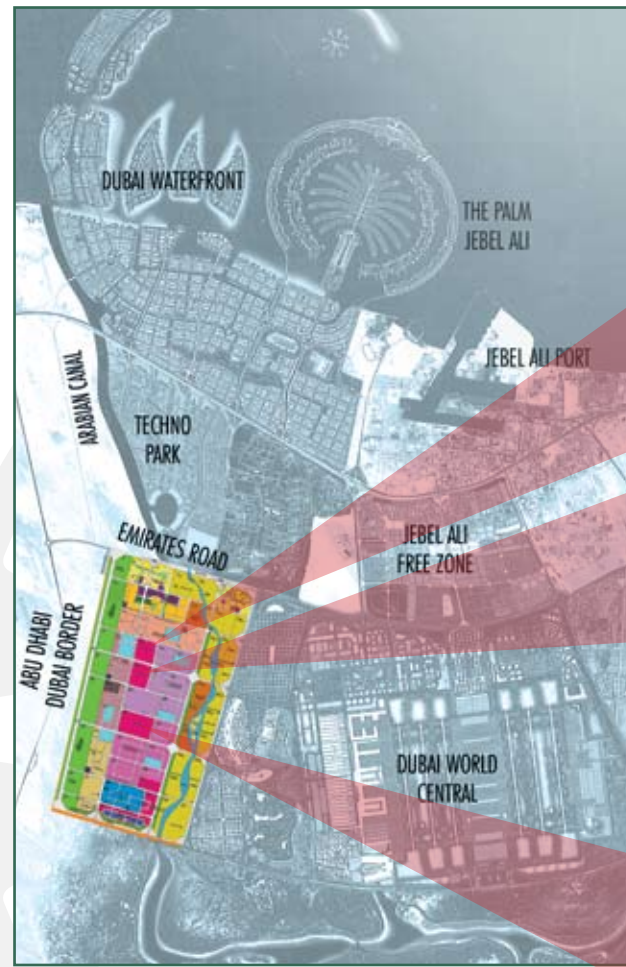
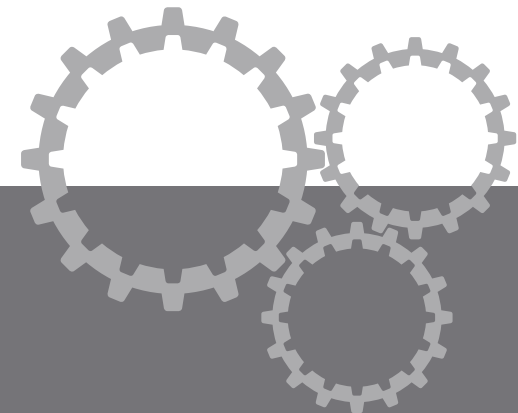


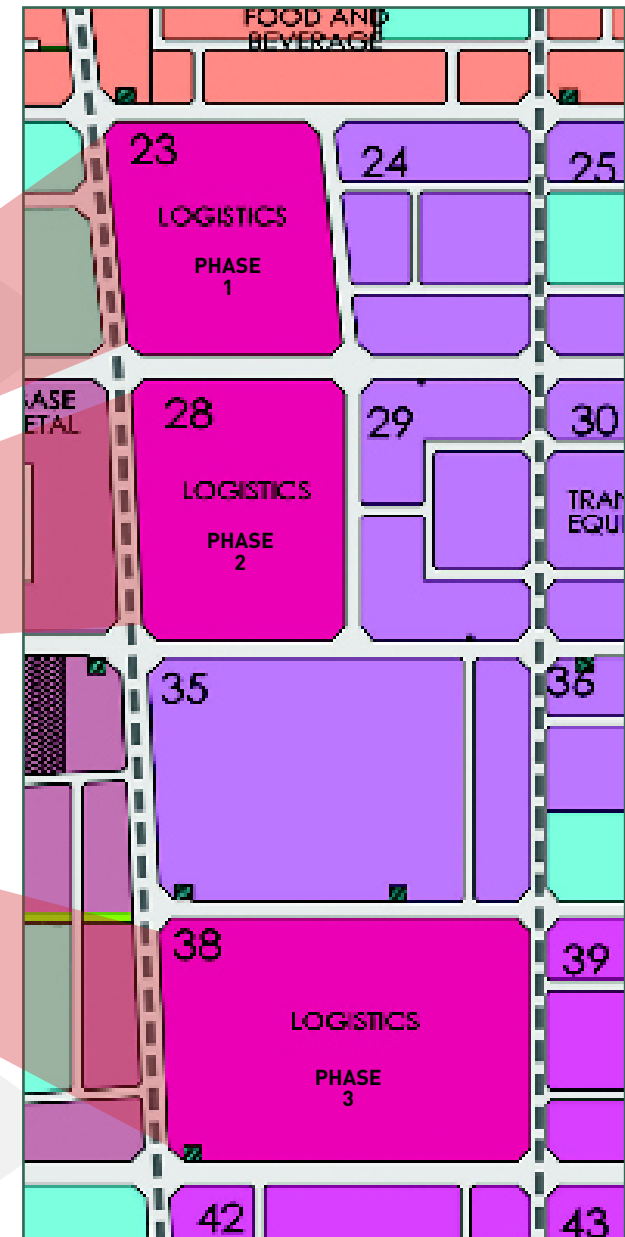
MAKHAZEN

Dubai Industrial City is a landmark project offering a unique environment to catalyze and support the development of the manufacturing sector through the provision of superior service, a commitment to quality, health and safety and the establishment of an exceptional business enabling environment. Dubai Industrial City has been conceptualized and planned in great detail as a cutting-edge industrial infrastructure, providing its tenants with competitive advantages by clustering similar industries to share common resources in terms of technology, human resources, logistics and business opportunities. In an effort to nurture and foster growth within an industrial ecosystem, Dubai Industrial City strives to develop an integrated community to surpass the needs of the industrial sector in the region.

Strategically located on the Emirates Road, Dubai Industrial City affords businesses access to major regional road networks and is adjacent to Jebel Ali Port and the new Jebel Ali Airport, thus providing unprecedented access to air and sea transport infrastructure.



In order to provide flexible business solutions for investors and manufacturers state-of-the-art warehousing for general purpose is available in Dubai Industrial City in three strategic areas: adjacent to the Food and Beverage, the Base Metals and the Labour Accommodation Zones. Each cluster is located on the main internal road, linked by traffic routes designed specifically to reduce travel distance within the City.

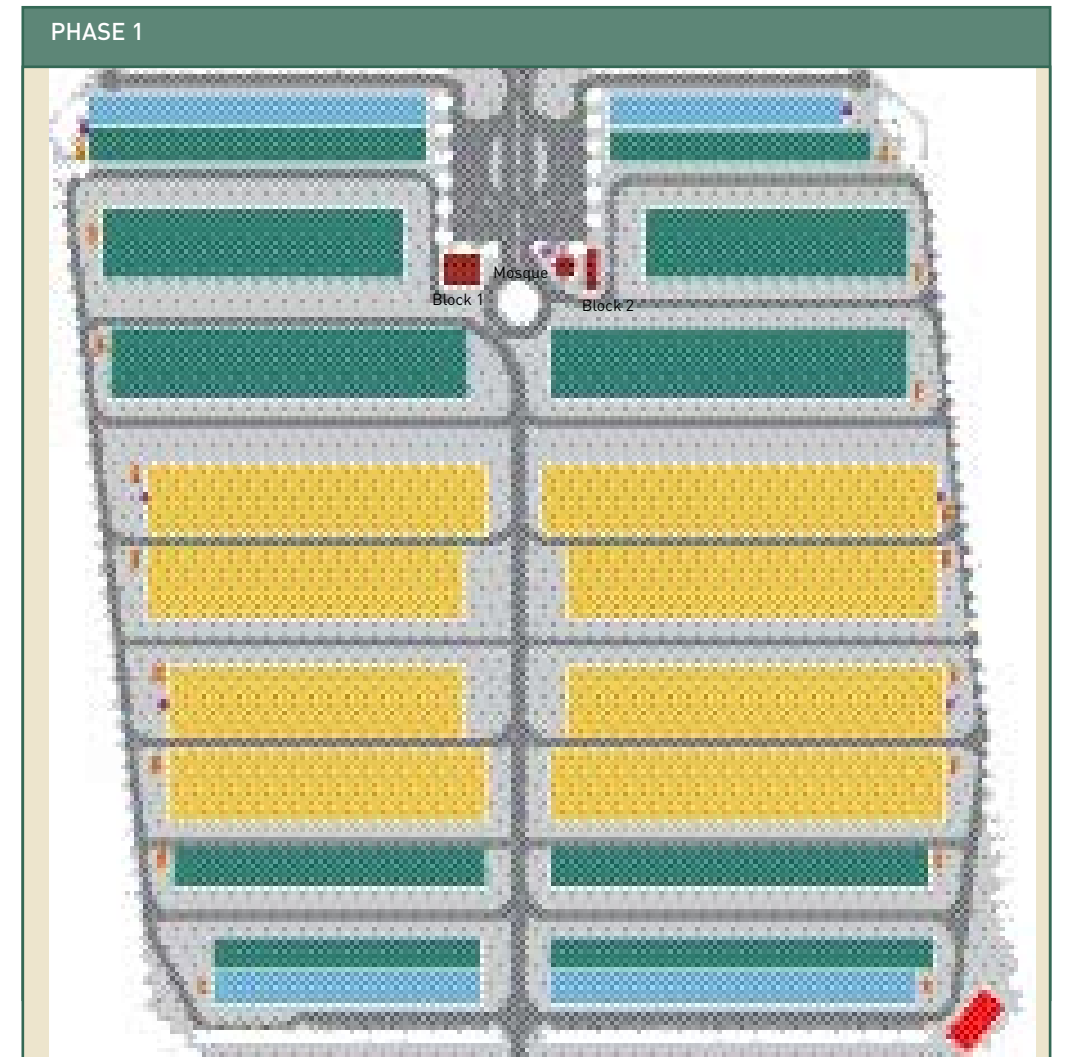


MAKHAIZEN ZONES LOCATION

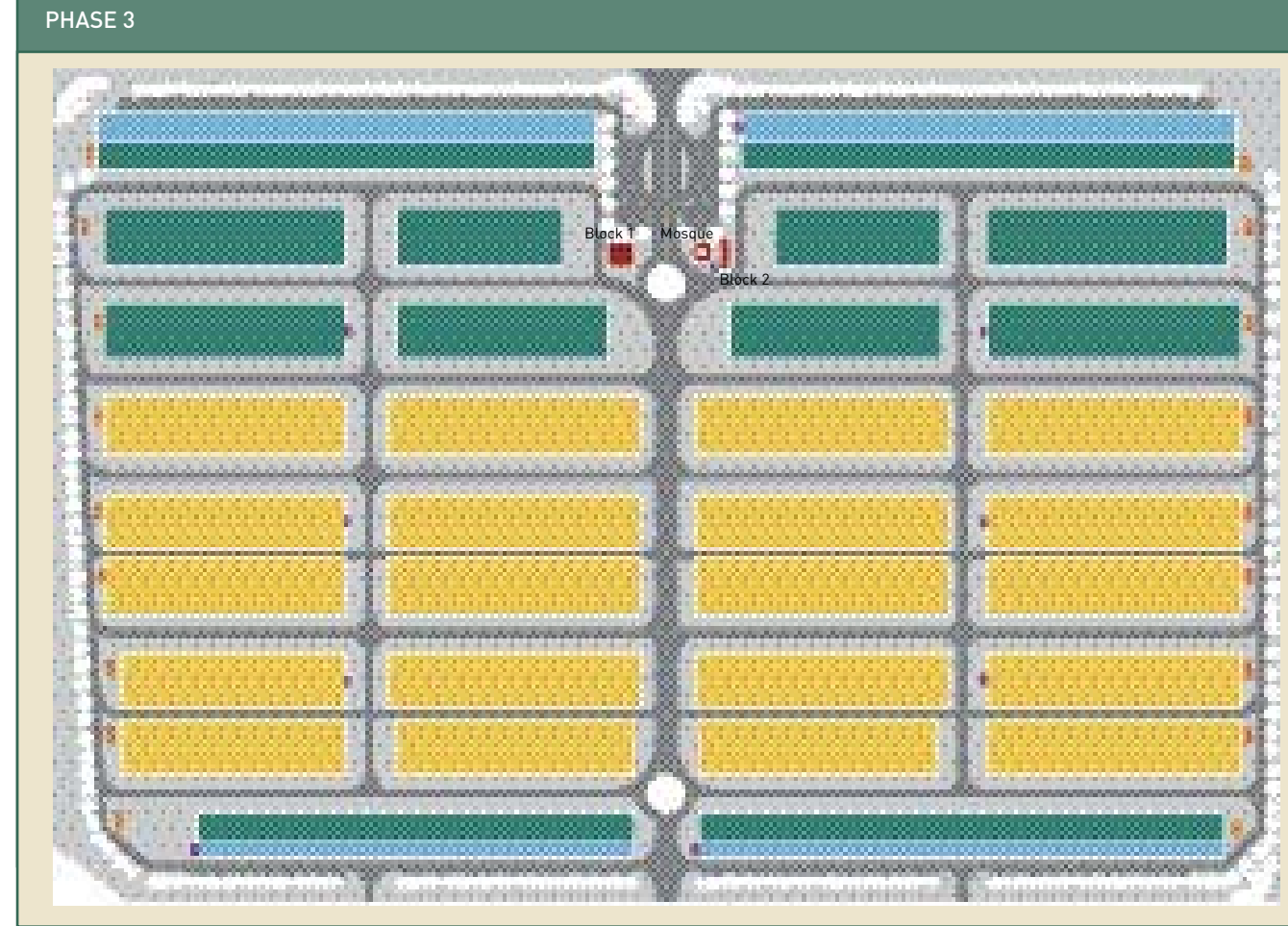
WAREHOUSES FLOOR PLANS

Warehouses of 5,000 sqft and 10,000 sqft and retail showrooms with adjoining warehouse and AC provision are available for lease in multiples of 5,000 sq. ft. in Phases 1, 2 and 3 of the development. Showrooms boast road frontage and are contained within a dedicated perimeter with controlled access via security gates and easy in and out traffic.

- KEY:
- Retail Units
  - 5,000 Sq.ft Warehouses
  - 10,000 Sq.ft Warehouses
  - Sub Station
  - Toilets
  - Pump Room



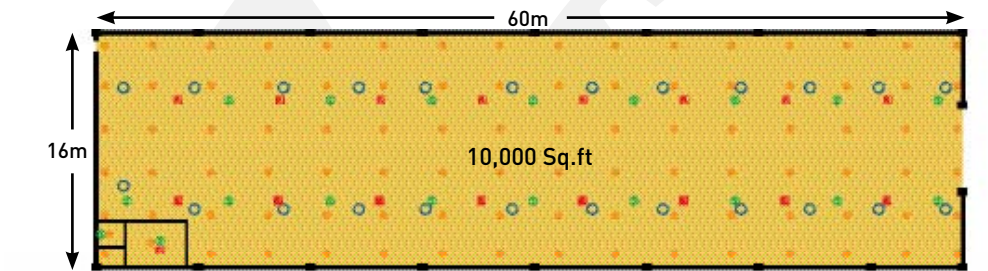
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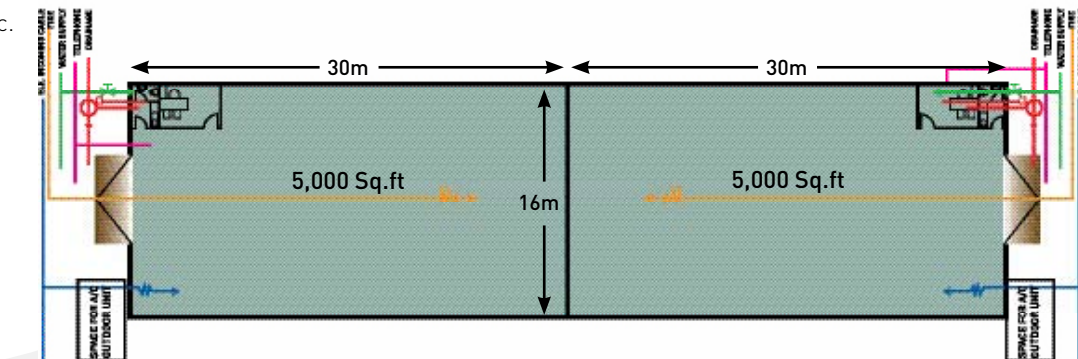
**Warehouse specifications:**

Each warehouse unit is constructed to the following specifications:

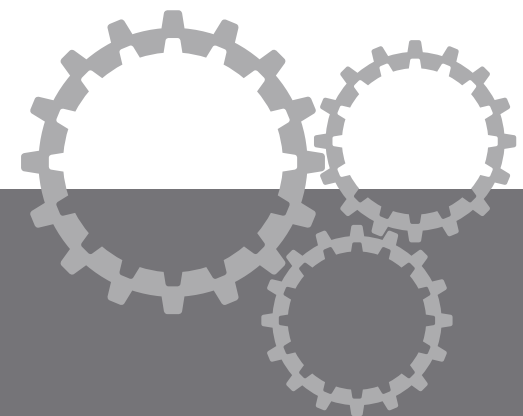
- Structure - Height 8.5m. Pre-cast frame including pre-cast footing columns, rafters and walls
- Floors - Grade slab designed to carry truck movements with axial load of up to eight tonnes
- Manually operated 6 x 6m sliding main door
- Internal light fittings
- Four hour fire rating
- Independent fire fighting systems comprising alarm panels, sprinkler system, fire exit door, etc.
- Provision to be converted into an air-conditioned cold store facility
- A 1.5 tonne capacity for internal lifting hock cranes
- Parking and loading and unloading areas
- Provision for warehouse's office is available (drainage and electrical)
- Fully secured phases with external boundary walls and control gates
- Public services buildings are available for each phase (toilets, mosque, administration building and parking areas)



PLAN A  
(10,000 Sq.ft)



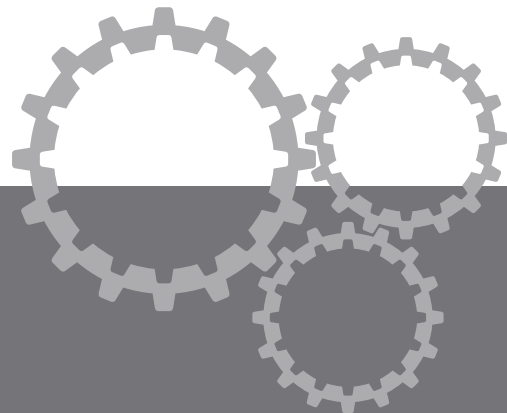
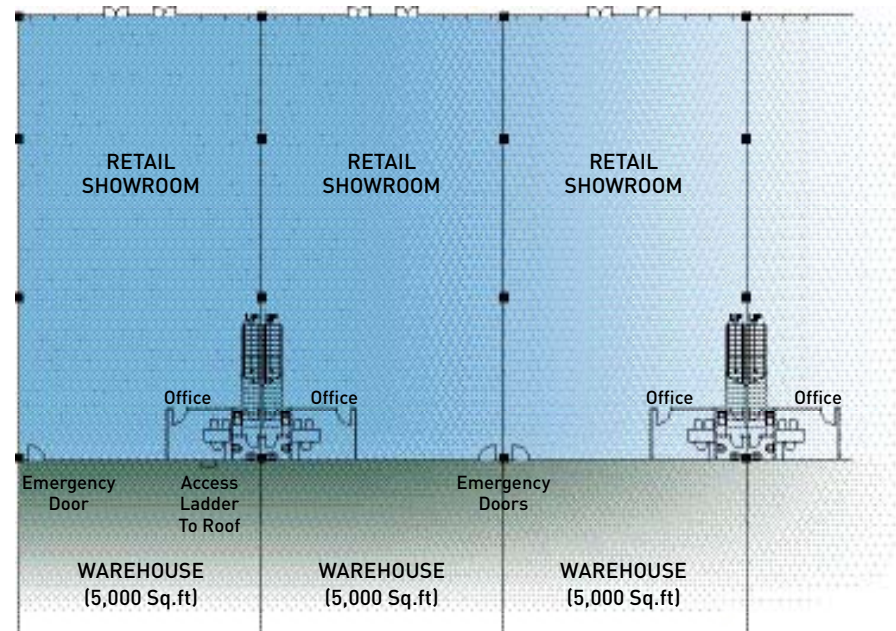
PLAN B  
(5,000 Sq.ft)





Makhazen Warehouses offers facilities with attached mezzanine, comprising exceptional installations and flexibility to meet business needs and maximise efficiency and profitability to investors.

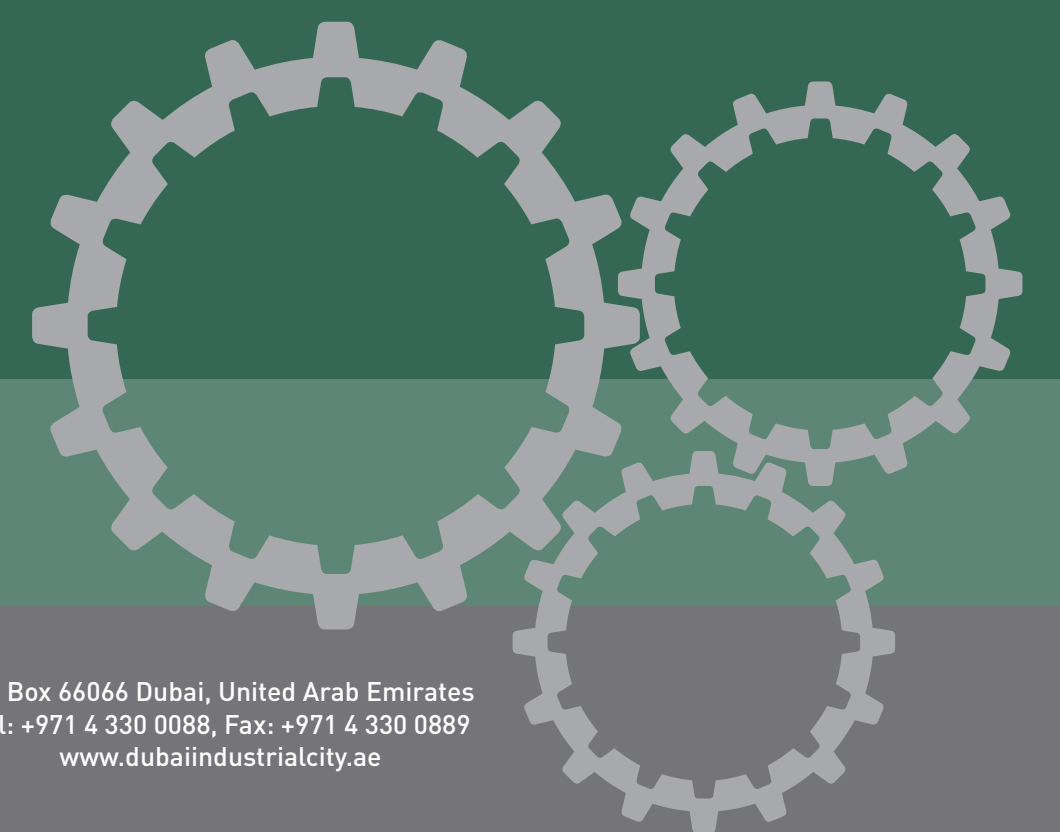
- 5,000 sq.ft. mezzanine showroom outlets with warehouse and allocated office
- Pre-cast frame including pre-cast footing columns beams, walls, hollow core slabs and staircase
- Two coat fenomastic emulsion paint for retail and office area ceiling
- Moisture resistant walls in pantry and toilet
- Porcelain tile floor finishing in retail area
- External wall: combination of pre-cast wall with double glazing work (medium performance glass)
- Space for office and pantry
- Porcelain ceramic staircase step





# **MAKHAZEN**

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