TERRALOGIX

LOGISTICS PARK

WARSAN, DUBAI

DUTCO | SWEID & SWEID

TERRALOGIX

LOGISTICS PARK

www.terralogix.ae



INTRODUCTION

TERRALOGIX: A NEW BENCHMARK

Terralogix is a 305,000 square-meter gated logistics hub offering 182,000 square meters of leasable Grade-A logistics space. Designed with flexibility in mind, the project's modular layout provides tenants with a range of leasing options to accommodate their specific needs.

The development of Terralogix is the result of a strategic partnership between Dutco and Sweid & Sweid. Combining Dutco’s extensive experience in large-scale infrastructure projects with Sweid & Sweid’s track record of delivering international-standard Grade-A commercial and residential developments, this collaboration brings together the expertise needed to create one of Dubai's best-in-class logistics parks.


I-12
I-11
I-10
I-9
I-8
I-7
F-3
F-2
F-1
E-3
E-2
E-1
I-6
I-5
I-4
I-3
I-2
I-1
B-8
B-7
B-6
B-5
B-4
B-3
B-2
B-1



LOCATION

A CENTRAL LOCATION FOR EXPANSIVE REACH

Situated in Warsan, Northern Dubai, Terralogix is one of the few developments offering large-scale solutions within its proximity - providing its tenants with logistical advantages in reaching strategic locations.

Its proximity to major highways ensures quick access to key destinations across the UAE. The masterplan has been carefully modeled to optimize traffic flow within the park and surrounding areas, aiding in efficient logistics operations.

ACCESSIBILITY

STRATEGICALLY POSITIONED - A LOGISTICAL ADVANTAGE

Sharjah
15 min

Ajman
25 min

Umm Al Quwain
40 min

Ras Al Khaimah
55 min

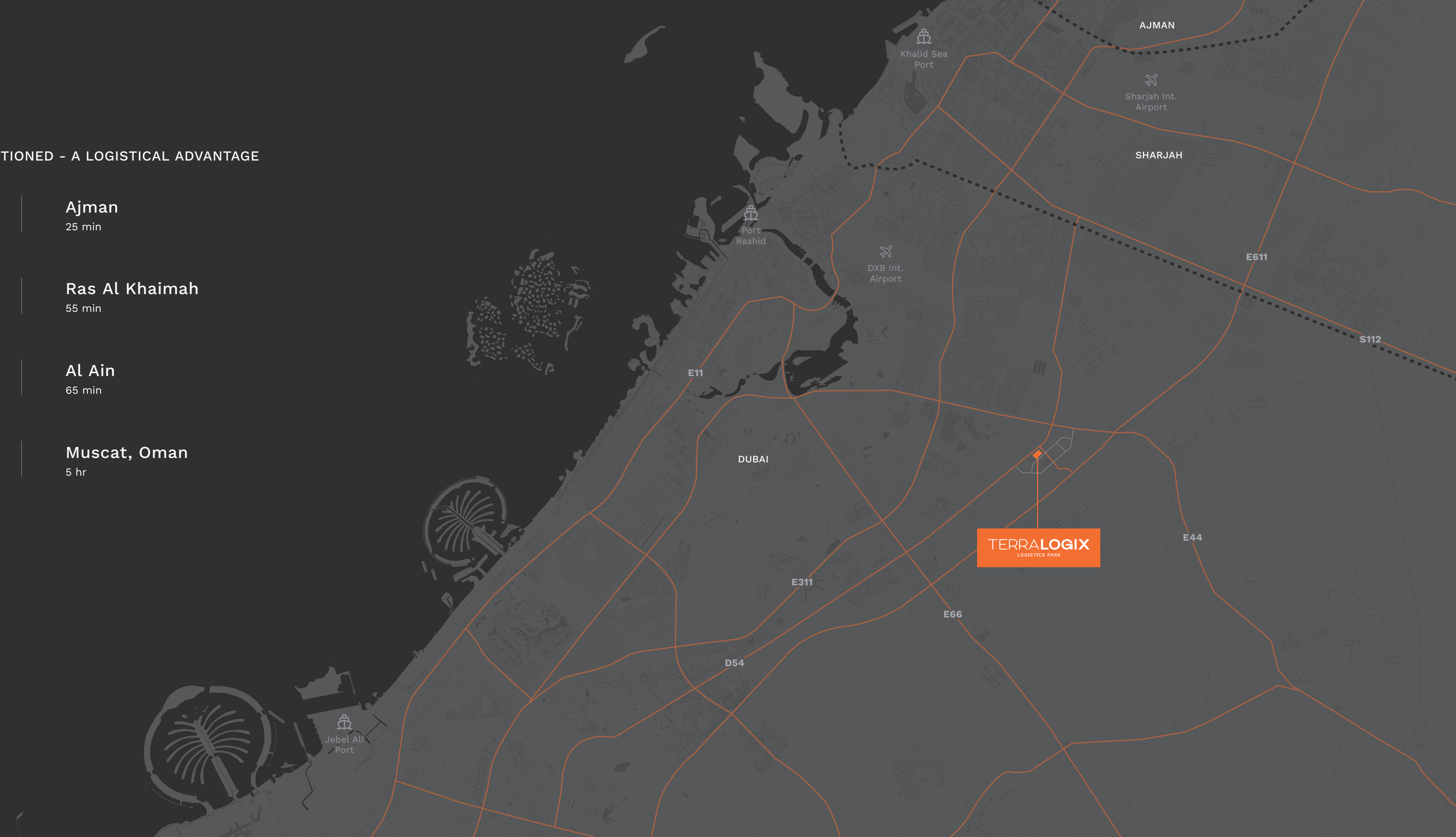
Fujairah
55 min

Al Ain
65 min

Abu Dhabi
80 min

Muscat, Oman
5 hr

Open in Maps




CONNECTIVITY
DXB Int. Airport
DAFZA
Downtown Dubai
E11
Ras Al Khor
Nad Al Sheba
Warsan
Al Quoz
Dubai Silicone Oasis
E311
E611
D54
E66
E44
S112
To Sharjah, Ajman, UAQ, RAK
To Fujairah
To Sharjah, Ajman, UAQ, RAK
To Downtown Dubai
To Hatta & Muscat
To Abu Dhabi
To Al Ain
N



MASTERPLAN

BUILT FOR FUNCTIONALITY

Terralogix is a secured development offering its tenants 24-hour operational access. With a site coverage area of 60%, its nine warehouse facilities have been carefully proportioned and positioned 45 meters apart to allow for smooth loading and unloading operations with no disruptions to traffic flow.

The Northern and Southern gates connect its central two-way artery, branching to its one-way street system that ensures an organized flow of vehicles while reducing congestion.

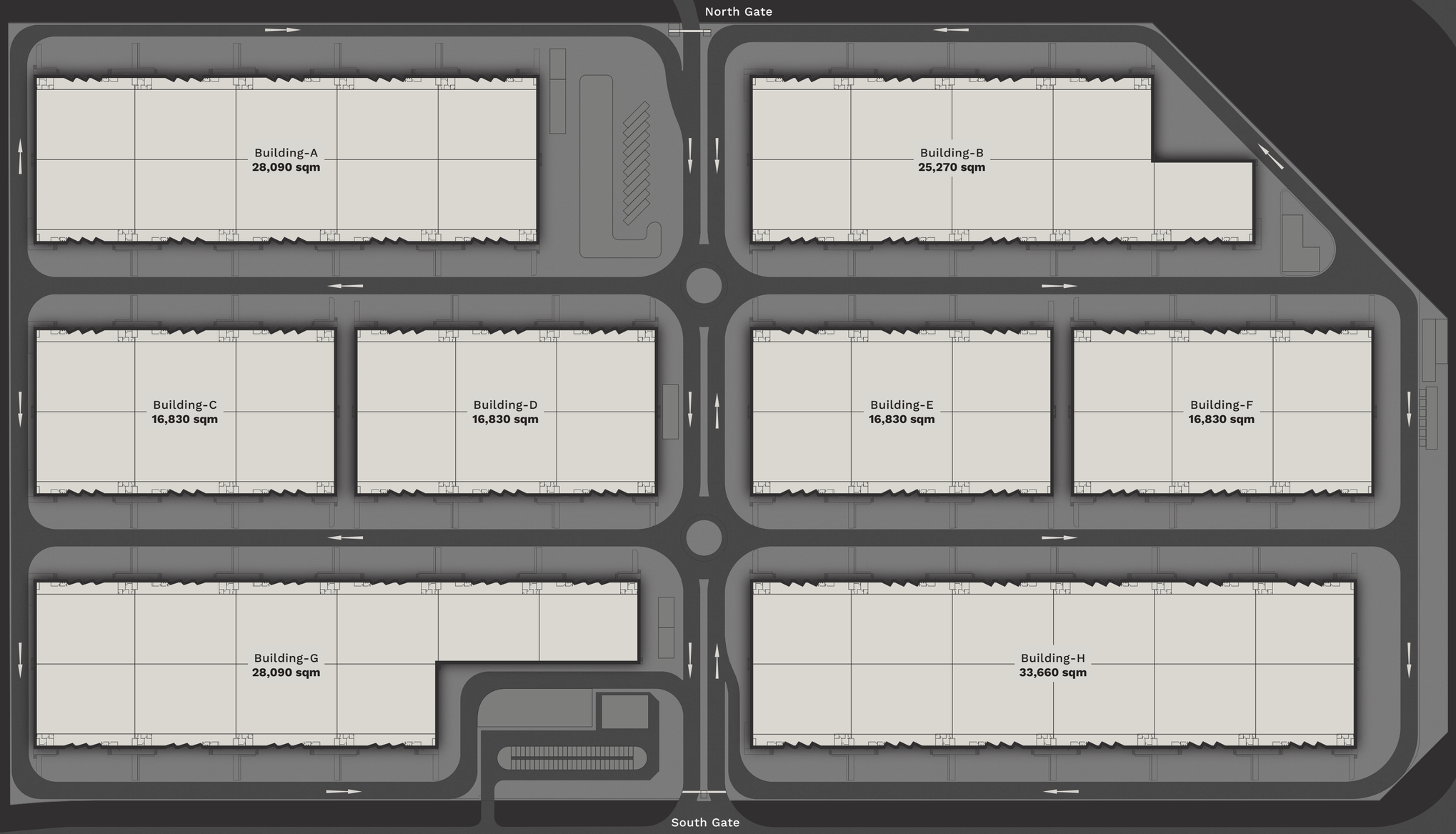
Each of the 65 units measures 2,800 square meters and is equipped with a minimum of three loading docks and two loading bays, providing tenants with ample capacity for streamlined loading and unloading activity. This practical layout supports the efficient movement of goods, helping businesses maintain operational productivity and meet their distribution needs effectively.

MASTERPLAN

Phase-1
(Building-A,B)
53,360 sqm

Phase-2
(Building-C,D,E,F)
67,320 sqm

Phase-3
(Building-G,H)
61,750 sqm





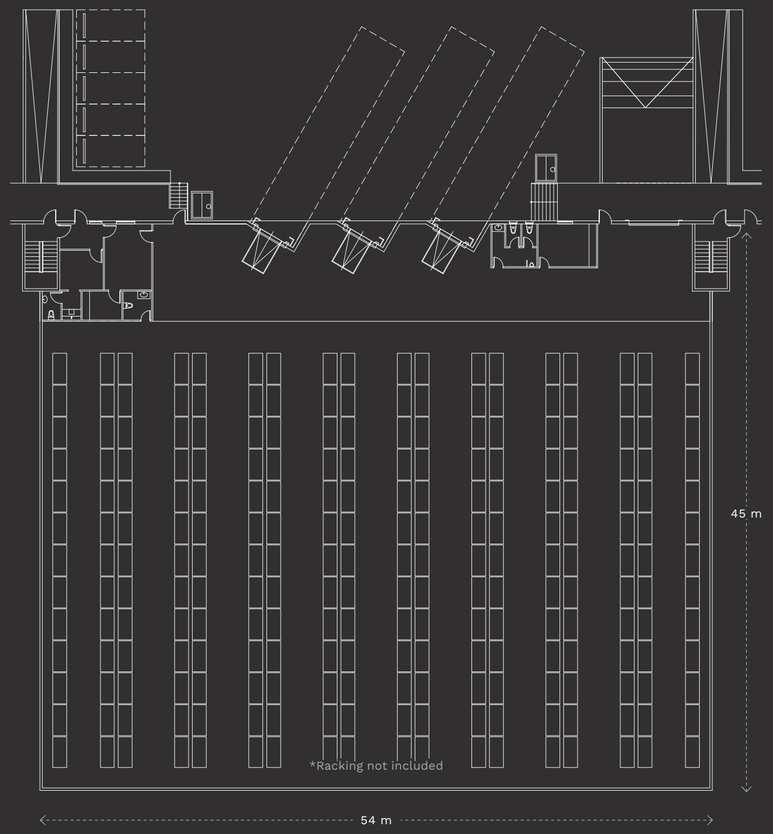
DESIGN & SPECIFICATIONS

MODULAR DESIGN FOR MAXIMUM FLEXIBILITY

Terralogix has been designed as a modular facility offering tenants 2,800 square meter units, with the option to scale and add units as needed. This flexible approach gives businesses the opportunity to satisfy their exact space requirements.

The modular design also supports various configurations, allowing tenants to combine multiple units to accommodate specific operational requirements such as cross-docking or single-sided configurations.

TYPICAL SINGLE UNIT



2,410 sqm
Ground Floor Area

405 sqm
Mezzanine Floor Area

2,815 sqm
Total Single Unit Area

18 m
Yard Depth

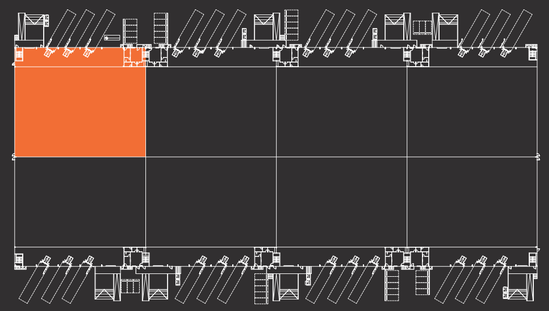
12 m
Eaves Height

5
Staff Parking

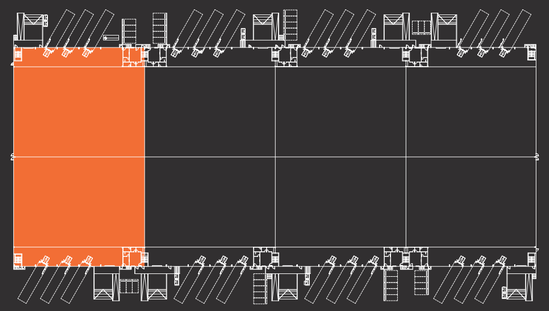
3
Loading Docks

2
Loading Bays

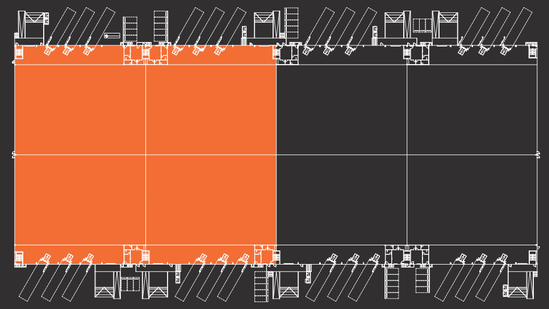
MODULAR DESIGN - LEASING FLEXIBILITY



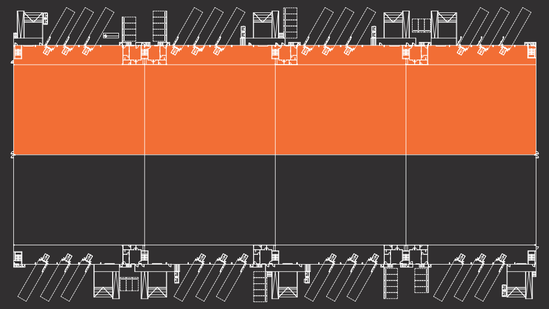
Single Unit
2,815 sqm



Two Units Cross Dock
5,630 sqm



Four Units Cross Dock
11,260 sqm



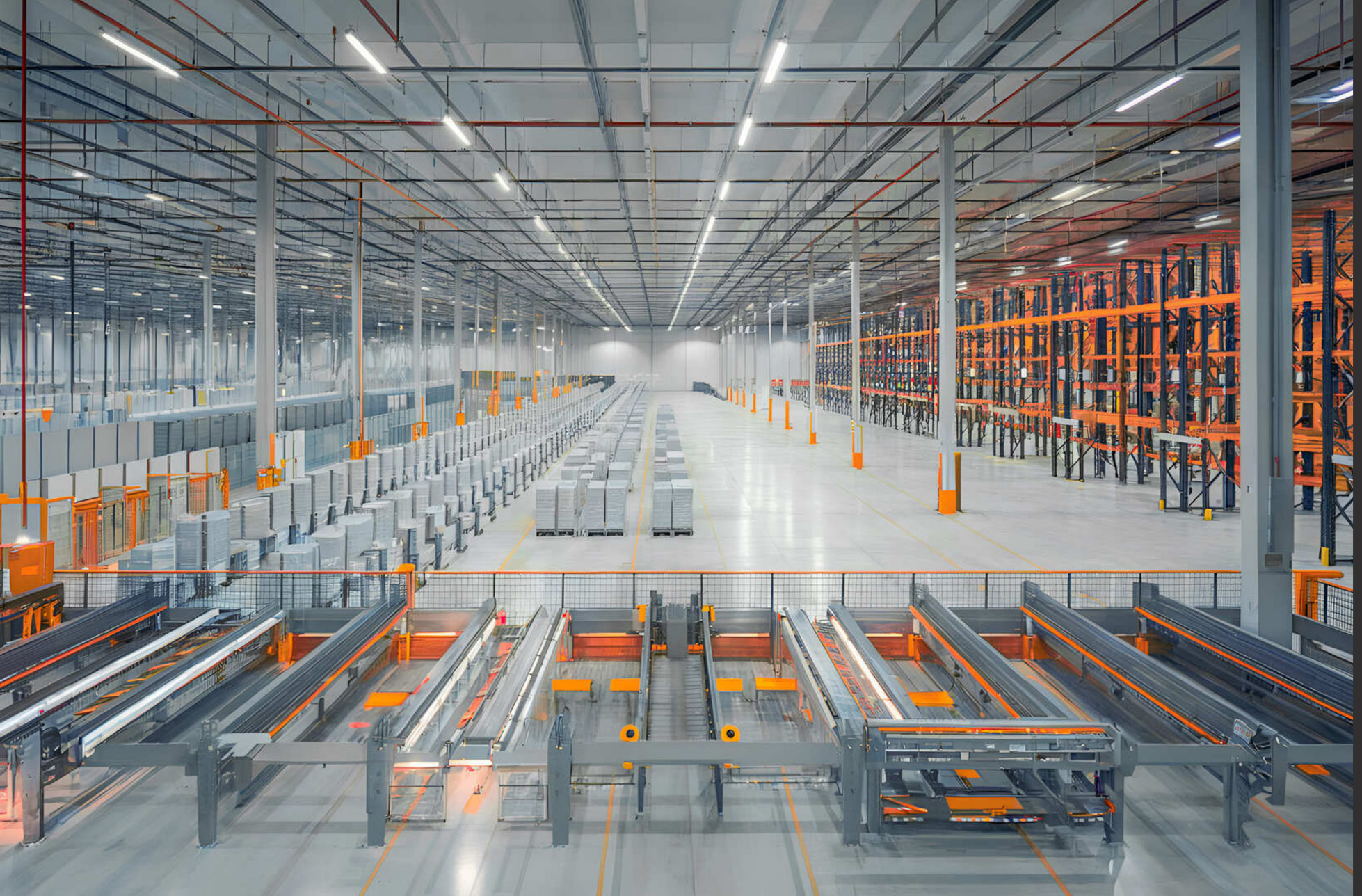
Four Units Single Side Dock
11,260 sqm

*All areas are approximate and subject to verification.



DESIGNED TO DRIVE EFFICIENCY

- Minimum of five loading points per unit
- Gated access with controlled 24-hour security
- 12 m eaves height
- Mezzanine space for VAS or office expansion
- Ambient temperature
- FM2 floor flatness
- Dedicated heavy and light vehicle parking per tenant
- 45 m x 54 m column free modules for optimized layout efficiency
- Contiguous facilities of up to 60,000 sqm available for larger requirements
- Modular design enables leasing of multiples of ~2,815 sqm units



CUSTOM BUILT-TO-SUIT SOLUTIONS

TAILORED SOLUTIONS FOR OPTIMAL PERFORMANCE

Terralogix offers large-scale tenants the opportunity for customized built-to-suit (BTS) solutions in phases 2 and 3. This allows for industry-specific requirements and advanced systems which optimize operational performance.

BTS customizations may include:

- Office spaces tailored to business needs.
- Specialized racking systems.
- Areas for packaging, processing, light assembly, and kitting.
- Docking space for streamlined shipping and receiving.
- Industry-specific amenities such as cold storage or hazmat zones.
- Automated solutions for enhanced operations.

POWERED BY PARTNERSHIP



DUTCO

Dutco is a diverse, multi-faceted organisation with operations spanning a wide range of fields, from heavy civil engineering to state-of-the-art communication systems and 5-star, world-class hospitality. Established in 1947, the history and development of the Dutco Group of Companies are inextricably interwoven with that of Dubai itself. Over the years, the company has steadily grown, and today there is virtually no aspect of Dubai's infrastructure development in which the Dutco Group does not play a part, with successes extending well beyond Dubai and the UAE.

10,000+
Employees

670+
Projects Completed

60+
Companies

7
Countries



SWEID & SWEID

Sweid & Sweid is an award-winning real estate development firm focused on unique development, investment, and build-to-suit opportunities. From its Dubai headquarters, Sweid & Sweid has built a reputation for delivering best-in-class, Grade-A commercial and residential projects through its unique and comprehensive approach to all phases of the development cycle.

Its portfolio spans the UAE and USA and includes landmark developments that house dozens of multinational corporations.

20
Years in Operation

7.5m
Sq.Ft. Built up Area

$2 bn
Global Portfolio

95%
Multinational Tenants

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WARSAN, DUBAI

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