



Flexible and
Scalable Warehouses

KEZAD Logistics Park Musaffah Phase 1



مجموعة كيزاد
KEZAD GROUP

PART OF
AD PORTS GROUP

Welcome to KEZAD Logistics Park Musaffah 1

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 Musaffah 1, businesses can choose from Standard Warehouses, Light Industrial Units or Cold Store Convertible Warehouses for better operational efficiency and lower capital investment.



Unit Sizes
from 297m²



Unit Status
Domestic Economic
Zone (Mainland)



Built-up Area
143,567m²

**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



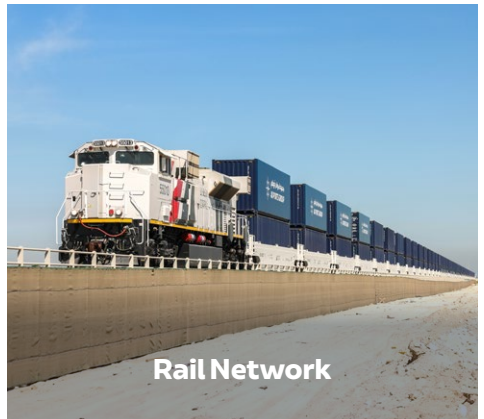
Shipping routes from Abu Dhabi Ports



Flight times from the UAE

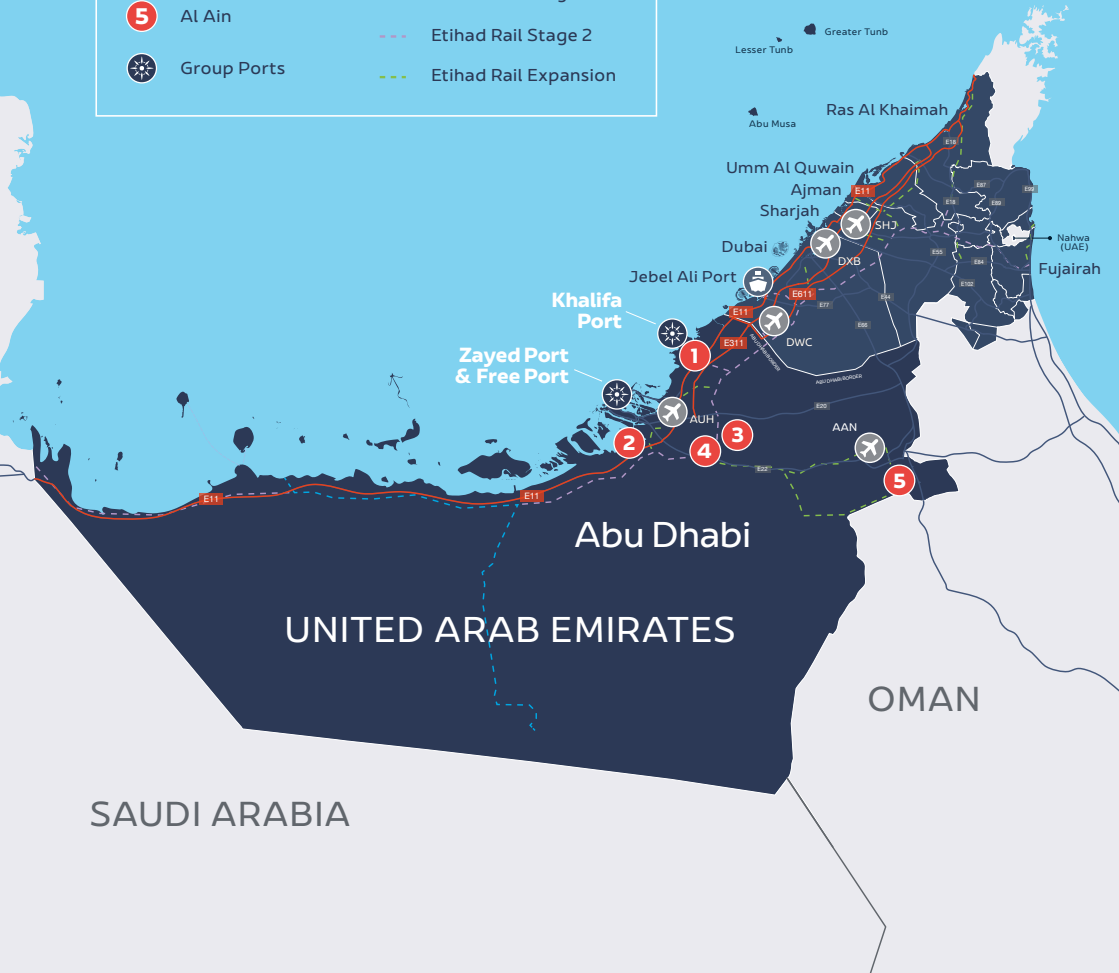
Our Strategic Location Offers Fast Connectivity

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



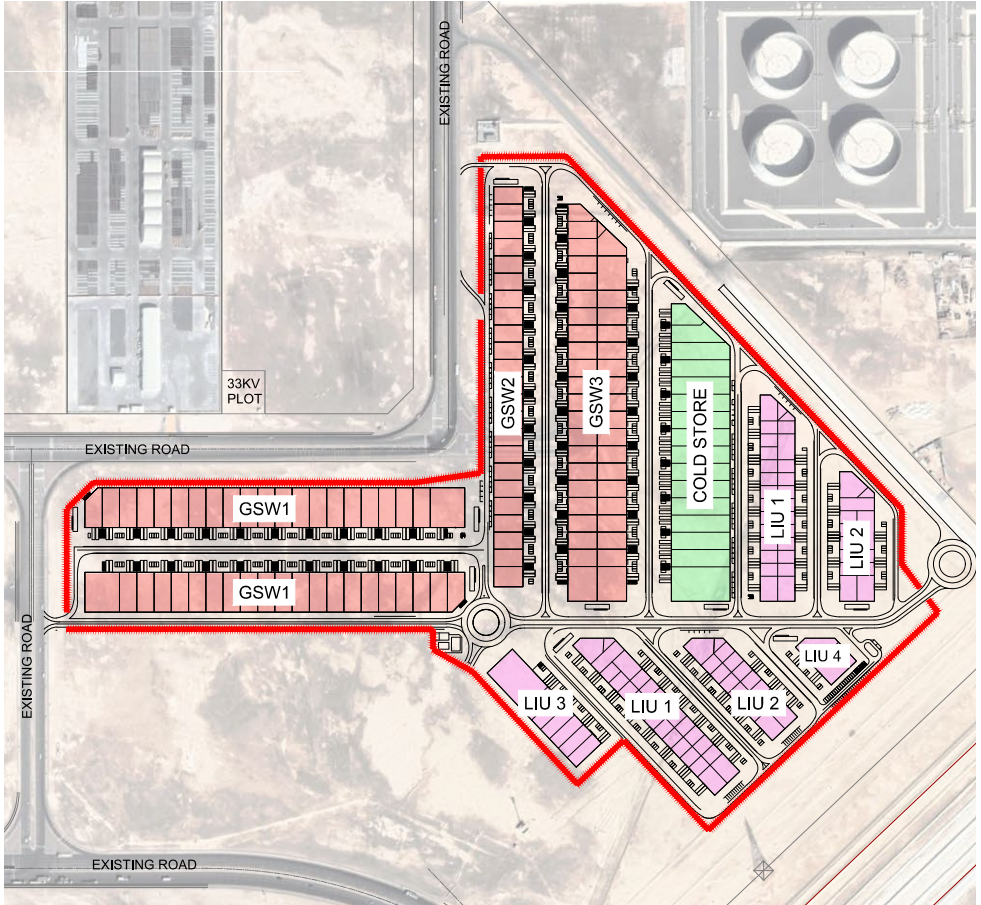
Easy Market Access

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.



Site Plan

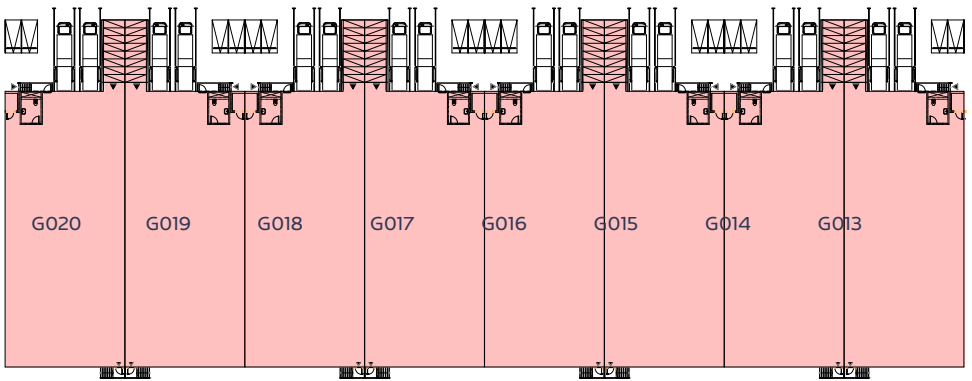
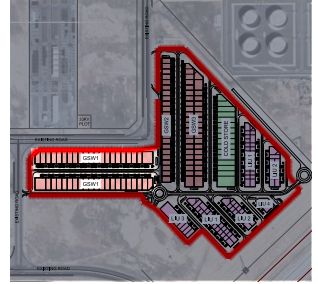
Designed to promote operational synergy and logistics efficiency



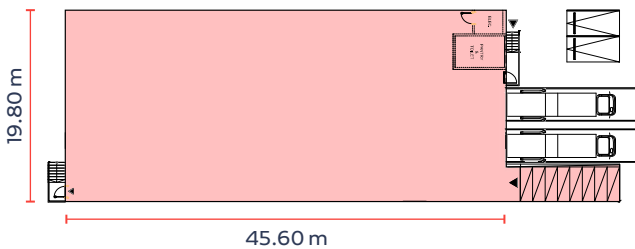
Standard Warehouses



Standard Warehouse Layout Type 1

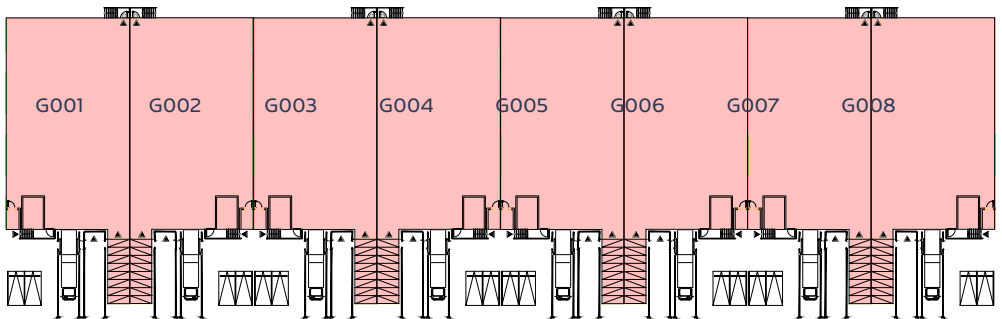
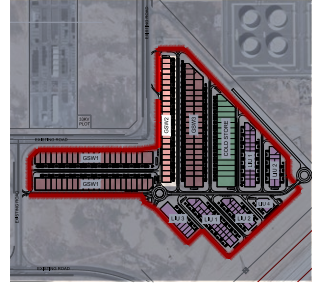


BLOCK (GSW1)

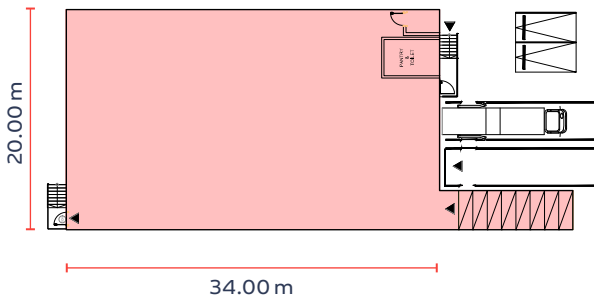


Total Area:
905 sq.m.

Standard Warehouse Layout Type 2

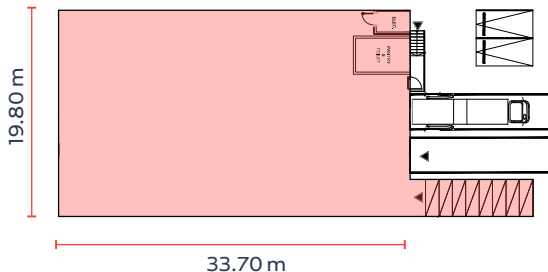
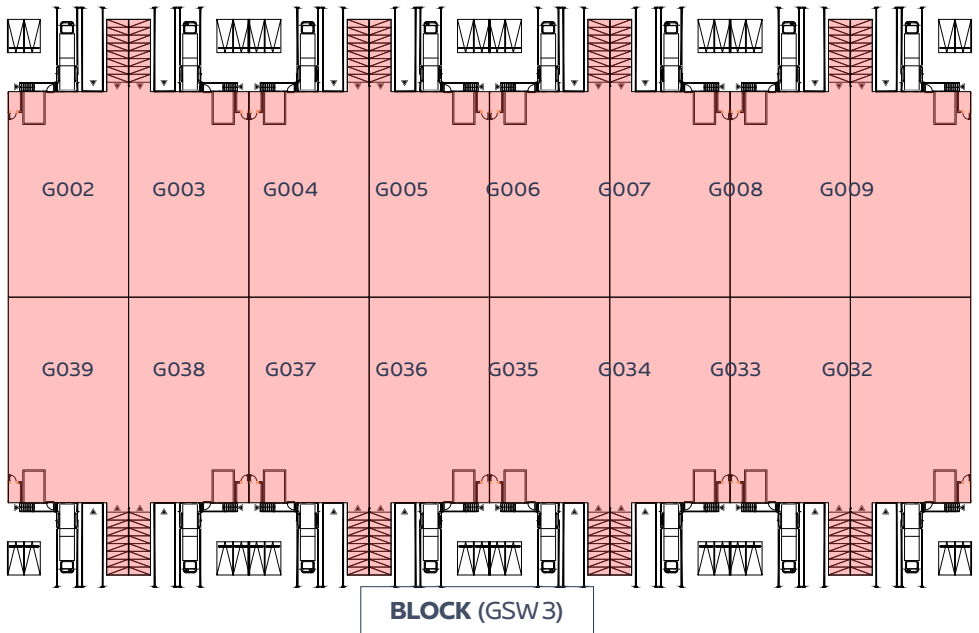
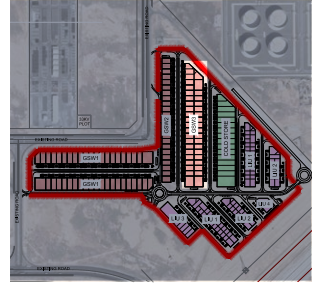


BLOCK (GSW 2)



Total Area:
665 sq.m.

Standard Warehouse Layout Type 3



Total Area:
669 sq.m.

Specifications

Our Standard Warehouses offer flexible spaces from 665m² that 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 individual units of up to 30,000m².



Units from 665m² with scalable combinations to over 30,000m²



Dedicated parking



30kN/m² floor loading capacity/FM2 floor



Fire alarm and sprinkler system



8m clear height



Power supply from 100-185W/m²



1.3m raised floor level



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



One / Two dock level loading door and one level access door per unit



Dock level door:
3m (W) x 3.25m (H)
Level access door:
3m (W) x 4.25m (H)

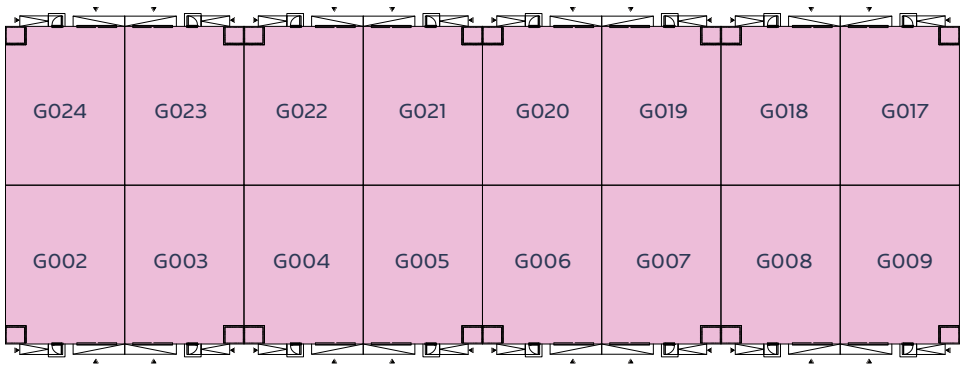
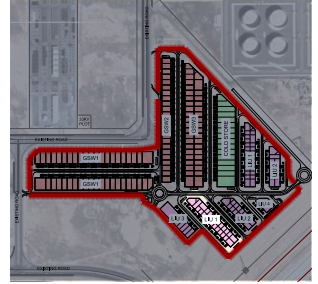
Light Industrial Units



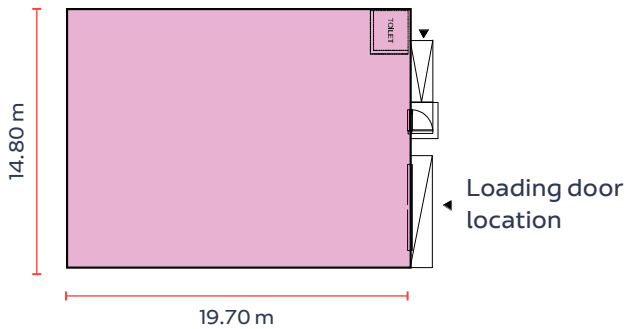
Images are for illustrative purposes only. Actual facility may differ from the images shown.

Light Industrial Unit

Type 1



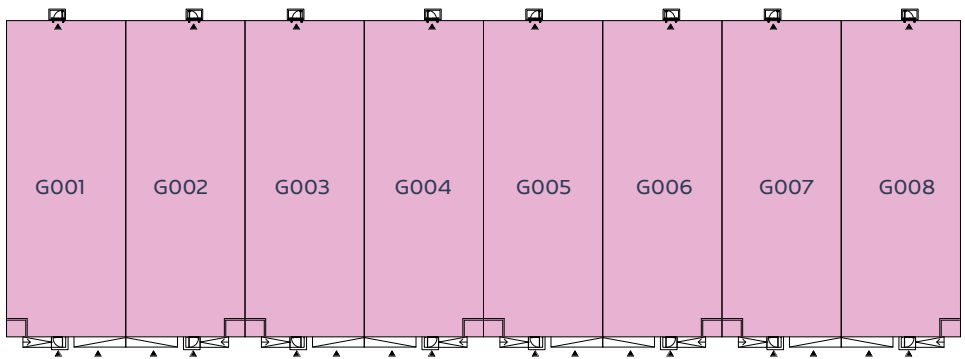
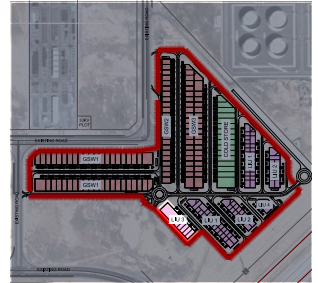
BLOCK (LIU1)



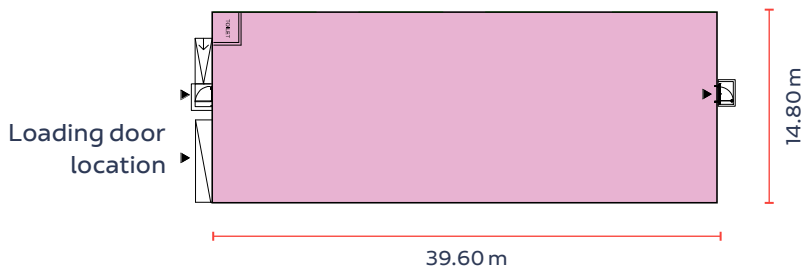
Total Area:
279 sq.m.

Light Industrial Unit

Type 2



BLOCK (LIU3)



Total Area:
593.00 sq.m.

Specifications

Light Industrial Units provide single spaces from 297m² 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 8m clear height. Multiple units can be combined to create a single building of up to 9000m².



Units from 297m² with scalable combinations to over 9,000m²



Dedicated parking



50/kN m² floor loading capacity / FM4 floor



One level access door per unit



8m clear height



Fire alarm and sprinkler system



Level access loading



300W/m² power supply



Level access door:
5.0m (W) x 5.0m (H)

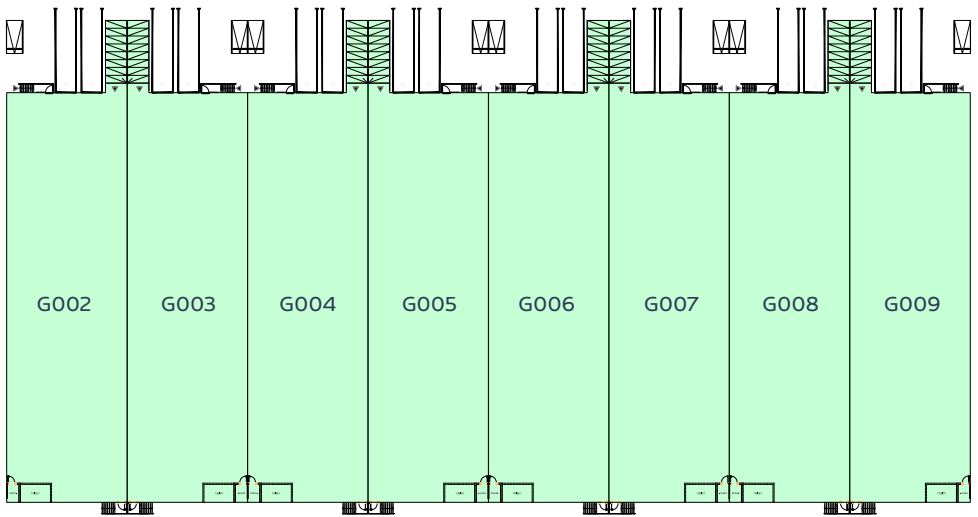
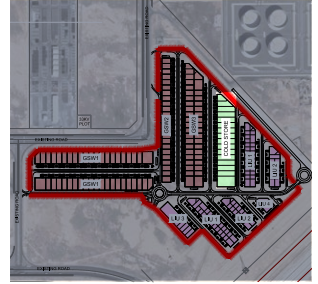


Provision for toilets, pantry and offices with capped services (~10% of the area)

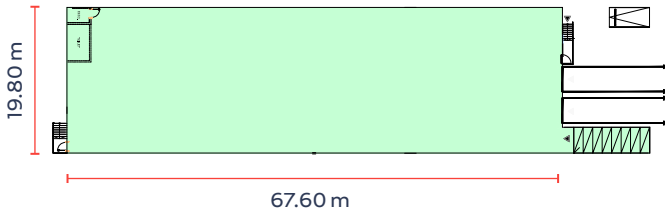
Cold Store Convertible Warehouses



Cold Store Convertible Warehouses Layout



BLOCK (COLD STORE)



Total Area:
1345 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 684m² with scalable combinations to over 21,888m²



Dedicated parking



30kN/m² floor loading capacity/FM2 floor



Fire alarm and sprinkler system



8m clear height



Power supply from 300 W/m² power supply



1.3m raised floor level



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



Two dock level loading door and one level access door per unit



Dock level door:
3m (W) x 3.25m (H)
Level access door:
3m (W) x 4.25m (H)

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

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Website to Find Out More**



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