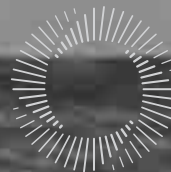


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# Warehousing / Logistics

## Kizad Pre-Built Warehousing



# Welcome to Kizad/

# The industrial zone of tomorrow/

35 km from Abu Dhabi  
International Airport

52 km from Al Maktoum  
International Airport, Dubai

85 km from Dubai  
International Airport

60 km from Abu Dhabi city centre

80 km from Dubai city centre

45 km from JAFZA

### ABU DHABI – THE CITY OF TOMORROW

If the world needs any more proof that the UAE is the commercial center of the Arabian Gulf, it should look no further than the bold and progressive development of Abu Dhabi, the nation's capital. Strategically positioned at the geographical crossroads of the Gulf states, Europe and Asia, in just a couple of decades it has risen in stature to become a financial, commercial and tourism hub of world-beating standards.

Abu Dhabi's current standing is the result of its policy of considered development, with a focus on quality infrastructure which has been encapsulated in Abu Dhabi Economic Vision 2030. Through specific and targeted investment, the emirate is pursuing economic diversification that will promote its long-term growth and sustainability.

The opening of the new Khalifa Port in September 2012 is testament to this. As the first semi-automated port in the region this project will be at the heart of Kizad's growth and will deliver significant business advantage to the Industrial Zone's occupiers.

### PLANNING TOMORROW, TODAY

From the outset Kizad has been a cornerstone of Abu Dhabi's commitment to economic diversification. A flagship project of the Abu Dhabi Ports Company, Kizad comprises two Areas (A & B) and covers a combined area of 417 km<sup>2</sup>.

Area A, comprising 51 km<sup>2</sup>, is currently under development and its first anchor tenant opened full operations in January 2011.

A meticulously planned and world-class industrial zone, Kizad is strategically laid out to become a global hub for manufacturing, logistics and trade across a number of sectors. The planning and organization of Kizad is designed to add value at every stage of the supply chain, enhancing productivity and offering efficiencies of scale, proximity and access to markets, low operating costs and ease of doing business.

### TRANSFORMING INDUSTRIAL ZONES

Kizad is comprehensively designed with a community network approach in mind and it will be a thriving hub of likeminded industrial activity, operating within state-of-the-art manufacturing plants, warehouses, offices, and workforce accommodation. The Kizad master plan is designed to support dedicated clusters of primary industry, including trade and logistics, aluminium, steel, engineered metal products, petrochemicals, glass, paper & packaging, pharmaceuticals and food processing. The benefits of vertically integrated clusters in close proximity and with easy access between related suppliers and manufacturers are ensured through a comprehensive network of internal roads, rail and innovations including the Hot Metal Road and the Modular Path.

As with all aspects of Abu Dhabi's Economic Vision for 2030, the heart of the venture lies not only in enabling the city's own ambitions, but on a genuine desire to encourage the success of all those who contribute to its future. Kizad's strategy is to attract world-class companies and to establish international industry best practices throughout the zone. One way it will achieve this objective is by offering free zone and non free zone options to tenants.

## OUTSTANDING ACCESS TO GLOBAL MARKETS /



## KIZAD STRATEGIC ADVANTAGES /

- Outstanding access to global markets
- Low operating cost environment
- Ease of doing business



**EXCEPTIONAL LOCATION**

World class transportation infrastructure underpins Kizad's multimodal connectivity to roads, port, rail and air networks ensuring access to global, regional and local markets and suppliers.

Location is important for any business but quick and efficient access to modern transport networks is fundamental to the storage and logistics industries. Occupying a prime location in the Logistics cluster of Kizad, the pre-built warehousing boasts unparalleled accessibility Kizad's sea, air, road and rail linkages.

As well as being adjacent to the region's newest and most up-to-date deepwater port, access to two international airports is within just 45 minutes' drive.

Strategically placed in Taweelah, halfway between Abu Dhabi and Dubai, and less than 5 km from the main E11 highway, both city centres can be reached in well under an hour and, with its planned integration into Kizad, the completion of the Etihad Rail network means all transport options will be completely covered.





# 239,000M<sup>2</sup> OF LEASABLE WAREHOUSE AREA /



Kizad will host two distinct pre-built warehouse developments, both being located in the Logistics cluster, and of which one will be located in this cluster's free zone area.

**NON FREE ZONE:** Leasable warehouse area of 119,000m<sup>2</sup> in 105 units.

**FREE ZONE:** Leasable warehouse area of 120,000m<sup>2</sup> in 54 units.

Each of the two developments will be constructed in three phases, allowing for unit sizes and designs in later phases to match occupier demand over time and to allow expansion for existing occupiers.

#### ACCESS

The entire Kizad industrial zone is served by a comprehensive network of internal roads, giving quick and easy access to the E11 highway (the main Dubai - Abu Dhabi road), the Ajban truck road and will shortly be connected to the E 311 - the second Dubai - Abu Dhabi link road. In close proximity is access to the new Etihad Rail freight railway network, as well as convenient access to multiple international airports and direct access to the new world-class Khalifa Port.



# EASY ACCESS / FLEXIBLE UNIT SIZES FROM 1,133m<sup>2</sup> - 23,520m<sup>2</sup>



#### UNIT SIZES

The Kizad pre-built warehouses have been designed to be fully flexible in terms of combinations that can be made available in terms of size, layout and specifications.

Standard non-free zone units are 1,133m<sup>2</sup> and can be combined to offer clients options up to 12,463m<sup>2</sup>.

The standard units within the free zone provide 2,097m<sup>2</sup> and 2,352m<sup>2</sup> of lettable space and can easily be combined to create stand-alone units of up to 23,520m<sup>2</sup>.

#### UNIT LAYOUT

Each unit has been carefully designed to be efficient for the installation of occupiers' storage or racking systems. Units can be leased with offices and loading access at the same end of the building or with these operations at opposite end, to suit occupiers' preferred way of doing business.

#### LOADING

Well designed modular warehouse units are equipped with easy access loading docks for trucks, raised floor levels and clear open space to eaves. Each unit has its own dedicated loading yard with ramp access for forklifts and has ample on-site parking.







## CUSTOMER FOCUSSED SPECIFICATIONS /

All units will be built to the following specifications:

- 7 metre-clear height to eaves
- 1.3 metre raised floor level
- 'Docked' roller shutter loading doors – either 2 or 3 depending on unit type selected
- Loading ramp with roller shutter door to top
- 25kN/m<sup>2</sup> floor loading
- 2 single WCs and a kitchenette
- Fire sprinkler system
- Integrated fire alarm system

The units include approximately 10% of the space as internal offices. Tenants can fit their offices to their own desired layouts.

Each unit has its own loading yard, carefully designed to allow efficient turning circles for trucks of all sizes. Roller shutter doors have been designed to allow tenants to fit items like dock shelters, dock levelers and edge levelers.

Ample car parking is provided for staff and visitors either to the front of the units or located adjacent to loading yards.

All units are provided with sufficient power to be cooled to a target temperature of 25°C. 15% of units are capable of having enhanced power provision for cold storage. Cooling is for tenants' installation.





# ENVIRONMENTAL RESPONSIBILITY AND SUSTAINABILITY/

At two-thirds the size of Singapore and a quarter that of Greater London, Kizad is being developed on a truly vast scale. With investments of several US\$ billion into this unique industrial zone, longevity and sustainability are core values.



Kizad will form part of the bedrock for Abu Dhabi's future economic diversity and continued wealth, but it will do so by minimising the impact on the local environment.

From concept to conclusion, Kizad will maintain a focus on sustainability - both in terms of socio-economic sustainability by creating 150,000 jobs and by safeguarding the region's precious environment.

A Sustainability Plan is in place to ensure international best practice and upholding the highest environmental protection standards at all times.

An integrated waste management system and a strategy for the provision of efficient and safe waste disposal are planned. Recycling operations designed to the highest environmental standards will improve the efficiency of municipal, industrial and hazardous waste.

These initiatives are exemplified by the design of Khalifa Port, which won 'The Environment Protection Award' in the Seatrade Middle East and Indian Subcontinent Awards 2010. This is just one of a number of awards that signifies Kizad's genuine commitment to ongoing environmental stewardship.

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