

Nexus Logistics Park



PROJECT:
Sustainable logistics development



COMPANY:
IPUT Real Estate



LOCATION:
Dublin

Challenge

In 2022, IPUT Real Estate developed Quantum Logistics Park in North Dublin – a pioneering logistics scheme with two units pre-let to global occupier Maersk, including Ireland's first net zero logistics building constructed using cross-laminated timber.

The challenge now is to raise the bar even higher with Nexus Logistics Park, a 182-acre development in North Dublin – a strategic location where demand for modern logistics space is particularly strong. IPUT aims to deliver a next-generation, 2.5 million square-foot scheme that redefines standards in placemaking, sustainability, and innovation.

Solution / Approach

Ireland's logistics landscape is undergoing a radical transformation, driven by macroeconomic shifts. The explosive growth of e-commerce, coupled with disruptions from Covid and Brexit, are reshaping the market. A new generation of occupiers are pushing for greener, more energy-efficient facilities. Local and international logistics businesses are demanding modern, sustainable logistics workplaces, while there is a distinct scarcity of institutional grade product.

Key factors encouraging IPUT to lean into the logistics sector include cyclical and structural influences unique to Dublin; a current vacancy rate of approximately 2%, and 5.5 million square feet of active requirements - an elevated level of demand that is more than double annual average take-up volumes.

The decision to commence construction at [Nexus Logistics Park](#) is underpinned by strong market fundamentals and shared investor confidence. The IPUT Nexus



Logistics Fund, which will ensure the delivery of Phase 1 of this scheme, includes both existing and new investors, including the Irish sovereign, who share the same conviction.

Nexus Logistics Park will deliver 17 institutional-grade logistics buildings supported by best-in-class amenities, making it one of the most sustainable and innovative logistics schemes in Europe. Construction has started on Unit 4, a 112,400 square-foot timber-framed building scheduled for delivery in January 2026.

Results

IPUT aims to increase the logistics weighting of its portfolio to 30% over the coming years. Nexus Logistics Park will be instrumental in achieving this, delivering:

- 2.5 million square feet of institutional-grade logistics space
- LEED Gold certified and BER A1 energy performance
- Integrated photovoltaic panels to generate on-site solar power
- High-performance daylight cladding to maximise natural light and save energy
- FM1 grade warehouse floor engineered for durability

- Expansive 14-metre clear internal height
- Exercise, leisure and social amenities, including inviting cycle paths and walking trails to promote wellness and productivity
- Mature woodlands, water, gardens and green spaces
- An outdoor pavilion to encourage collaboration and build community

Having the support of the Irish sovereign, ISIF, underpins our conviction in the logistics sector.

Niall Gaffney
CEO, IPUT



Outcome

Over the past decade, IPUT has strategically expanded its logistics portfolio to tap into Ireland's onshoring boom. This move is not just about diversifying income and strengthening returns for shareholders but it's also about creating a new generation of sustainable facilities that meet the demands of future-focused logistics occupiers.

Nexus Logistics Park represents a bold step in IPUT's logistics growth strategy and commitment to sustainable real estate development. As part of a broader effort to reshape Ireland's logistics infrastructure, the park will deliver high-quality, energy-efficient workplaces surrounded by mature green spaces and thoughtful design.

The capital for the 'IPUT Nexus Logistics Fund', which will deliver Phase 1 of these scheme, was raised from two investors, the Irish Strategic Investment Fund (ISIF), and a European institutional investor via CBRE Investment Management (CBREIM). The sub-fund will be 50% owned by the IPUT Property Fund with the two other investors owning the remaining 50%.

Classified as an SFDR Article 9 fund, the IPUT Nexus Logistics Fund is among the most sustainable vehicles of its kind in Europe. It marks a significant milestone in IPUT's ambition to create long-term value for shareholders while delivering innovation and sustainability at scale.

IPUT Real Estate

IPUT Real Estate Dublin is one of Europe's most established property funds. With a 60-year track record, IPUT is backed by global and domestic investors, including the Irish sovereign wealth fund. It owns, develops, and manages a large portfolio of office, logistics, and retail assets across Dublin, creating exceptional workplaces and giving their investors exposure to Ireland's thriving economy.

