



Sky Innovation Park

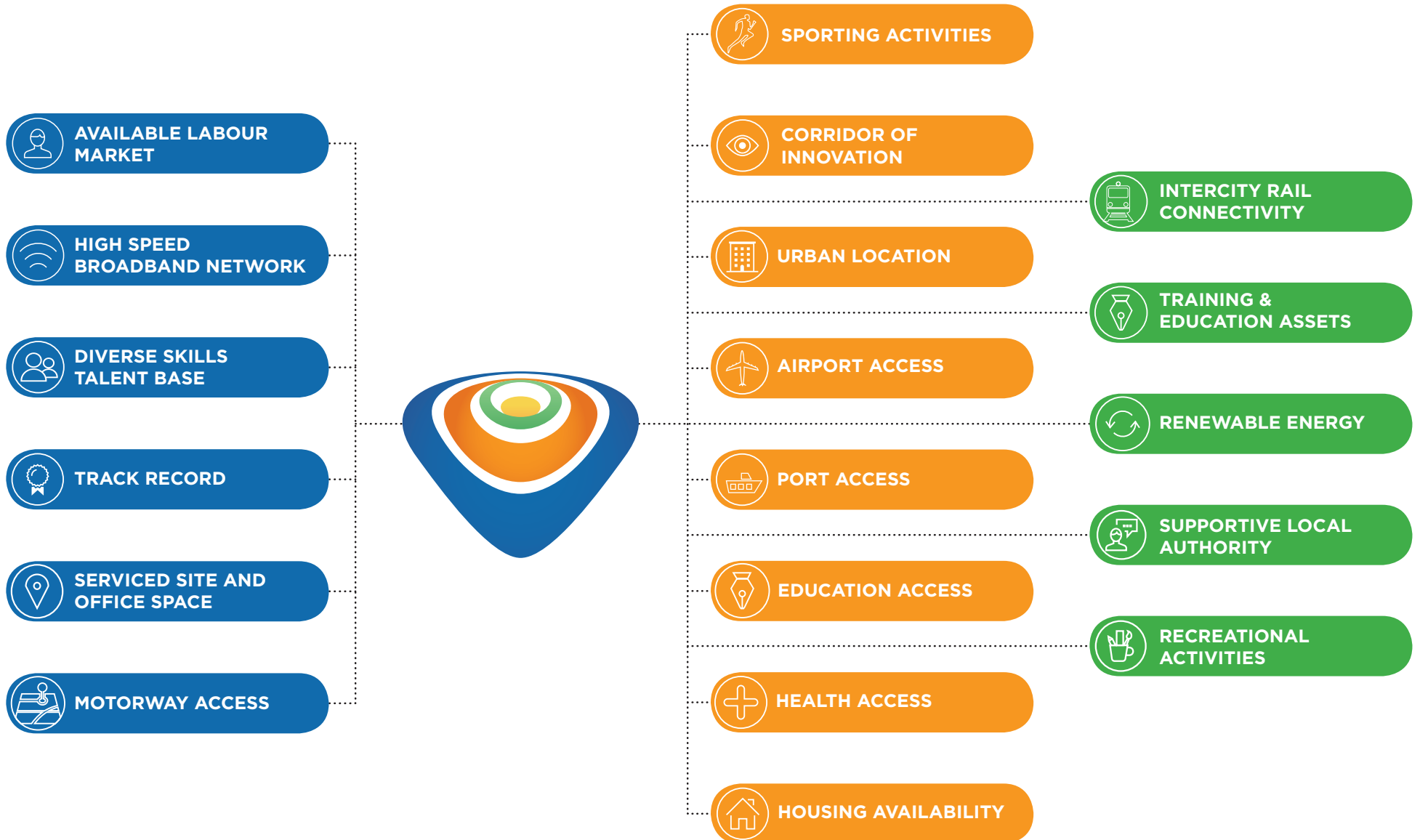
A Catalyst Site for Regional Investment



Sky Innovation Park, Limerick Road, Tipperary

Sky Innovation Park

A Regional Employment Stimulus





Site Overview

Sky Innovation Park Location

Sky Innovation Park is located on the N24 Limerick – Waterford Road the north west side of Tipperary Town centre.

The 1.5 hectares (3.72 acres) site extends from the N24 south to the Emly Road.

It is situated 30 minutes from Limerick, Ireland's third largest city and 30 minutes from Clonmel.



Sky Innovation Park



Sky Innovation Park contains a high specification building configured as a terrace of 8 retail warehouse units in a mainly single storey block with part mezzanine floors incorporated and a basement car park on a site of approx. 1.5 hectares (3.72 acres).

Glazing on the front elevation and rear loading access.

The property is finished internally to a shell standard and the internal eaves height in the main areas is approx. 9m.

There is a surface car parking area to the front providing approx. 103 car spaces and there is a further approx. 170 car spaces in the basement car park.

Planning permission for this development was granted in October 2006 for "permission for 8 No. retail warehousing units including staff areas, stockrooms, car parking and all associated site and infrastructural works", planning register no PD2/1696.

Sky Innovation Park

Modern portal frame building wrapped in insulated architectural cladding.

There is significant ceiling height throughout to allow for a full mezzanine floor to be added whilst still allowing the feeling of a spacious unit on both levels.

Surrounding footpaths have been block paved right up to a ready to use car park that has over 200 mm of asphalt coating and all necessary drainage.

The front of the building is sheltered by means of a glass canopy, providing shelter without compromising on light.

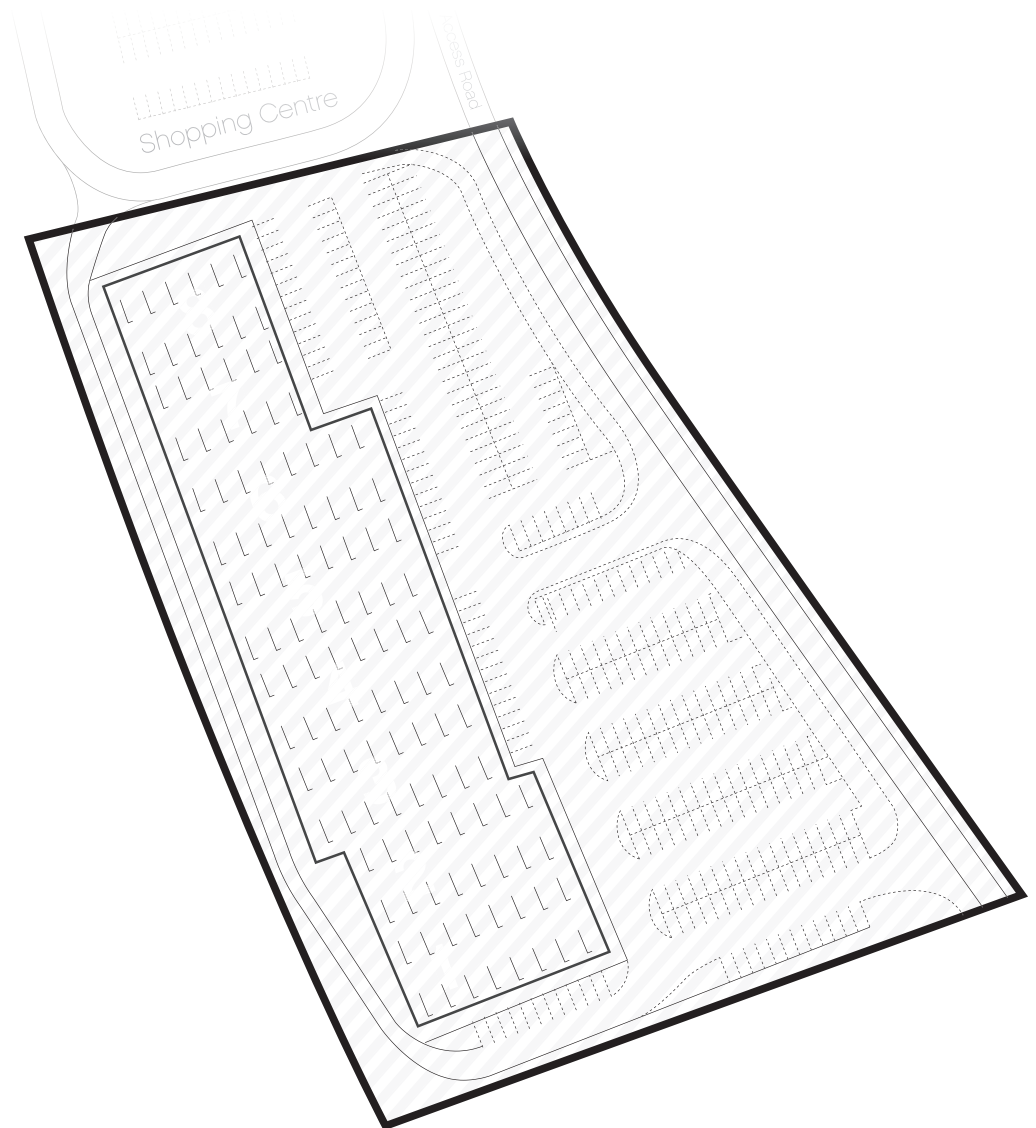
Designed with multiple options regarding the sub-division into separate units.

The exterior of the building has been finished in a very high standard by means of a 'Monocouse Silica' sand colored render.

The basement contains additional parking which is final course wear layer, painted and ready for use.

Sky Innovation Park: Floor Dimensions

	Unit No Floor	SqM / SqFt
1	Ground	856.26 / 9,217
	Mezz	228.81 / 2,463
2	Ground	645.19 / 6,945
	Mezz	252.97 / 2,723
3	Ground	714.77 / 7,694
	Mezz	307.96 / 3,315
4	Ground	714.77 / 7,694
	Mezz	307.96 / 3,315
5	Ground	714.77 / 7,694
	Mezz	307.96 / 3,315
6	Ground	714.77 / 7,694
	Mezz	307.96 / 3,315
7	Ground	713.00 / 7,675
	Mezz	286.04 / 3,079
8	Ground	720.72 / 7,758
	Mezz	289.20 / 3,113
Total Available Space		8,083.11 / 87,009





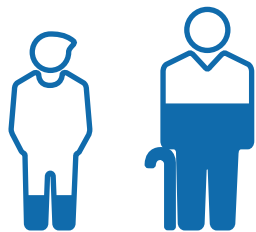
An Investment Location

Local & Regional Demographics

Tipperary Town and Surrounding Area



Working Population



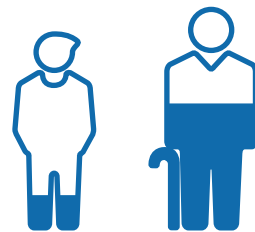
AGE 15 - 64

4,710

Regional Population

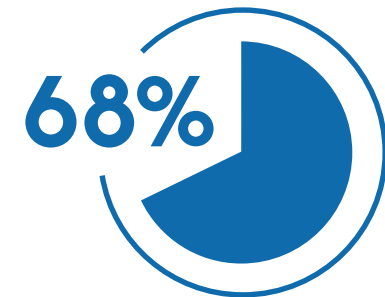


Working Population

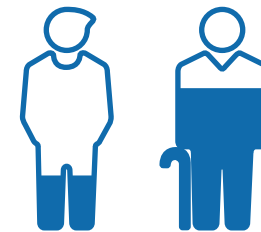


AGE 15 - 64

282,100



68% of the population are between the ages of



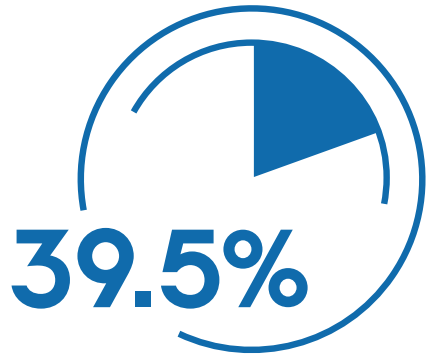
AGE 20 - 64

191,828

Access to a Regional Labour Force

EDUCATION

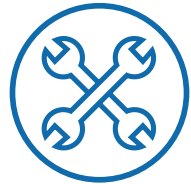
Third Level Education Attainment



AGE

30 - 34

KEY EMPLOYMENT BY INDUSTRY:



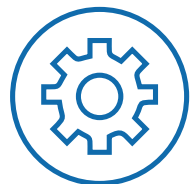
35,200

People working in Skilled Trade



30,600

People working in Elementary roles and Administrative/ Secretarial roles



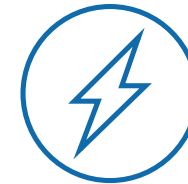
28,250

Working in professional occupations



17,500

People working in Managerial and Associate roles.



21,900

Unemployment

HOUSING



Average House Price in region (3 Bed Semi):

€145,000



Price increase since 2014.



Sky Innovation Park

An Accessible Regional Location



LOCATION



COMMUTE TIME

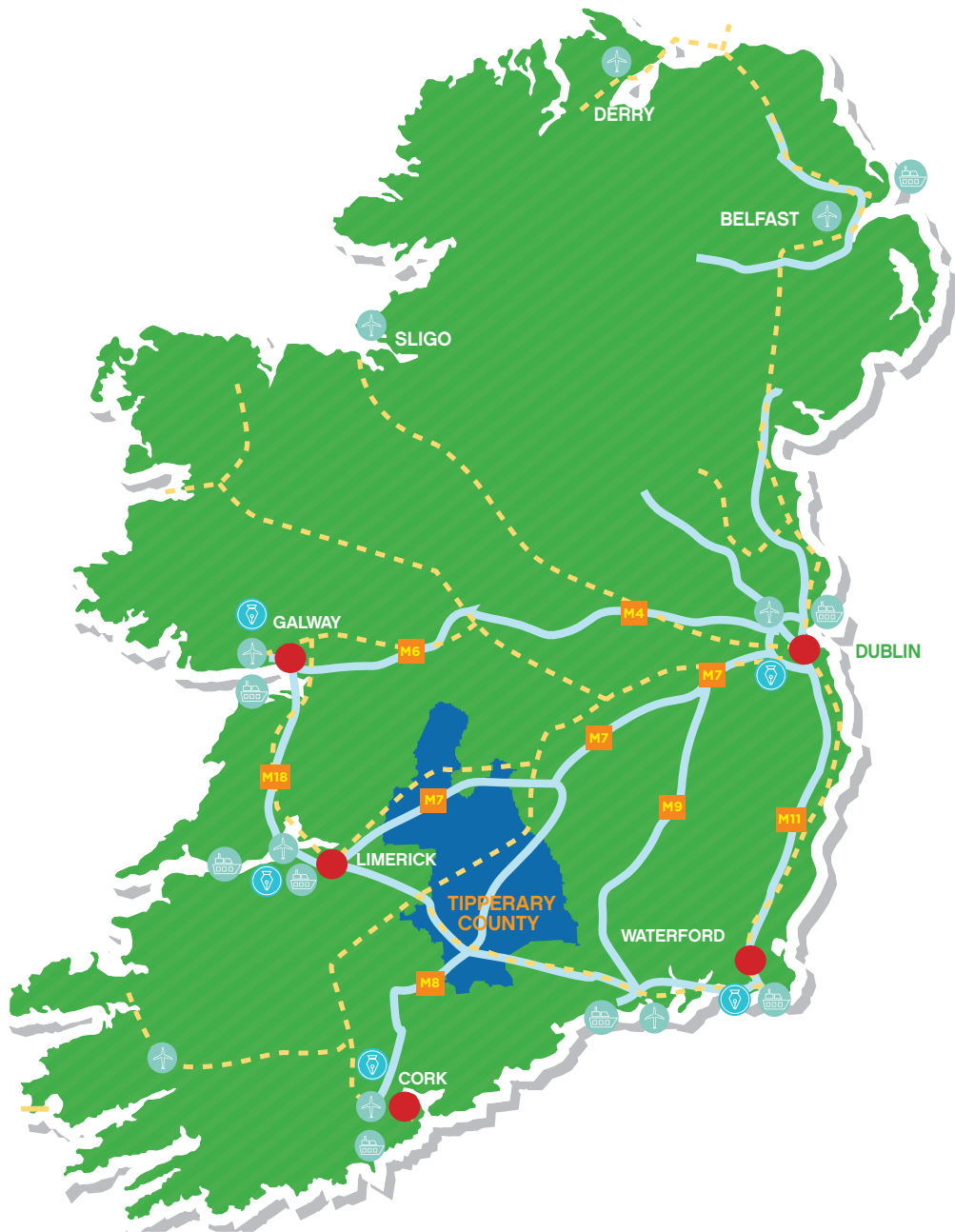


POPULATION

Limerick	30 mins	91,000
Kilkenny	1 hour 10 mins	24,000
Portlaoise	1 hour 5 mins	20,000
Ennis	1 hour	26,000
Clonmel	35 mins	18,000
Middleton	1 hour 10 mins	12,000
Mallow	1 hour	12,000



Regional Infrastructure Accessibility



ROADS

N24: Connecting road to Limerick

M8 (23km on N74 to enter): Connecting road to Cork and Dublin.

RAIL

5 km to Limerick Junction (Rail to Limerick, Dublin, Cork)

DISTANCE TO	KM	TIME
Shannon Airport	67	< 1 hour
Dublin Airport	194	2 hours
Limerick City	40	30 mins
University of Limerick	39	
Limerick Institute of Technology	48	
Foynes Port	77	1hour 10 mins
Galway	140	2 hours
LIT Tipperary	37	
Cork City	86	1 hour 15 mins
University College Cork	90	
Cork Institute of Technology	92	
Cork Port	84	1 hour 15 mins



Regional Development Context

South East Region Employment Performance

The South-East (31%) and the Mid-West regions (30%) have the largest share of unemployed with only lower secondary education higher than the state average of 21%.

At almost 12%, the South-East region had the highest rate of unemployment.

Youth unemployment rates were particularly elevated in the West, Midland and South-East regions, at 30%, 28%, and 27% respectively, while Dublin had the lowest rate, at 13%.

Third level achievement expressed as the share of population aged 30 to 34 with completed tertiary education ranged from 35% in the South-East region to 65% in Dublin.

There remains a sizeable section of young people in the region that are classified as NEET; the highest NEET rate (for those younger than 25) was in the Midland (19%), followed by the South-East region (16%), while the lowest rates were in the Dublin region (9%)

South East Region – Sectoral Opportunities

Global Business Services



As of May 2016,
30,600 — **6,402** — and — **3,980**

people are currently employed in Elementary roles and Administrative/ Secretarial roles in the region.

unemployed people in the South East

unemployed people in the Mid-West have solely worked in elementary and Administrative roles.

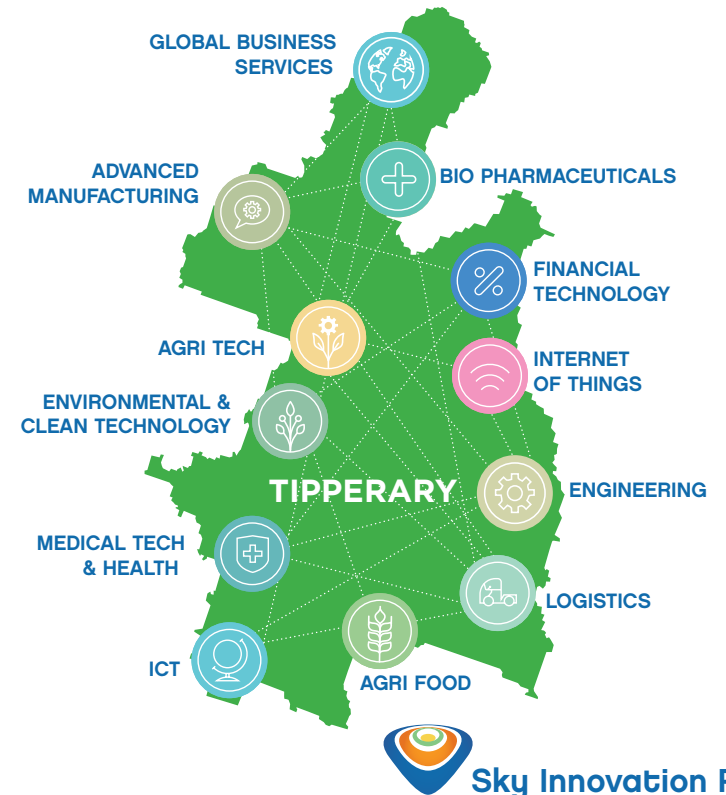
Source: CCMA in Association with Enterprise Ireland & IDA: Justification for Call Centre.

Agri - Tech – A central national location for Agri - Tech Agricultural heritage of Golden Vale region



Developing new technologies to expand food production and reducing the impact on the environment.

Fastest growing sub-sectors within Agri-Tech are expected to be in the high-tech areas such as ICT, engineering and precision farming





Sky Innovation Park Economic Impact

Growing the Economic Impact

150 Jobs

Phase 1 Scenario

Total Annual
Income Impact

€7.5 Million

Additional jobs
supported

84 FTE's

300 Jobs

Phase 2 Scenario

Total Annual
Income Impact

€18.1 Million

Additional jobs
supported

167 FTE's

450 Jobs

Phase 3 Scenario

Total Annual
Income Impact

€28 Million

Additional jobs
supported

251 FTE's

Five Year Impact

€23.5
Million

Returns to Exchequer

€79.4
Million

Total regional income impact

€45.8
Million

Total wages generated
by onsite activity

701
Jobs

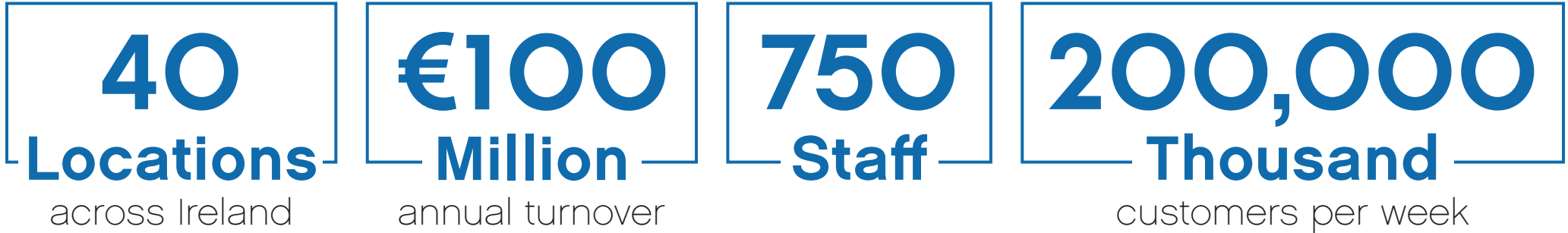
Total annual FTE's
supported by onsite activity



SKY Innovation Park Promoters

SKY Innovation Park Promoters

RETAIL - Mr PRICE Group



PROPERTY PORTFOLIO

Mr. Price Group operate from or own over **750,000** square foot of space through its

RETAIL / WAREHOUSING / INVESTMENT PORTFOLIO

Located in **20 COUNTIES** across Ireland

Currently in expansion mode through acquisition of portfolios / buildings



Corajio Group is owned by the Crinion family.



Appendices

Appendix One

Projected Economic Impact Scenarios

	DIRECT	INDIRECT	INDUCED	TOTAL ECONOMIC IMPACT
Phase 1				
Income Impact	€4,800,000	€2,318,400	€428,904	€7,547,304
Employment Impact	150	56	28	234
Phase 2				
Income Impact	€10,200,000	€5,365,200	€2,572,440	€18,137,640
Employment Impact	300	112	56	467
Phase 3				
Income Impact	€15,750,000	€8,284,500	€3,972,150	€28,006,650
Employment Impact	450	167	83	701

Note: The scenarios detailed in projected phases are based on Phase One securing 150 FTE's on site. Phase Two will grow to provide 300 FTE's on site with Phase Three accounting for 450 FTE's located in Sky Innovation Park.

Appendix Two

Cumulative Economic Impact based on phased occupation of units (Years 1-5)

ANNUAL FTE's	DIRECT	INDIRECT	INDUCED	TOTAL ECONOMIC IMPACT	EXCHEQUER IMPACT	PROJECTED GVA
150	€4,800,000	€2,318,400	€428,904	€7,547,304	€2,233,021	€6,408,000
150	€4,800,000	€2,318,400	€428,904	€7,547,304	€2,233,021	€6,408,000
300	€10,200,000	€5,365,200	€2,572,440	€18,137,640	€5,366,384	€13,617,000
300	€10,200,000	€5,365,200	€2,572,440	€18,137,640	€5,366,384	€13,617,000
450	€15,750,000	€8,284,500	€3,972,150	€28,006,650	€8,286,328	€21,026,250
	€45,750,000	€23,651,700	€9,974,838	€79,376,538	€23,485,136	€61,076,250

Note: The scenarios detailed in projected phases are based on growing from 150 FTE's in Phase 1 / Year 1 to Phase 3 rollout of 450 FTE's on site.



Sky Innovation Park