

**EZDUBAI**  
LOGISTICS HUB

## An integrated logistics ecosystem at **Dubai South**

# AN INTEGRATED LOGISTICS ECOSYSTEM AT DUBAI SOUTH

# BUILT FOR WHAT MOVES NEXT

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# PART OF DUBAI SOUTH. BUILT FOR LOGISTICS.

EZDubai Logistics Hub is part of Dubai South, supporting logistics and supply-chain operations within its wider master-planned environment.

## An integrated logistics ecosystem at Dubai South

Air. Sea. Land. Customs. Facilities. Support.

Dubai South is an integrated airport city built around Al Maktoum International Airport, bringing together specialised districts, infrastructure, business services and free zone advantages within one master-planned environment.

At the heart of this ecosystem, EZDubai Logistics Hub connects businesses to the infrastructure, services and markets they need to operate and scale.





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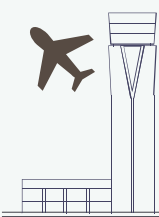
## **BUILT AROUND DIFFERENT WAYS BUSINESSES MOVE**

Every customer has different logistics requirements. EZDubai Logistics Hub supports different operating models through the right mix of infrastructure, connectivity, facilities, processes and business solutions.

From local fulfilment and last-mile delivery to complex regional distribution and global supply-chain operations, EZDubai Logistics Hub provides the connectivity, infrastructure and business environment companies need to establish, scale and grow within Dubai South.

# STRATEGICALLY LOCATED DIRECT ACCESS TO MAJOR TRADE ROUTES

EZDubai Logistics Hub connects businesses to airport, port and road networks that support local, regional and global supply chains.



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MINS DRIVE TO  
AL MAKTOUM  
INTERNATIONAL  
AIRPORT



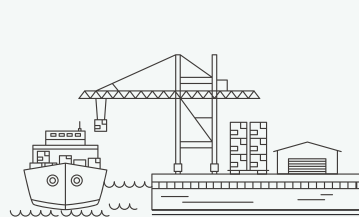
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MINS DRIVE TO  
DUBAI  
INTERNATIONAL  
AIRPORT



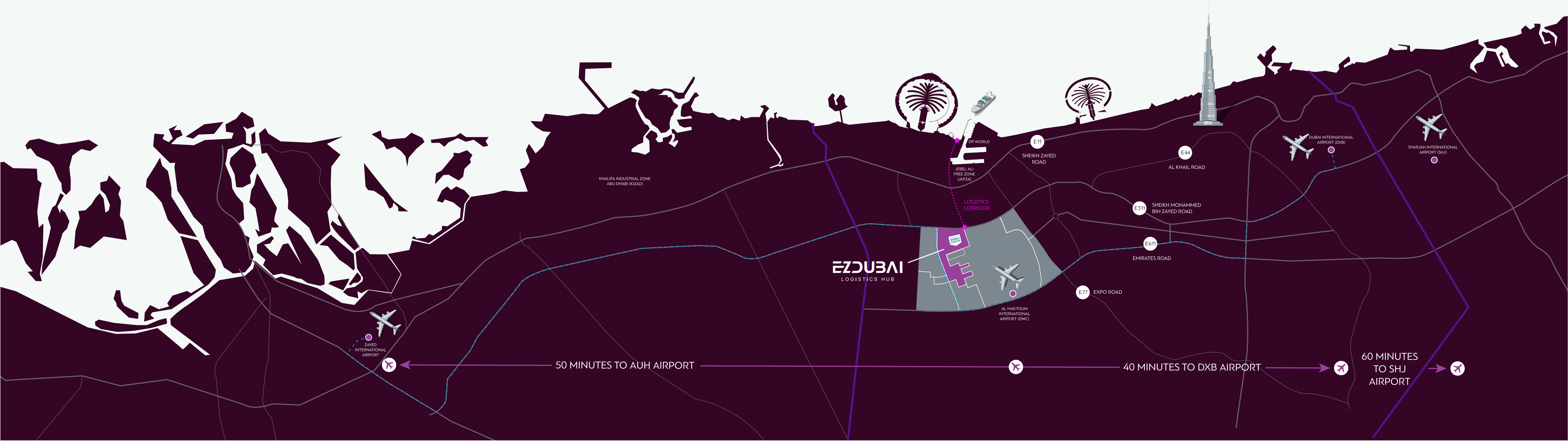
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MINS DRIVE TO  
ZAYED  
INTERNATIONAL  
AIRPORT

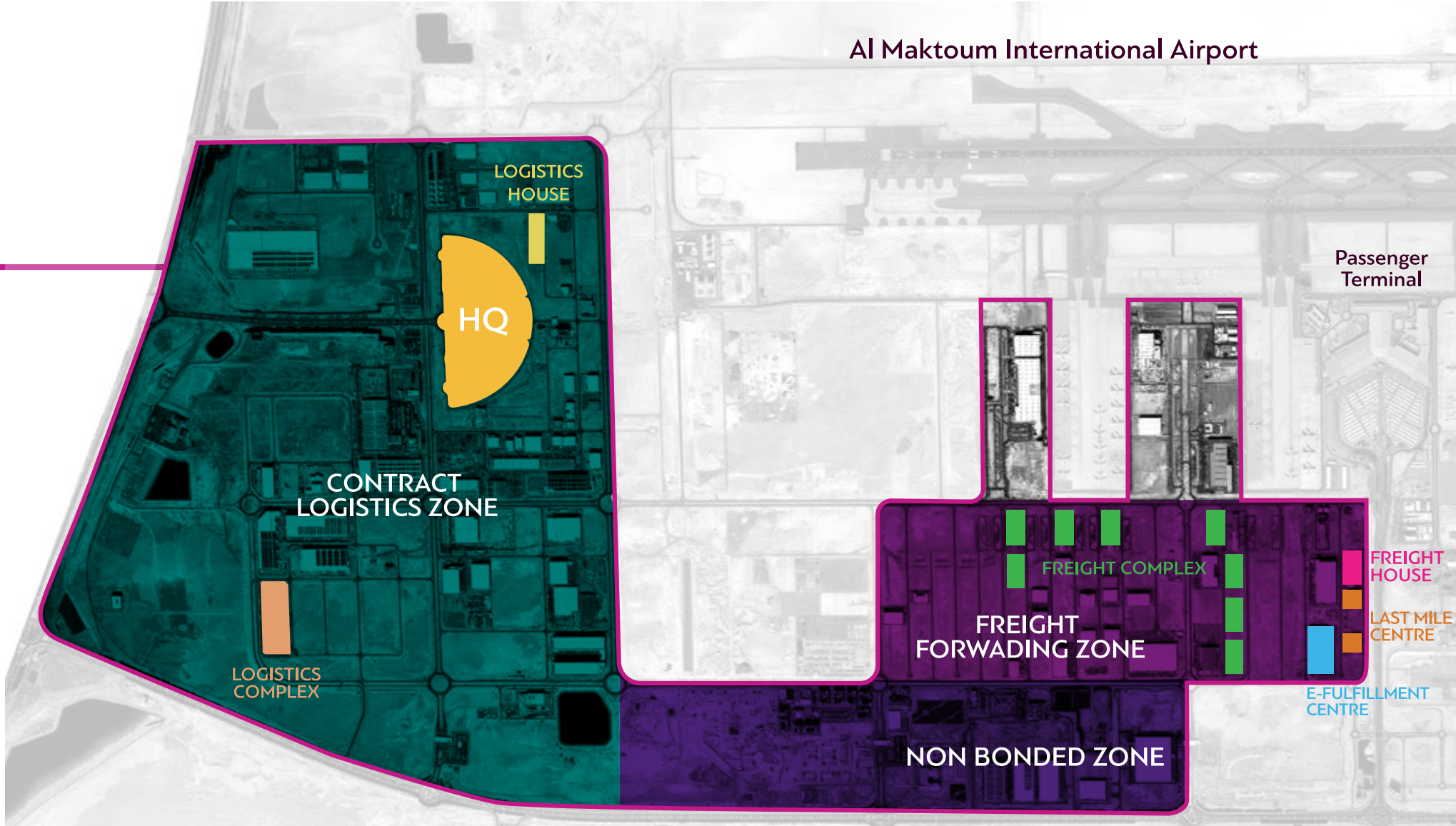


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MINS DRIVE TO  
JEBEL ALI  
MEGA  
SEA PORT



# 145 KM<sup>2</sup> INTEGRATED ECOSYSTEM



# FLEXIBLE WAREHOUSE & BUSINESS SOLUTIONS

## Connectivity that optimises trade flow



### Air:

Proximity to Al Maktoum International Airport supports express, time-critical and high-value cargo operations.



### Sea:

Access to Jebel Ali Port through the bonded Logistics Corridor supports sea-to-air transfers, subject to applicable customs processes.



### Land:

Direct access to the UAE's main road networks, with Etihad Rail and Metro connections planned.

## Benefits that enable easier business set-up

- 100% foreign business ownership.
- 100% capital repatriation.
- Secure legal environment with transparent rules and regulations.
- Access to relevant licensing, customs and operational support.

## Warehouse solutions that facilitate flexible storage



### Freight Complexes:

Multi-tenanted warehouse units from 200 to 10,000 sqm, with flexible unit sizes and combination options.



### Distribution Centres:

Standalone facilities from 8,000 to 50,000 sqm, providing exclusive occupancy and full operational control.



### Built-to-Suit Solutions:

Purpose-built facilities tailored to specific operational and technical requirements. Flexible storage options to support changing operational requirements.

## Operational services that support day-to-day processes

- Online e-gate passes for Bill of Entry (BOE) and local goods.
- Free zone access passes.

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# OUR LOGISTICS REAL ESTATE SOLUTIONS

**A diverse portfolio of Grade-A logistics facilities designed to support businesses of different sizes, industries and operational requirements.**

Each product sits within the wider Dubai South ecosystem, connecting businesses to infrastructure, customs processes, road access, airport proximity and operational support.



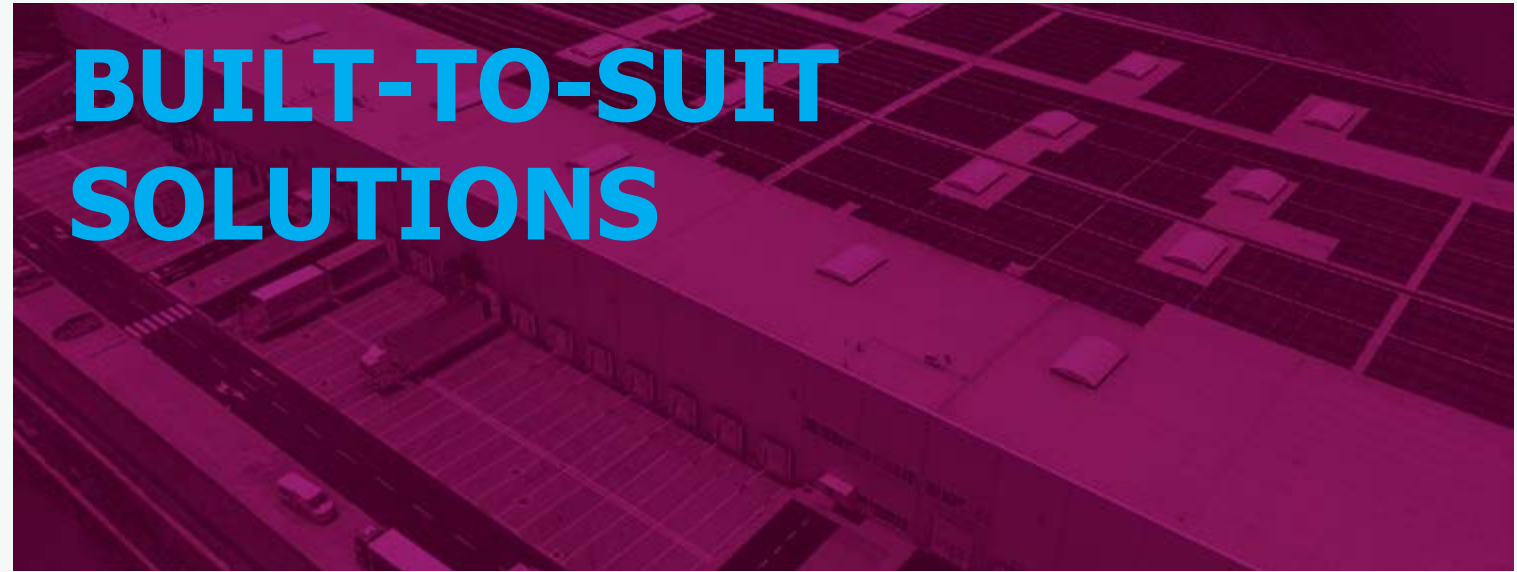
## DISTRIBUTION CENTRES

- Large, standalone facilities providing exclusive occupancy and full operational control.
  - Size range: 8,000–50,000 sqm.
  - Approximately 12–14 m clear internal height.
  - 5 tonnes/m<sup>2</sup> slab-on-grade floor loading.
  - Approximately one loading dock per 800–1,000 sqm.
  - Fully equipped docks and ground-level access.
  - 35–45 m dedicated secure loading yard.
  - Integrated offices and staff facilities.
  - Dedicated parking, utilities and security.
  - ESFR sprinklers and energy-efficient LED lighting.
  - Bonded/non-bonded access, where applicable.
  - LEED-compliant sustainable design.
- 



## FREIGHT COMPLEXES

- Flexible, independently operated units within a secure and professionally managed facility.
  - Size range: 200–10,000 sqm.
  - Approximately 10–12 m clear internal height.
  - 5 tonnes/m<sup>2</sup> slab-on-grade floor loading.
  - Dedicated loading dock and ground-level door per unit.
  - Approximately 30–35 m shared loading yard.
  - Flexible unit sizes and combination options.
  - Fitted offices and staff facilities.
  - Independent access and utility metering.
  - Shared security, parking and infrastructure.
  - ESFR sprinklers and LED lighting.
  - LEED-compliant Grade-A specifications.
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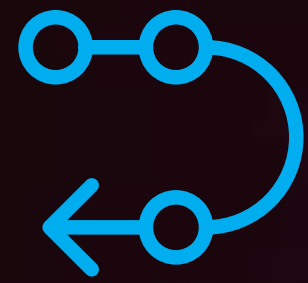


## BUILT-TO-SUIT SOLUTIONS

- Purpose-built facilities developed around the customer's specific operational and technical requirements.
  - Designed around the customer's operational requirements.
  - Warehouse size and layout tailored to workflow.
  - Clear height and floor loading based on storage needs.
  - Docking, yard and access designed for vehicle movements.
  - Offices and staff facilities customised to requirements.
  - Sustainability certification aligned with customer objectives.
  - Future expansion incorporated into the master plan.
  - End-to-end support from concept design to handover.
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# SECTORS WE SUPPORT

EZDubai Logistics Hub supports sectors with different logistics and supply-chain requirements.



**SUPPLY CHAIN**



**E-COMMERCE**



**FASHION**



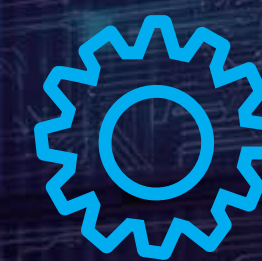
**LIFE SCIENCES**



**IT &  
TELECOMMUNICATIONS**



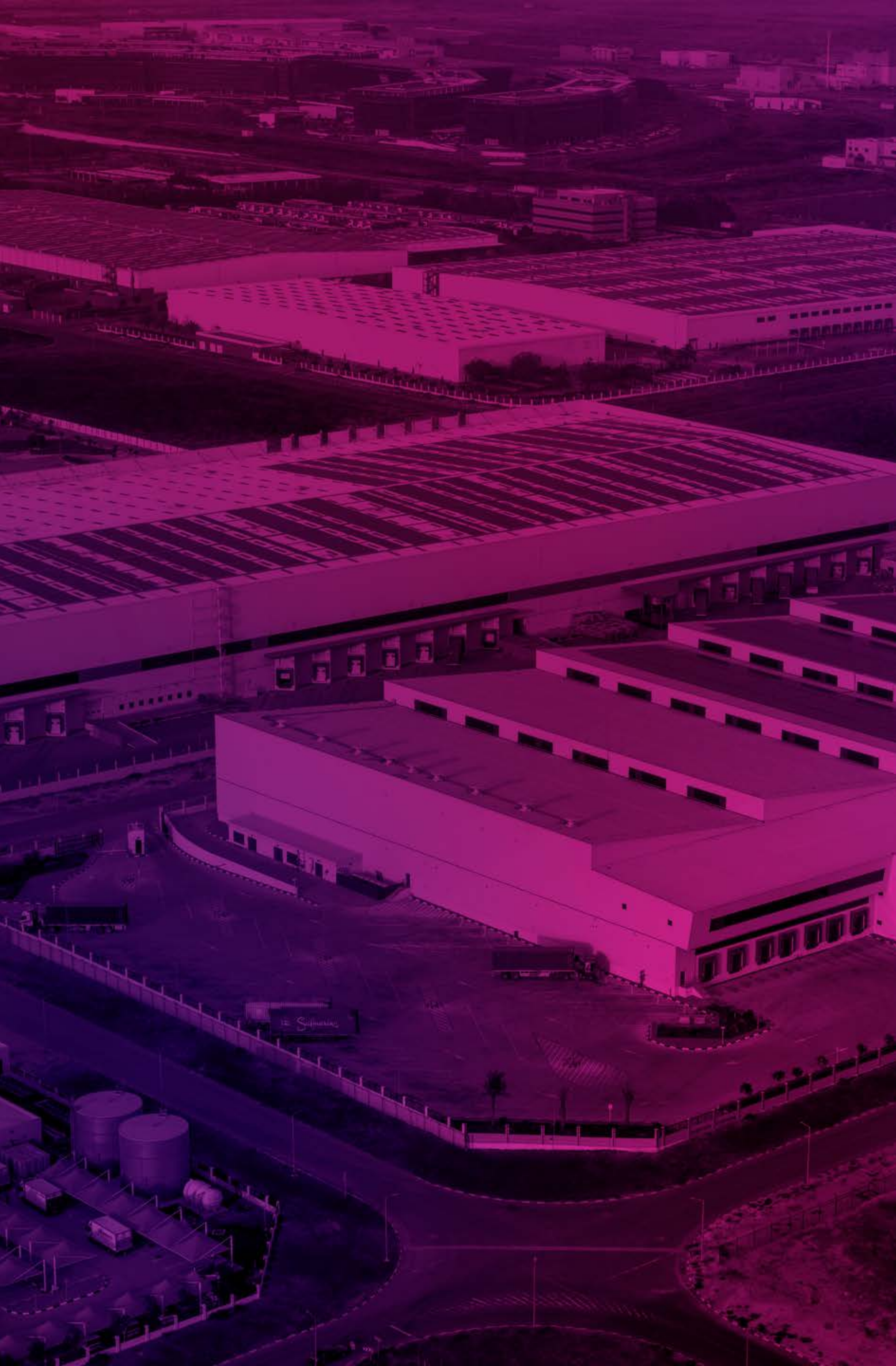
**FOOD & PERISHABLES**



**SPARE PARTS**



**OIL & GAS**



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## WHY EZDUBAI LOGISTICS HUB

- **Part of Dubai South**  
Access to infrastructure, business services and connectivity within Dubai South's master-planned ecosystem.
- **Built for logistics**  
Designed around movement, operations and supply-chain needs.
- **Connected by air, sea and land**  
Access to port, airport and road networks through the Logistics Corridor, with bonded transfers subject to applicable customs processes.
- **Flexible for different operating models**  
Distribution Centres, Freight Complexes and Built-to-Suit Solutions support different storage, distribution and operational requirements.

## BUILT FOR WHAT MOVES NEXT

EZDubai Logistics Hub connects businesses to the facilities, infrastructure and support they need for local fulfilment, regional distribution and global supply-chain operations.



An integrated logistics  
ecosystem at **Dubai South**

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