





"Prime Commercial Property for Sale"
45,000 sq. ft High-Quality Unit on 4.5 Acres in Collon, Co. Louth



Slane Road, Collon, Co. Louth

INTRODUCTION

Raymond Potterton & Co. proudly present this exceptional opportunity to acquire a prime commercial property located on the N2 Dublin to Derry road in Collon, Co. Louth. This impressive unit offers 45,000 sq. ft of high-quality space, meticulously designed for modern business needs. With no expense spared on the finish, this property is ready to accommodate a wide range of commercial activities.

PROPERTY HIGHLIGHTS

- Location: Prominent roadside position on the N2 Dublin to Derry route
- Unit Size: 45,000 sq. ft on 4.5 acres of secure yard space
- Accessibility: Easy access to Dublin and Derry, major road links, and surrounding commercial hubs
- Build Quality: Finished to an exceptional standard with modern services and infrastructure in place

KEY FEATURES

- High-Quality Construction: The property boasts a robust and durable structure designed to meet the demands of various industries, from warehousing to manufacturing
- Generous Space: Spread over 4.5 acres, this unit offers a flexible layout, providing ample room for expansion or diverse operational requirements
- Secure Fencing: The entire site is securely fenced, ensuring safety and privacy for business operations

- 7 Large Roller Doors (6x6m): Ideal for easy loading and unloading of goods, the unit is equipped with 7 large roller doors, facilitating smooth logistics and transport flow

- 3 Phase Power: The property is fitted with 3 phase power, catering to the needs of energy-intensive industries and ensuring efficient operations

- Advanced LED Lighting: Energy-efficient LED lighting systems are installed throughout the property, providing superior visibility, cost savings, and a sustainable work environment

- Double Skin Roof: The building is equipped with a double skin bonded roof, offering superior insulation, energy efficiency, and protection against weather conditions while providing maximum light

- High-Quality Industrial Flooring: The entire unit features durable industrial-grade flooring, engineered for heavy machinery and high foot traffic

- Ample Office Space: The property includes well-designed office spaces, both on the ground floor and first-floor offices with roller door access, stairs and lift



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- **Lift Access:** An internal lift ensures easy movement between floors

- **Roller Door Access to First-Floor Offices:** Large 6x6m roller doors ensure easy transport of materials and equipment to both ground-floor and first-floor offices

- **Canteen Facilities:** Fully equipped canteen facilities provide a comfortable and practical space for staff

- **Sustainable Power with Wind Turbine:** A wind turbine onsite provides a renewable power source, reducing energy costs and enhancing the property's environmental profile

LOCATION & ACCESSIBILITY

Strategic Location

Situated on a prime roadside site along the N2, the property benefits from high visibility and easy access for clients and suppliers. Just a short drive from Dublin and major industrial centres, this location is ideal for businesses seeking a central point between key Irish markets.

- **Proximity to Dublin:** 45-minute drive

- **Easy access to the M1 Motorway**

- **Nearby towns:** Drogheda, Ardee, Slane, and Navan Transport Links

- **Road:** Direct access to the N2, connecting Dublin and Derry, and within an hour of Belfast

- **Airports:** Dublin Airport is within a 45-minute drive, offering national and international connectivity

- **Ports:** Close to Drogheda and Dublin ports for shipping and freight

OPPORTUNITY

This property offers a unique opportunity to acquire a large, modern unit in a high-traffic area. Its size, location, and high standard of construction make it ideal for a wide range of industries, including logistics, warehousing, manufacturing, or retail distribution.

Whether you're an expanding business or an investor seeking a prime asset, this property provides immense potential for growth and returns.

FOR FURTHER DETAILS

Contact: Darren Whelan at Raymond Potterton & Co. for pricing and further details.

Price on Application







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