



INDUSTRIAL CITY OF ABU DHABI — ICAD 3

ADBH EXTENSION

ICAD 3

ABU DHABI BUSINESS HUB

165,000 sqm GLA · 9 Buildings · Expected Completion Q1 2027

CURRENT PORTFOLIO

Delivered & Fully Occupied

ICAD 1

INDUSTRIAL CITY OF ABU DHABI

Fully operational · 100% occupancy

7 Central

DUBAI INDUSTRIAL PARK (DIP)

Fully occupied · Total GLA: 18,924 sqm

FUTURE PIPELINE

Under Development

ICAD 3

INDUSTRIAL CITY OF ABU DHABI

165,000 sqm GLA · 9 Buildings · Expected Q3 2026

7 Central

DUBAI INDUSTRIAL PARK (DIP)

Upcoming development · 31,140.70 sqm

Our Tenants

50+ Companies

ICAD 1 — Industrial City of Abu Dhabi



ICAD 3 — Industrial City of Abu Dhabi

165,878 SQM GLA

Total gross leasable area across all buildings

9 Buildings

Ambient, temperature controlled and cold storage logistics and light industrial warehouses.

Q4 2026 PHASE 1

Q3 2027 Total Project Completion

269,333 SQM PLOT

Strategic industrial zone location

SITE

Aerial Site View



Building Layout & Unit Numbering



Building Portfolio

6

Logistics Buildings

21,977 – 15,684 sqm GFA each
Truck docks · Drive-through access
Mezzanine offices · 10m clear height

3

Light Industrial Units

14,325 – 24,910 sqm GFA each
Flexible unit subdivision
Dual access · Power-ready

1

Cold Store

15,683.72 sqm GFA
Controlled environment
Medical & food-grade

Facilities & Services

24/7 Security & CCTV

Facilities Management

Ample Car & Truck Parking

Internal Road Network

Waste Removal Services

Landscaping & Maintenance of
Common Areas

Power & Utility Connections

High-Speed Connectivity

Reception & Administration

Common Loading Areas

Emergency Systems

Build-to-Suit Available

Key Target Sectors

F&B Operators	Pharmaceutical Storage	Healthcare
Oil & Gas	3PL – 3 rd Party Logistics	Fast-Moving Consumer Goods
Engineering / Construction	Data Centers	General Storage
Service Centers	Medical Laboratories	Light Manufacturers

DESIGN

Project Renders



Project Timeline

Pre-Construction
2024-2025

Design, approvals& site preparation

Full Completion
Q3 2027

All 9 buildings fully operational

Phase 1
Q4 2026

Pre-Lease Now Available – Contact ADBH for Unit Allocations

Expected completion Q1 2027 · Leasing@adbh.ae · T: 800 232482