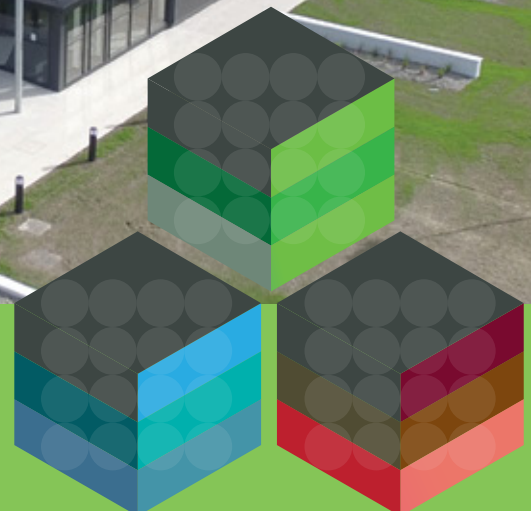


ADVANCE BUILDING SOLUTION

TRALEE CO. KERRY



An FDI Initiative from IDA Ireland





Building Success in Ireland South West

IDA Ireland, the Irish Government Investment and Development Agency, has planned, developed and now offers to market a Flexible Advanced Building Solution in Tralee, Kerry. This modern facility can be customised to meet the needs of Manufacturing or Services companies and opens up a significant Property Solution opportunity. Kerry is located in the South-West and is situated between Ireland's second and third cities.

Tralee is the commercial and cultural capital of Kerry – a County with an already-strong variety of successful global FDI and local companies. It is a significant educational hub with many highly-trained STEM graduates living across the region. Tralee is definitively Irish in character and determinedly global in outlook.

If you are a Foreign Direct Investor whose expansion strategy demands a ready-to-go high-quality property solution in a dynamic environment, then the Tralee Advanced Building Solution, located on the Kerry Technology Park could be your ready-built answer. IDA Ireland is ready to partner with you and can provide a range of supports and incentives for approved projects.

So start your journey; let IDA Ireland show you the way...

The Tralee Experience

Tralee is the Capital of Kerry, known as the 'Kingdom' County. It is a strategically situated dynamic location with a population of over 1 million within the wider region (within 2 hours catchment). Tralee is recognised as a rewarding location for global FDI companies.



Tralee is situated between Cork (Ireland's 2nd) and Limerick (Ireland's 3rd largest cities).

Kerry airport is on Tralee's doorstep, offering daily flights to and from Dublin, as well as flights to the UK and Germany.

Tralee is also close to Cork and Shannon International Airports with flights to major UK, European and American cities.

Kerry enjoys an impressive track record of being home to highly-successful FDI and home grown companies who share the county's widely-recognised entrepreneurial spirit.

An Institute of Technology is co-located with the advanced building solution in Tralee on the Kerry Technology Park while the wider region has 5 colleges with 58,000 students and 17,500 graduates per year.

People who live and work here like to stay here; the quality of life and superb natural environment make for an unbeatable location in which to work, play and raise a family.

The region offers a readily-available choice of superior houses and apartments for purchase and rental, at significantly lower prices than major cities.

Tralee is a highly cost-competitive location for employers.

Immediate availability of an IDA Advance Building Solution offers a purpose built property solution to support a fast operational startup for a company.

Significant incentives are available for approved IDA Ireland clients.

IDA Ireland is ready to meet and partner with your company in its FDI expansion plans.

Building Success in Ireland South West

Kerry Technology Park, Tralee

Kerry Technology Park is a well-established business hub and shares a c. 46 hectares (c.113 acre) campus with Tralee Institute of Technology. The park is well located being c. 2.5km from Tralee Town and on the N69 and N21 National Primary routes to Limerick and Shannon International Airport.

Internationally recognised companies such as JRI America, Borg Warner, Astellas, Fexco, Dairymaster and many more clearly demonstrate the region's ability to attract global companies on a significant scale.

Advance Building Solution

Available immediately is IDA's Advance Building Solution, a c. 2,512 m² (c. 27,039 ft²) facility located on a c. 1.04 ha (c. 2.56 acre) site and is capable of supporting 100% expansion. In addition, the park offers greenfield sites and an incubation centre to facilitate engagement with Tralee Institute of Technology.

This Building Solution offers high quality production space along with two storey office accommodation and associated car parking within a landscaped business park, designed to meet the requirements of the manufacturing, technology and life sciences industries. On a fully serviced site, the property also has 2 no. roller shutter doors and 67 car park spaces.

Subject to planning, the property could also be configured to accommodate a large scale office requirement.

The Advance Building Solution

Ground Floor



First Floor



- Site area c. 1.04 ha (c. 2.56 acre)
- c. 2,512 m² (c. 27,039 ft²) building solution comprising (*GEFA)
- Production space of c. 1,470 m² (c. 15,823 ft²) (**NIFA)
- Ground floor office of c. 134 m² (c. 1,442 ft²) (**NIFA)
- First floor office of c. 140 m² (c. 1,507 ft²) (**NIFA)
- Ground floor ancillary space (Lobby, Reception, Staff Room, Ancillary, Circulation Space) c. 300 m² (c. 3,229 ft²) (**NIFA)
- First floor ancillary space (Lobby, Circulation Space) c. 218 m² (c. 2,346 ft²) (**NIFA)
- Steel portal frame with thermal break double glazed unit

- Approved air-tight building
- Eaves height of 8.5m (28ft)
- 2 no. roller shutter doors with 4765mm clear height
- 200 KVA Power connection
- Telecoms infrastructure in place
- 67 Car Park Spaces with potential for additional spaces subject to agreement

*(GEFA – Gross External Floor Area)

** (NIFA – Net Internal Floor Area)

Advance Building Solution

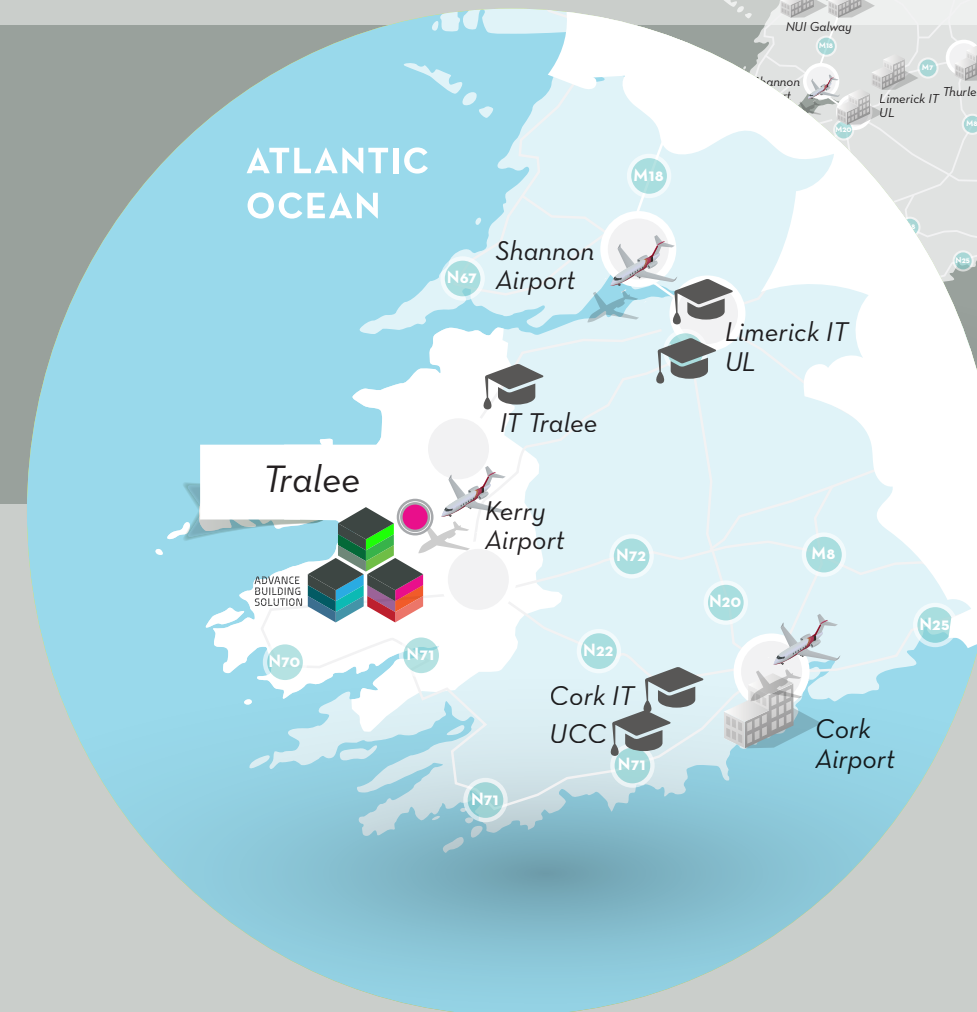
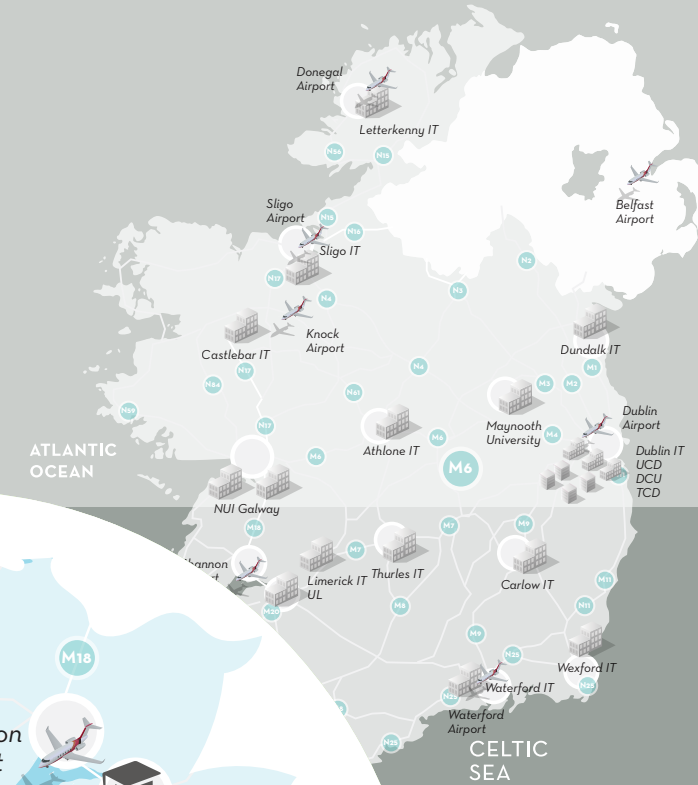


Potential Office Design



Building Success in Tralee

- * Located between Ireland's second (Cork) and third cities (Limerick)
- * Demographic catchment area (60kms/37mls) - 218,000 people
- * Enterprise Base: 141 companies – 7,000 employees
- * 14 MNC's employing 2,200
- * 127 Indigenous Companies employing 4,866
- * New ABS available for fast operational startup
- * Unique model of Kerry Technology Park co-located with Institute of Technology
- * Daily air shuttle to and from Dublin (65 minutes) plus connections to UK and Germany
- * Lower employee cost of living to attract and retain employees
- * Already a proven manufacturing and technology services location.



A Regional Snapshot (within 120 mins.)

- * 1+ million people living in the wider region
- * 300 overseas companies (c. 55,000)
- * 1,000+ Irish exporting companies (43,000)
- * 5 colleges - 58,000 students / 17,500 graduates
- * Air connectivity via 3 airports (Kerry, Cork & Shannon)
- * Spectacular natural environment
- * 64 Golf courses!
- * Strong clusters across Pharma/Bio, Medical Device, Technology and FinTech
- * Marine and Renewable Technologies represent an emergent cluster

Living the life

You'll find culture and creativity in abundance in and around Tralee. You'll also find superior housing for purchase or rental at a major price advantage over big city-living. You'll certainly enjoy the excellent sporting, recreation and educational facilities. The quality of life comes high on the agenda here.

Loving the locations

Tralee and Kerry are home to the best Ireland has to offer. For example, you can:

- Explore dramatic coastlines with golden beaches and picturesque villages
- Travel or cycle the Wild Atlantic Way
- Climb Ireland's highest mountain – Carrauntoohil
- Explore National Parks, a UNESCO World Heritage Site or star-gaze at a Gold-Tier Dark Sky Reserve
- Walk over forested hills and river valleys along The Kerry Way
- Enjoy a game at any of 19 Golf Courses, including world-famous Links Courses.
- Savour rich Irish culture and music, superb cuisine and renowned Kerry Hospitality
- Discover famous film locations familiar from movies such as Star Wars, Ryan's Daughter and Far and Away

Everywhere you venture, Kerry's natural beauty is waiting to be experienced.

Appreciating the adventure

In business, there is what's called 'first-mover advantage' – getting in ahead of the competition, setting the benchmark and becoming an iconic name in a supportive and stimulating place.

Tralee is where business leaders thrive and entrepreneurs from far and wide are well-regarded and rewarded. Be among the first, advance with the best.

Advance with IDA Ireland

IDA Ireland is ready to support and guide you every step of the way as you undertake your Foreign Direct Investment in Ireland. Let us be your business partner and ensure you derive maximum benefit from Ireland's unique Value Proposition.

The place is right. The time is right.

Contact IDA Ireland now and we will do the rest.



Property Solutions



Industry Clusters



Employee Retention



30% Cost Differentiation



Career Lifespan



Quality of Life



Great Housing



Great Schools



Cheaper Childcare



Euro goes Further



Advance to the next step

For more information on IDA Ireland's Advanced Building Solution in Tralee, please contact

Mr James Boyle
Property Marketing Manager
IDA Ireland Property Division
Athlone Business and Technology Park
t +353 90 6471535
e james.boyle@ida.ie

Mr Ray O'Connor
Regional Manager
IDA Ireland South West Office
Industry House Rossa Avenue Bishopstown Cork
t +353 21 4800210
e ray.oconnor@ida.ie

www.idaireland.com

 **IDA Ireland**