COMMERCIAL
BY SAM

COMMERCIAL LEASING PROPOSAL



AL QUOZ INDUSTRIAL AREA 3 / DUBAI

BRAND-NEW WAREHOUSE DEVELOPMENT

Entire facility or two independent warehouse rows

TOTAL BUILT-UP	PLOT AREA	CLEAR HEIGHT
29,188.69 SQ.FT	**40,379 SQ.FT**	**12 METRES**

EXPECTED HANDOVER DECEMBER 2026

ILLUSTRATIVE FRONTAGE CONCEPT

CONCEPT IMAGERY

A flexible space for ambitious ideas

Adaptable for an approved commercial, sports, automotive or lifestyle use.





DEVELOPMENT HIGHLIGHTS

- Prominent road-facing positioning
- High-clearance 12-metre structure
- Showroom or creative-space potential
- Up to eight proposed warehouse units
- Whole-facility or single-row leasing
- Shell-and-core layout flexibility

Images are illustrative concepts only. Final frontage, finishes and internal fit-out are subject to approval.

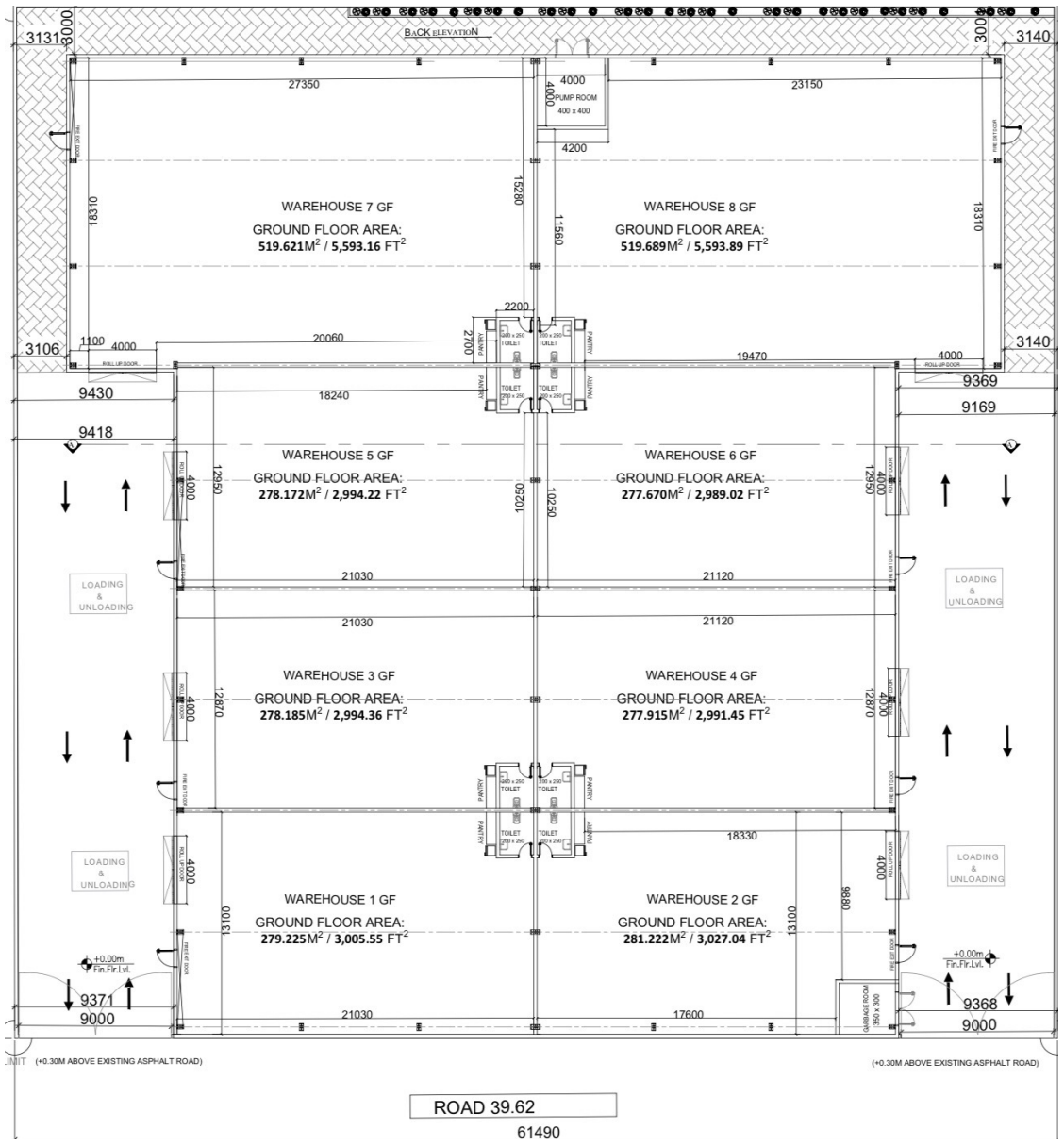
GROUND-FLOOR ARRANGEMENT

Reference floor plan

Eight proposed warehouse units arranged in two longitudinal rows.

ROW A | WH 1, 3, 5 & 7
14,587.29 sq.ft

ROW B | WH 2, 4, 6 & 8
14,601.40 sq.ft



Unit identifiers and areas follow the supplied architectural drawing.

LEASING OPTION 01

Entire warehouse facility

WH 1 through WH 8 | Maximum layout flexibility

TOTAL BUILT-UP AREA

29,188.69 sq.ft

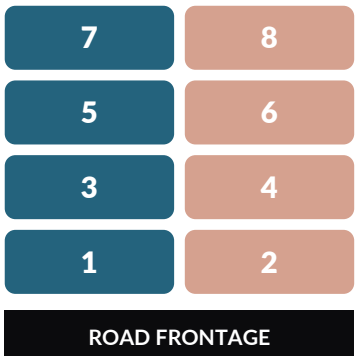
ANNUAL BASIC RENT

AED 5,000,000

OPEN SHELL-AND-CORE HANDOVER

For a lease of the entire facility, the landlord can hand over the premises as one large, open shell-and-core space. The proposed internal partition walls between warehouse units will not be constructed, allowing the tenant to plan the layout and fit-out around its operational requirements.

Suitable for an approved showroom, sports facility, automotive operation, lifestyle destination, storage, creative space or other permitted activity.



RENTAL DETAILS & INITIAL COMMITMENT

Annual basic rent	AED 5,000,000
VAT on rent / 5%	AED 250,000
Refundable security deposit / 10%	AED 500,000
Agency commission / 10%	AED 500,000
Total listed amounts	**AED 6,250,000**

No DREC fee. Service and administration fees applicable; amount to be confirmed.

LEASING OPTION 02

Warehouse Row A | WH 1, 3, 5 & 7

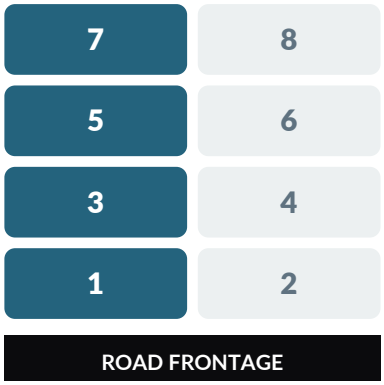
Four-unit row, left-hand side of the reference floor plan.

TOTAL GROUND-FLOOR AREA
14,587.29 sq.ft

ANNUAL BASIC RENT
AED 2,500,000

WAREHOUSE COMPOSITION

Warehouse 01	3,005.55 sq.ft
Warehouse 03	2,994.36 sq.ft
Warehouse 05	2,994.22 sq.ft
Warehouse 07	5,593.16 sq.ft
TOTAL / FOUR UNITS	**14,587.29 sq.ft**



RENTAL DETAILS & INITIAL COMMITMENT

Annual basic rent	AED 2,500,000
VAT on rent / 5%	AED 125,000
Refundable security deposit / 10%	AED 250,000
Agency commission / 10%	AED 250,000
Total listed amounts	**AED 3,125,000**

No DREC fee. Service and administration fees applicable; amount to be confirmed.

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LEASING OPTION 03

Warehouse Row B | WH 2, 4, 6 & 8

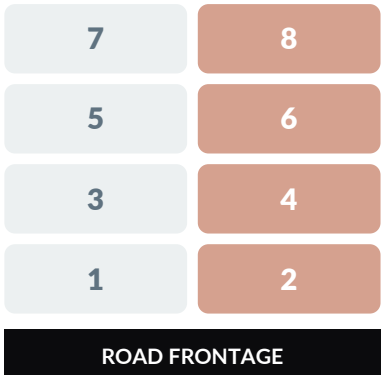
Four-unit row, right-hand side of the reference floor plan.

TOTAL GROUND-FLOOR AREA
14,601.40 sq.ft

ANNUAL BASIC RENT
AED 2,500,000

WAREHOUSE COMPOSITION

Warehouse 02	3,027.04 sq.ft
Warehouse 04	2,991.45 sq.ft
Warehouse 06	2,989.02 sq.ft
Warehouse 08	5,593.89 sq.ft
TOTAL / FOUR UNITS	**14,601.40 sq.ft**



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Refundable security deposit / 10%	AED 250,000
Agency commission / 10%	AED 250,000
Total listed amounts	**AED 3,125,000**

No DREC fee. Service and administration fees applicable; amount to be confirmed.

All business activities, fit-outs and changes require the relevant approvals.

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