Standard Warehouses offer flexible spaces from 550m² that are ideal for storage, logistics and light industrial activities. Multiple units can be merged side-by-side as well as in cross-docking configurations to create individual units of up to 21,273m².



Units from 550m² with scalable combinations to over 21,273m²



Minimum of 2 parking spaces per unit



50kN/m² floor loading capacity/FM2 floor



Fire alarm and sprinkler system



8.50m eaves height



185w/m² connected power load.



1.3m raised floor level



Provision for offices & amenities with capped services



Level access loading door:
3m (W) x 4.25 (H)



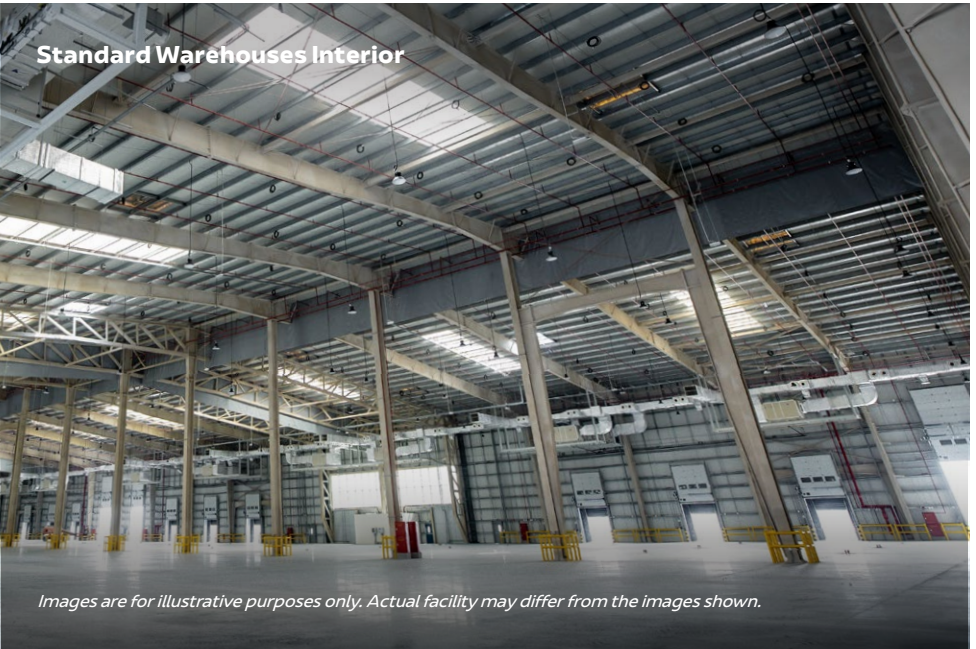
Dock level loading door:
3m (W) x 3.25m (H)

Standard Warehouses Exterior



Images are for illustrative purposes only. Actual facility may differ from the images shown.

Standard Warehouses Interior

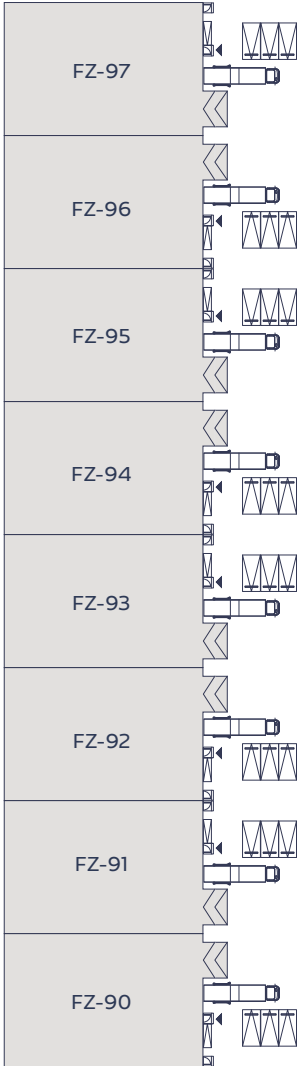


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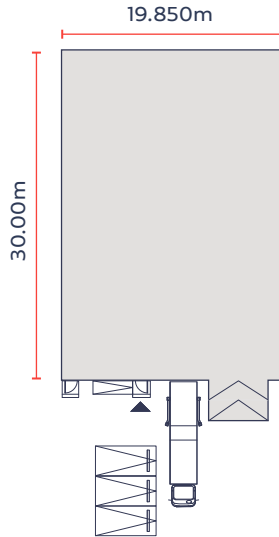
Light Industrial Units



Light Industrial Unit Layout



Typical Light Industrial Unit:



Total Area:
595 sq.m.

Specifications

Light Industrial Units provide single spaces from 595m² that are perfect for an array of light industrial and storage activities. Clients have the benefit of level access loading, an increased power supply for machinery or installation of comfort cooling as well as an 9.5m clear height.



Units from 595m² with scalable combinations to 17,237m²



One to Two loading doors per unit



2 parking spaces per unit



Fire alarm and sprinkler system



30kN/m² floor loading capacity / FM4 floor



300w/m² connected power load.



9.50m eaves height



Provision for offices & amenities with capped services



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



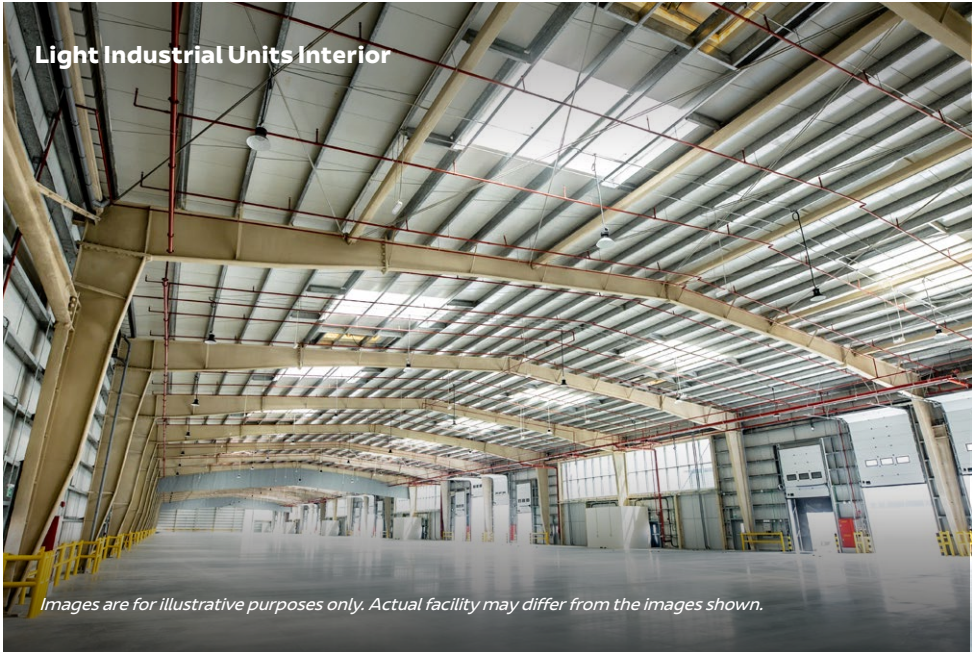
Ground level loading

Light Industrial Units Exterior



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Light Industrial Units Interior



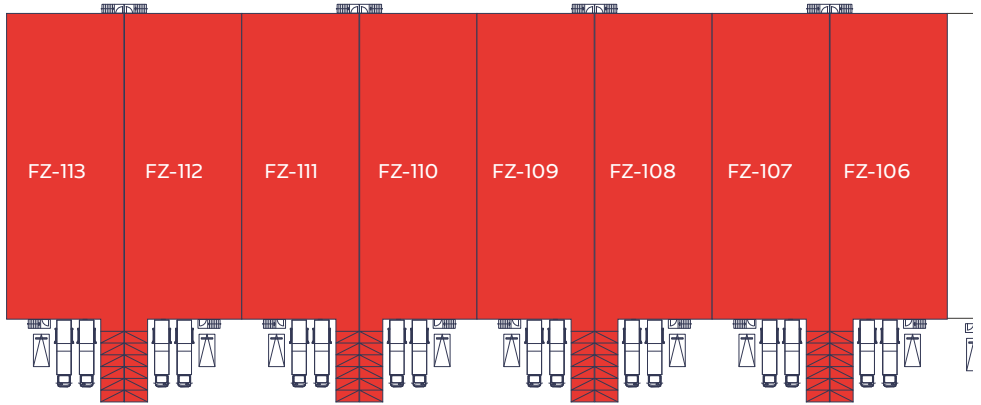
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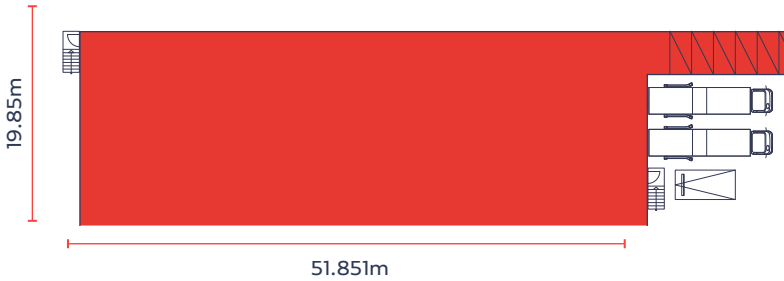
Cold Store Convertible Warehouses



Cold Store Convertible Warehouses Layout



Typical Cold Store Convertible Warehouse:



Total Area:
1029 sq.m.

Specifications

Cold Store Convertible Warehouses are perfectly designed for versatility and efficiency. Each unit is equipped with high-power infrastructure to enable tenants to convert the spaces into cold storage facilities (2 - 5c temperature range) by installing a box-in-box setup. Alternatively, the units can suit tenants who require additional power supply for other activities.



Units from 1,029 m² with scalable combinations to over 14,148m²



Two Dedicated parking spaces



50kN/m² floor loading capacity/FM2 floor



Fire alarm and sprinkler system



Minimum clear height of 8.50m



300w/m² connected power load.



1.3m raised floor level



Provision for offices & amenities with capped services



Level access loading door: 3m (W) x 4.25 (H)



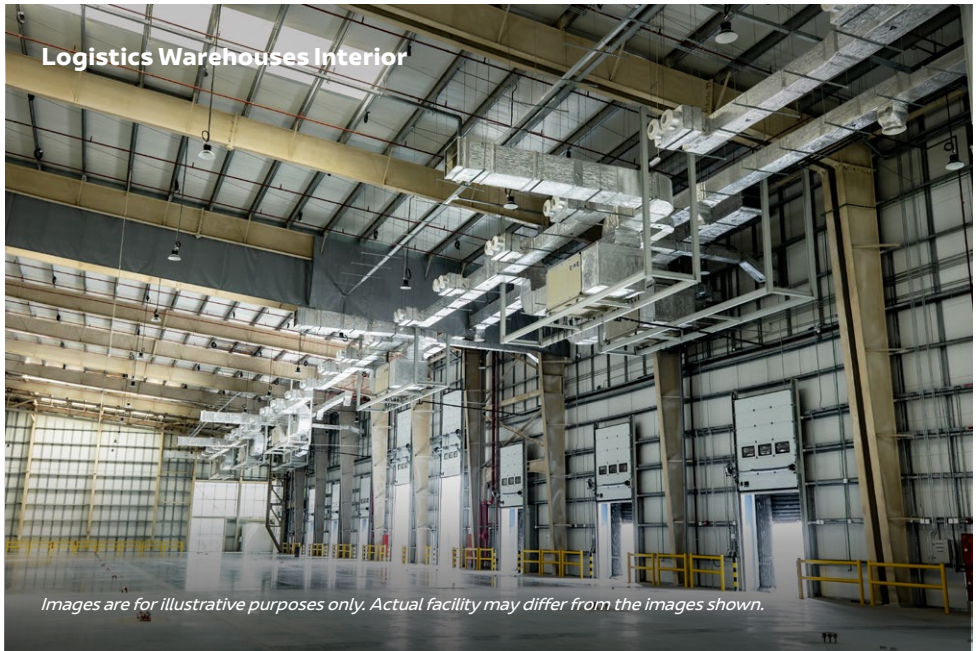
Dock level loading door: 3m (W) x 3.25m (H)

Logistics Warehouses Exterior



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Logistics Warehouses Interior



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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**



+971 800 10 20 30

#MadeInKEZAD



enquiry@kezad.ae

@kezadgroup



kezadgroup.com

