



محمد بن راشد للطيران
MOHAMMED BIN RASHID AEROSPACE HUB

by **DUBAI SOUTH**

AIRSIDE & LANDSIDE SOLUTIONS



“

We are not building the largest
airport in the world.

We are building the aviation
capital of the world.

”

SHEIKH MOHAMMED BIN RASHID AL MAKTOUM
Vice President and Prime Minister of the UAE,
Ruler of Dubai.



STRATEGIC GATEWAY

10 MINS DRIVE TO
AL MAKTOUM
INTERNATIONAL
AIRPORT

40 MINS DRIVE TO
DUBAI
INTERNATIONAL
AIRPORT

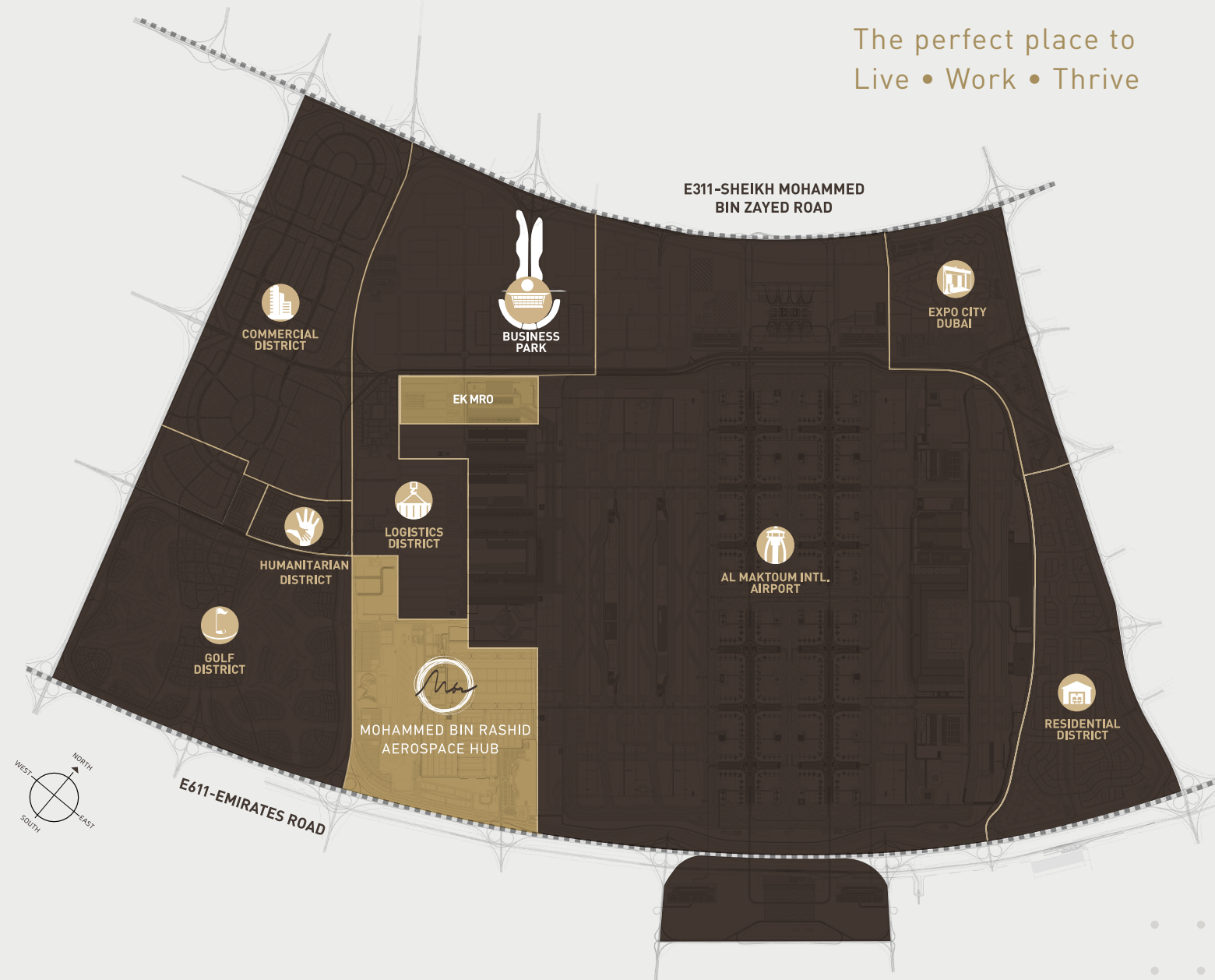
50 MINS DRIVE TO
ZAYED
INTERNATIONAL
AIRPORT

5 MINS DRIVE TO
EMIRATES SKY CENTRAL
(CARGO TERMINAL) AND
DNATA CARGO TERMINAL

10 MINS DRIVE TO
JEBEL ALI
MEGA
SEA PORT



The perfect place to
Live • Work • Thrive



DUBAI SOUTH

Dubai South is an emerging 145 KM² (56 MI²) integrated city situated within the emirate of Dubai that will ultimately sustain a population of one million, and is complemented by a multi-modal transport infrastructure connecting air, land and sea.

Positioned as a global transport hub and major contributor to the economic growth of Dubai and the United Arab Emirates, Dubai South offers business-friendly free zone benefits and a living environment with a diverse range of residential units to suit different lifestyles. Dubai South comprises eight districts, each dedicated to a different sector.

- **MBR Aerospace Hub**
- **Al Maktoum International Airport**
- **Logistics District**
- **Residential District**
- **EXPO City Dubai**
- **Golf District**
- **Commercial District**
- **Humanitarian District**



Spanning over 8.5 square-kilometre, MBRAH is made up of four key verticals and presents a variety of airside and landside solutions, ranging from plots with ready infrastructure, large industrial units, workshops, and built-to-suit facility developments.



AIRSIDE



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HANGAR PLOTS

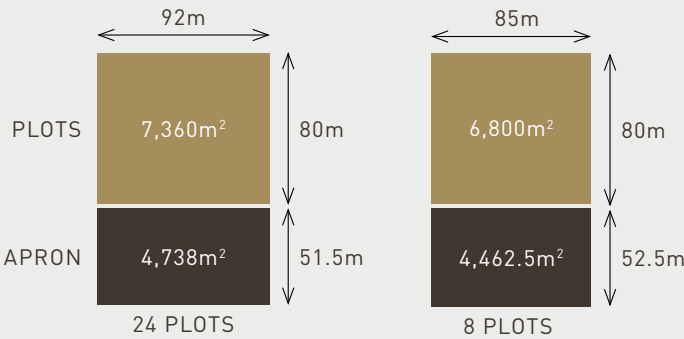
MBRAH has developed a world-class airside area with direct connectivity to Al Maktoum International Airport via a dedicated taxiway. The area features 18 Code F and 43 Code C plots, each equipped with a pre-built apron and ready access to available utilities that ensures seamless integration and faster operational readiness.

These airside solutions leverage on two unique advantages: Dubai’s central location which connects established and emerging global markets and Dubai South’s unrivalled multimodal ecosystem that enable seamless cargo movement of cargo via air, land, and sea in record time.

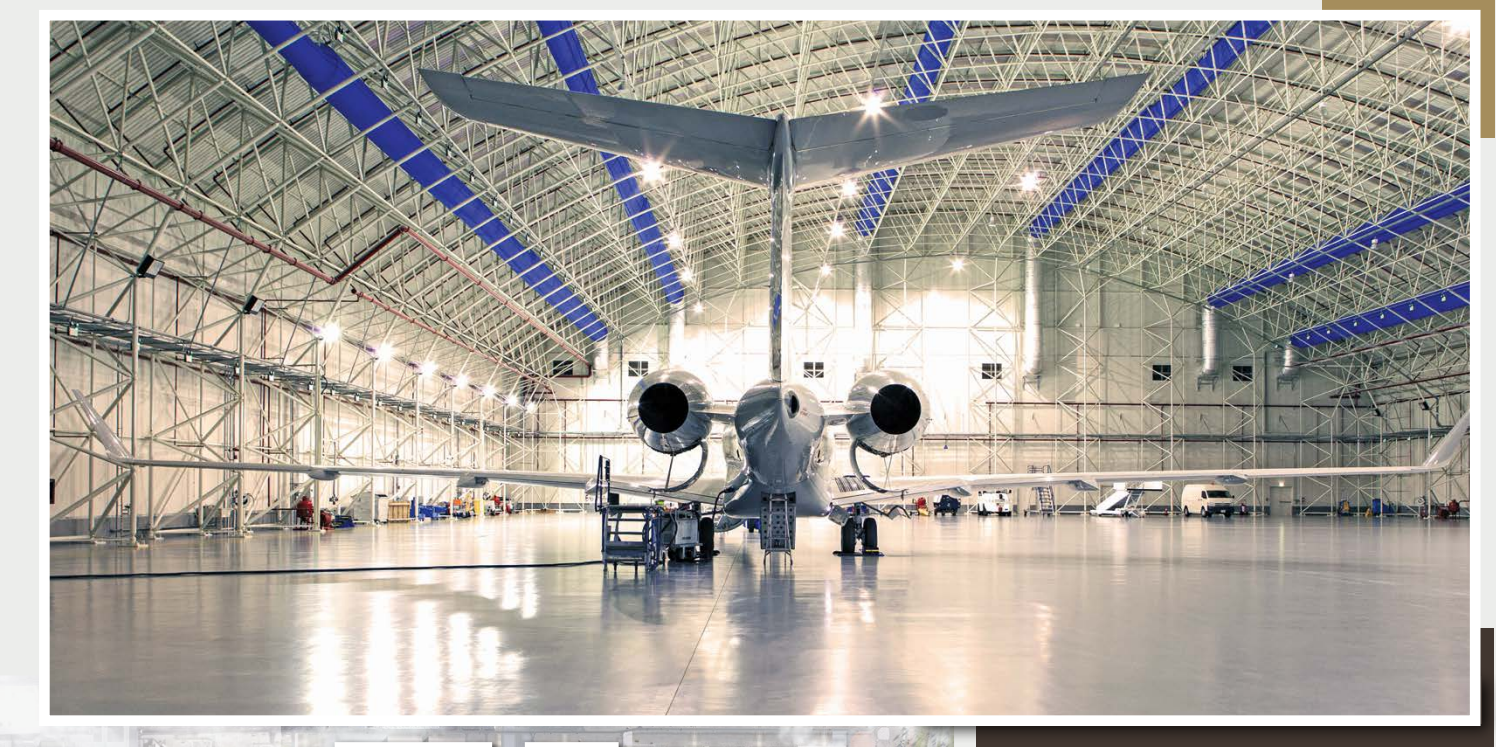
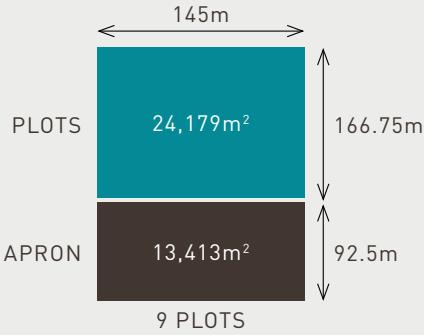


ZONE A

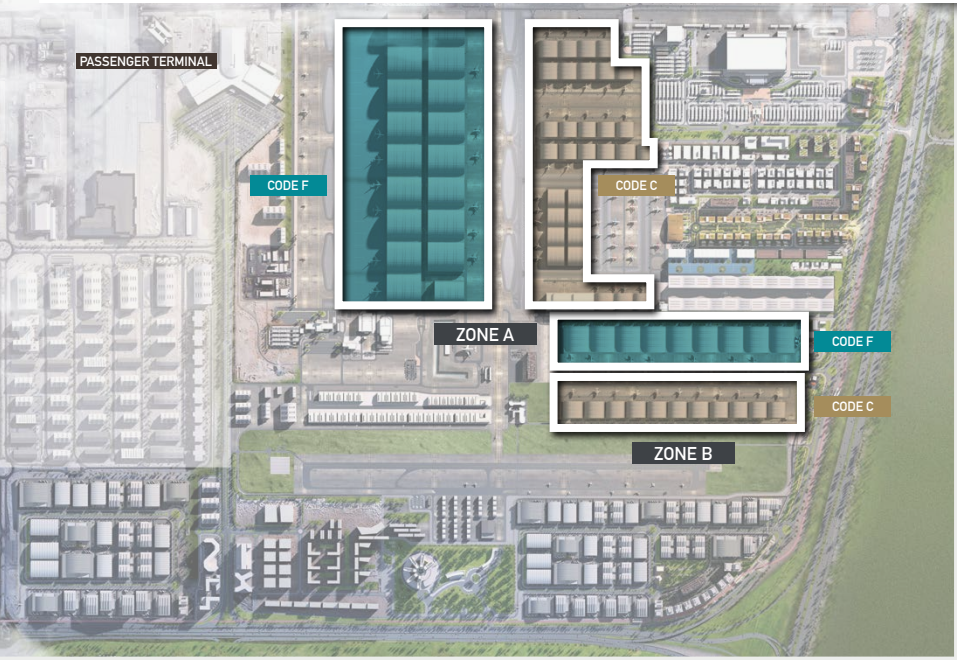
NARROW BODY AIRCRAFT



WIDE BODY AIRCRAFT

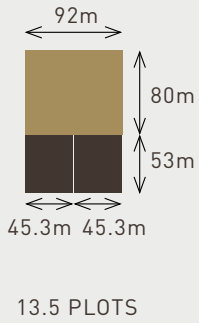


The Code C and Code F plots are strategically located near MBRAH’s other clusters, ensuring immediate access to key support services, including from the Aerospace Supply Chain.

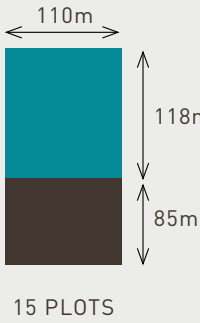


ZONE B

NARROW BODY AIRCRAFT



WIDE BODY AIRCRAFT



LINE MAINTENANCE UNIT (LMU)

MBRAH have designed Line Maintenance Units located on air side for airside operators, including FBOs, to have direct access to clients.

The second phase of the Line Maintenance Units brings the total to 11, spanning 76,000 sq.ft. Designed as a one-stop aviation solutions hub, the LMUs will offer maintenance and storage facilities, tooling and engineering support, offices, shaded parking, and pilot rest areas.

UNIT DIMENSION

8 units x 140m² each
1 unit x 200m²

PARKING

25 parking bays

LOADING AREA/DOCKS

Ramp access to the workshop with 3m wide double-door

OFFICE

12m², 2 x RJ45 data connections, 2 x power outlets

BATHROOM

Each unit – with 1 WC and 1 shower

PANTRY

2.5m x 1.75m

POWER

Three Phase Power, Max 20kW

COOLING

Fully air-conditioned units

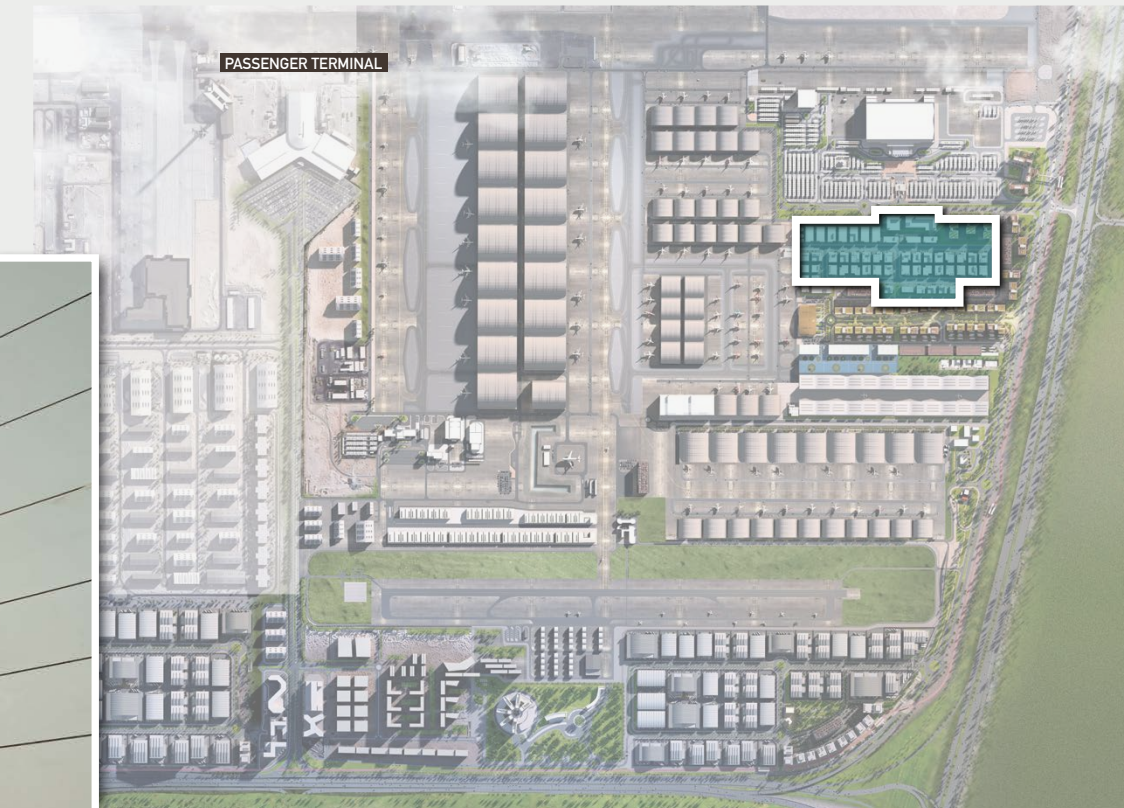


PRODUCT PORTFOLIO	LINE MAINTENANCE UNIT
DESCRIPTION	LMU PROJECT WITH 11 INDIVIDUAL UNITS FROM 140M ² EACH FOR STORAGE AND CAN ALSO BE USED AS A WORKSHOP
SIZES	• TOTAL PLOT SIZE OF 7,060M² • TOTAL OF 11 UNITS • TOTAL BUILT UP AREA APPROX. 1,300M²
LOCATION	AIRSIDE
CUSTOMER PROFILE	FBOS AND OTHER AVIATION RELATED COMPANIES
UNIT DESCRIPTION	EACH UNIT WILL HAVE THE FOLLOWING: • DEDICATED PARKING SPACE • COMMON OPEN YARD • ROLLER SHUTTER • SECONDARY ENTRANCE FOR INDIVIDUALS • OFFICE • PANTRY • TOILETS INCLUDING SHOWER AREA • AIR-CONDITIONED FACILITY • FALSE CEILING WITH LIGHTING • FIREFIGHTING AND FIRE DETECTION SYSTEM • POWER CONNECTION INCLUDING INDUSTRIAL SOCKET

SPECIAL PLOTS

In addition to the Code F and Code C plots that are airside, MBRAH is developing Special Airside/Landside plots, where some plots will be purely airside and some will have landside and airside access, all of which will be connected to the GSE road within the airside area.

The advantage is for companies that need fast to immediate airside access with little to no fuss. As with all of our products, we offer a range of solutions from a simple plot lease to a bespoke built-to-suit offering.



LANDSIDE



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AEROSPACE SUPPLY CHAIN CLUSTER

As part of the master plan of any successful aerospace hub, a supply chain is required in order to feed the growing MRO market and the aviation industry as a whole. To this end, a dedicated custom bonded area with ease of access to airside and to the global logistics network.

The cluster includes an Aerospace Supply Chain, Sky Support Complex and Suppliers Complex.



SKY SUPPORT COMPLEX (SSC)

Located in the Mohammed bin Rashid Aerospace Hub at Dubai South, the new Sky Support Complex (SSC) spans a **total area of 16,661.09 sqm** within the Aerospace Supply Chain Zone.

This landside facility offers **14 units**, that provides unmatched access, flexibility, and infrastructure within a thriving business zone environment.

KEY BENEFITS INCLUDE:

- Free zone – 100% foreign ownership, 100% repatriation of profits
- Flexible warehouse, office & commercial space options
- Big Aerospace companies in area as Lufthansa Teck, GE, and UUDS



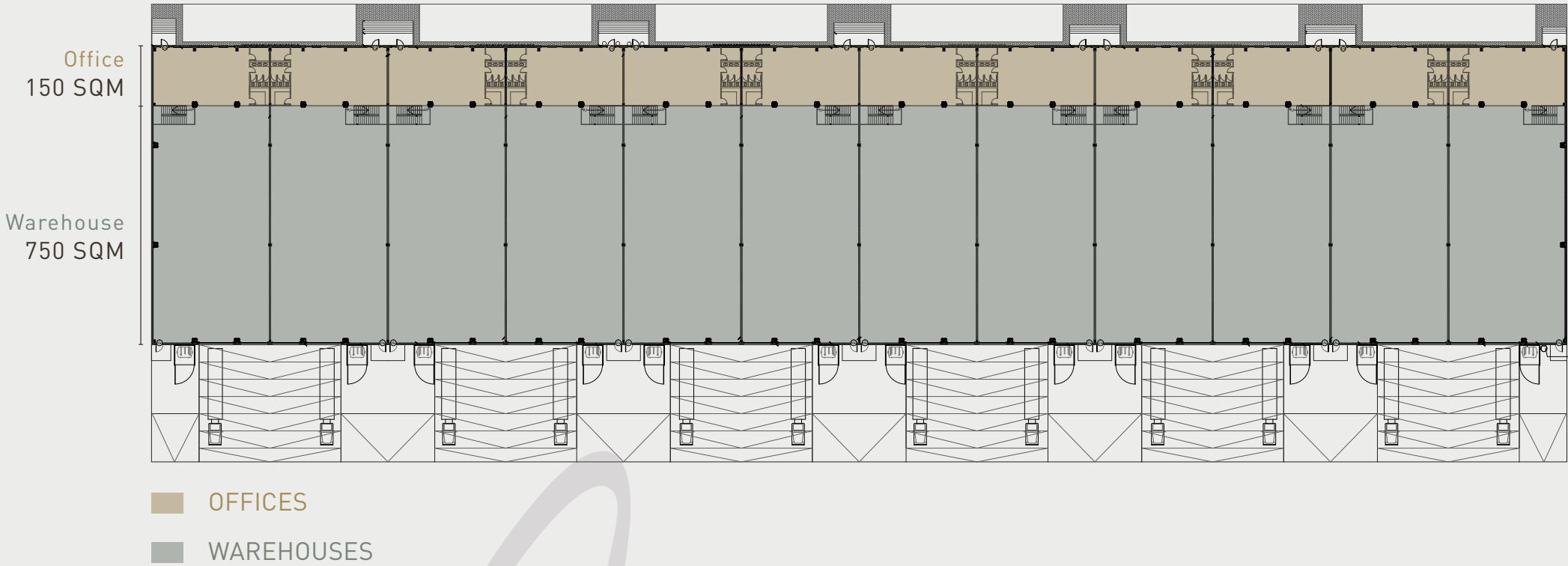
AEROSPACE SUPPLY CHAIN FACILITY

The Aerospace Supply Chain Facility, is a multi-tenanted facility with each unit offering a front office as a well as a large warehouse and workshop space. The facility provides flexibility and caters for all sizes of companies, ranging from tier-1 to SMEs, and even supports companies that require much smaller units.

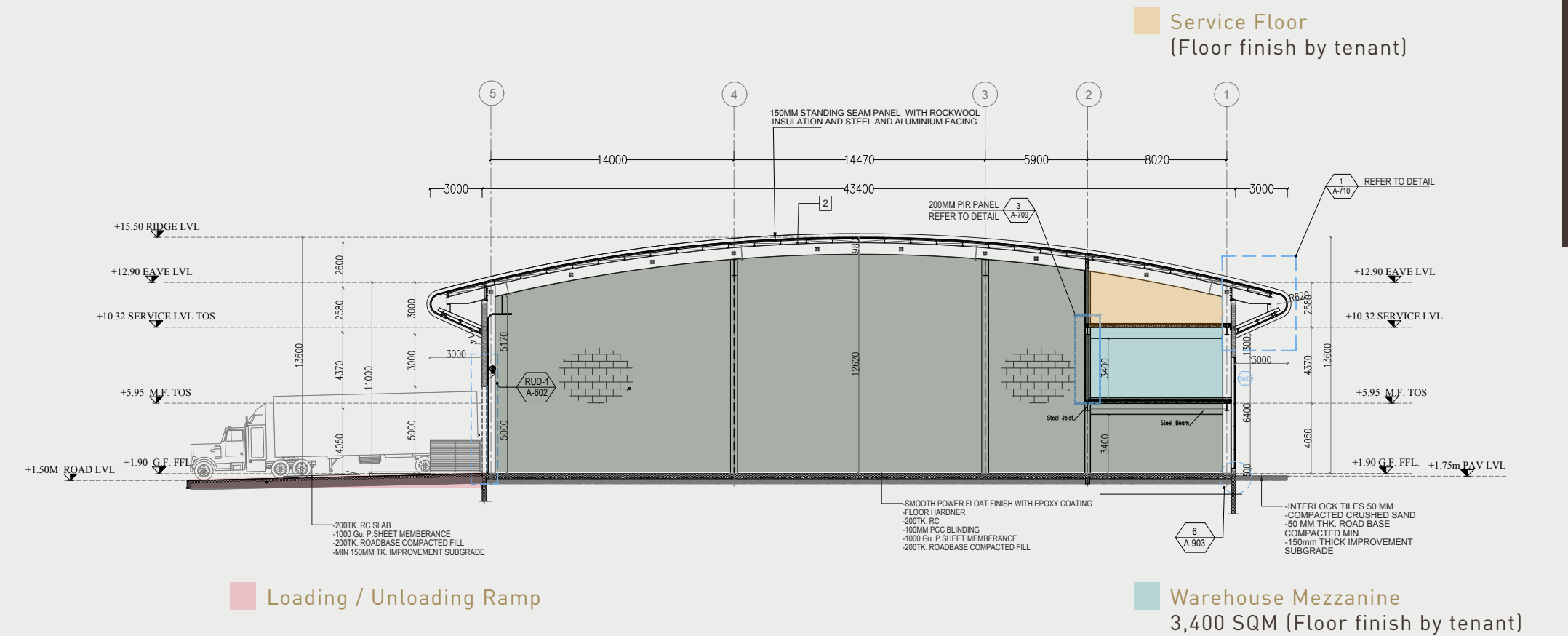


AEROSPACE SUPPLY CHAIN FACILITY

LAYOUT



SECTION



ARCHITECTURAL AND STRUCTURAL SPECIFICATIONS

SIZE OF LOADING DOOR

5.0m x 5.0m

DOCK LEVELERS

No dock levelers with ramp of 2.4% slope

CLEAR HEIGHT

11m

OFFICE SIZE

149m²

WORKSHOP SIZE

749m²

LENGTH OF DOCKING BAY

15m

PARKING SPACES

11 for each unit

HANDICAPPED PARKING SPACE AND ACCESSIBILITY RAMPS

At office entrance of each unit

LIGHT VEHICLE

Separate entrance

GARBAGE DUMPSTER

Location defined, dumpsters are fenced out

BRANDING AND LOGO AT THE OFFICE ENTRANCE

Allowed at office and workshop entrance

MEP CONTINGENT FOR TOILETS AND SERVICES

Provided

CHEMICAL WASTE AND CONTENTS’ STORAGE & DISPOSAL

Require prior approvals from Dubai Municipality

SLABS, ROOF, FLOORS AND STRUCTURE

SHOP FLOOR THICKNESS WITH FIBER REINFORCEMENT

200mm

WORKSHOP FLOOR AREAS

Epoxy paint

FLATNESS OF FLOOR

FM2 levels allowing 10m high racking

WORKSHOP FLOOR LOAD

6 tons/m² for point load; 8.5 tons uniform load

PARTITION BETWEEN UNITS

Soft partition that is easily dismantled

ROOF AREA

Double glazed skylight (5% of roof area)

INTERNAL PARTITIONS

200mm pir panels



CHILLED WATER

All units have metered connection points

CHILLER NETWORK

Provided by Dubai South

HVAC SYSTEM

Client to install from roof level main inlet

AC PROVIDED

FCU installed for warehouse/ office. Ducting installed for warehouse.

ELECTRICAL INSTALLATION

Tenant to provide, beyond isolating switch

CONNECTED LOAD

147kW for each unit

HIGH BAY LED LIGHTS

500 lux for workshops only

EMERGENCY LIGHTS

For offices on mezzanine floor

LCP AND DISTRIBUTION BOARD AVAILABLE

Isolators and cables to be installed by tenant

FOR FURTHER DISTRIBUTION WITHIN THE WORKSHOP

A consolidation point is provided within each workshop on the ground floor and connection with the telecommunications provider

FIRE SUPPRESSION COVERAGE

Includes sprinkler, smoke detectors & emergency lighting

BUILDING’S SEISMIC DESIGN, FIRE SUPPRESSION AND MECHANICAL SYSTEMS

Requirements in line with uniform building code 1997

ELECTRICAL AND MECHANICAL SYSTEMS

Seismic restraints and seismic bracing systems provided

FIRE DETECTION SYSTEM, MANAGEMENT SYSTEM

Fully addressable, duly interlinked with the building

WORKSHOP UNITS

provided with metered domestic water connection points from the main domestic boosted water supply network

DRAINAGE PROVISION

capped off connections to waste and soil drains

SUPPLIERS COMPLEX

The Suppliers Complex is the region's first vertical aerospace complex. Spanning over 13,000 m² across a G+3 building, it is purpose-built for light industrial activities and offers flexible plug-and-play solutions, enabling aerospace companies to establish operations with speed and ease.

The facility incorporates 86 leasable units, with three levels allocated for maintenance-services companies, aircraft parts traders, and companies covering aerospace, drone and space.





TOTAL BUA

13,508 SQM

LEASABLE AREA

86 Leasable Units
9,050 SQM

STARTING UNIT SIZE

94 SQM

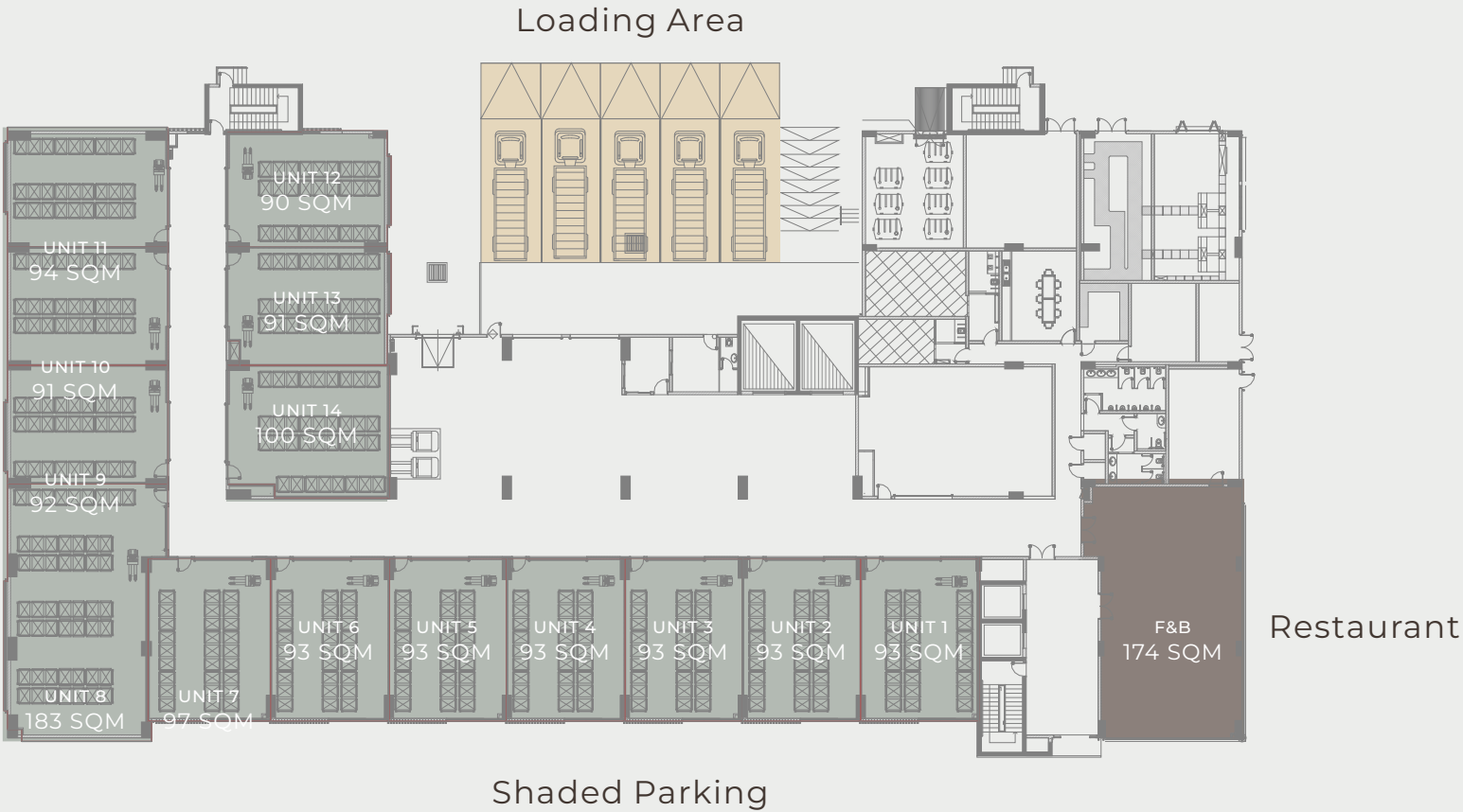
FACILITIES

1. Centralized staging area.
2. High-capacity, heavy-duty freight elevators
3. Centralized staging area and control room
4. Prayer rooms
5. Public toilets



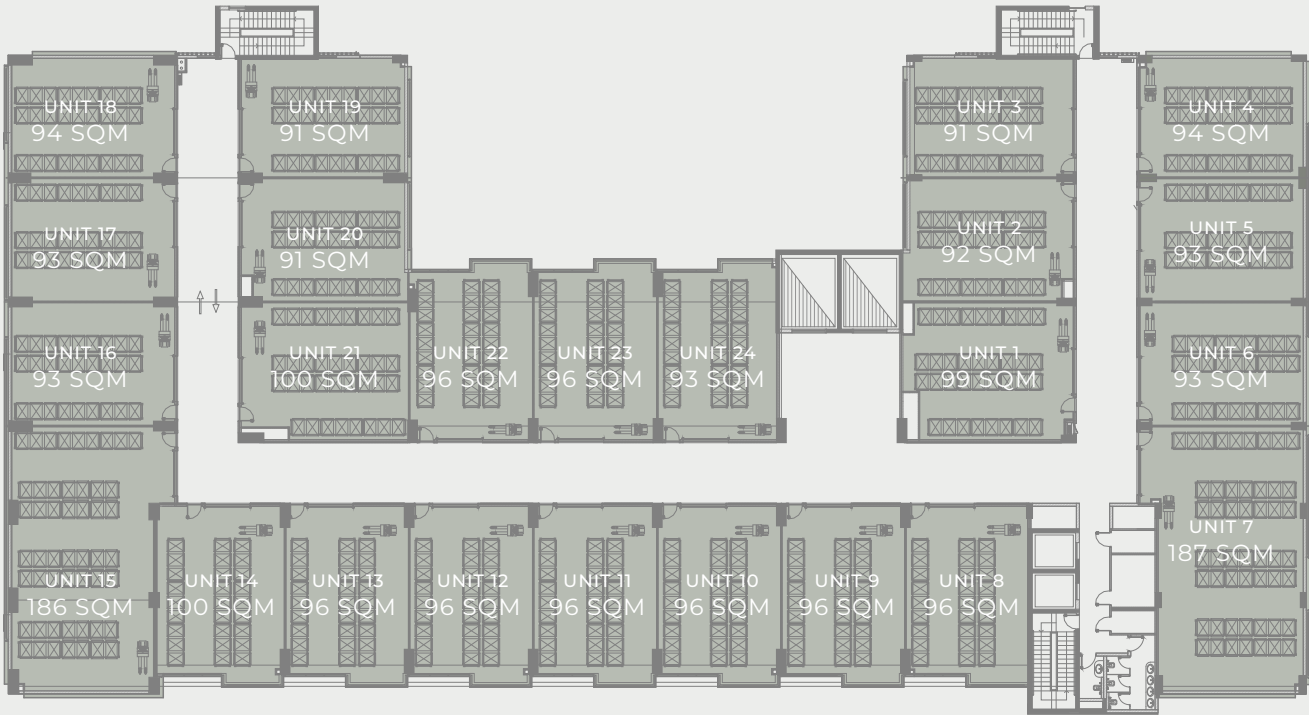
GROUND FLOOR LAYOUT

UNIT SIZE	CLEAR HEIGHT	RACKING & STORAGE
86 leasable unit	7.0 m	3 levels of racking Unit Type A - 81 Euro Pallet Unit Type B - 108 Euro Pallet



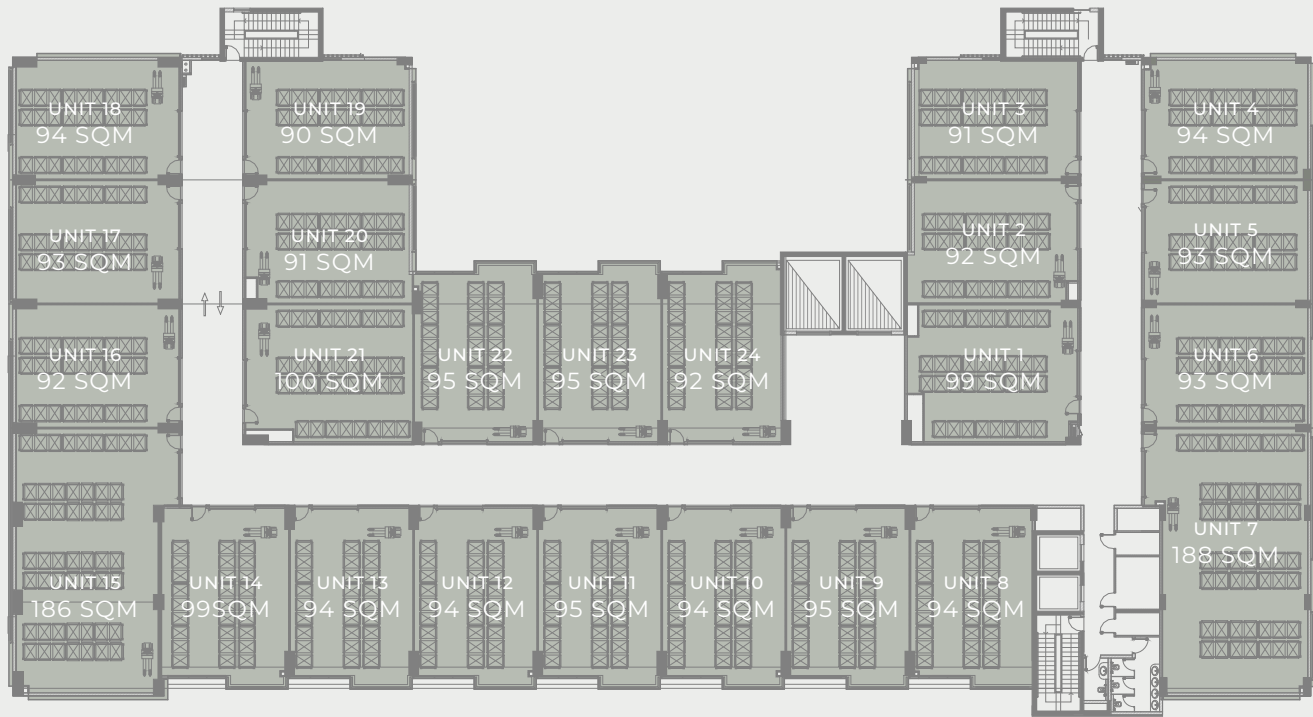
FIRST FLOOR LAYOUT

UNIT SIZE	CLEAR HEIGHT	RACKING & STORAGE
Unit Type A - 94m2 Unit Type B - 187m2	5 m	1 st , 2 nd Floor 2 levels of racking Unit Type A - 54 Euro Pallet Unit Type B - 72 Euro Pallet



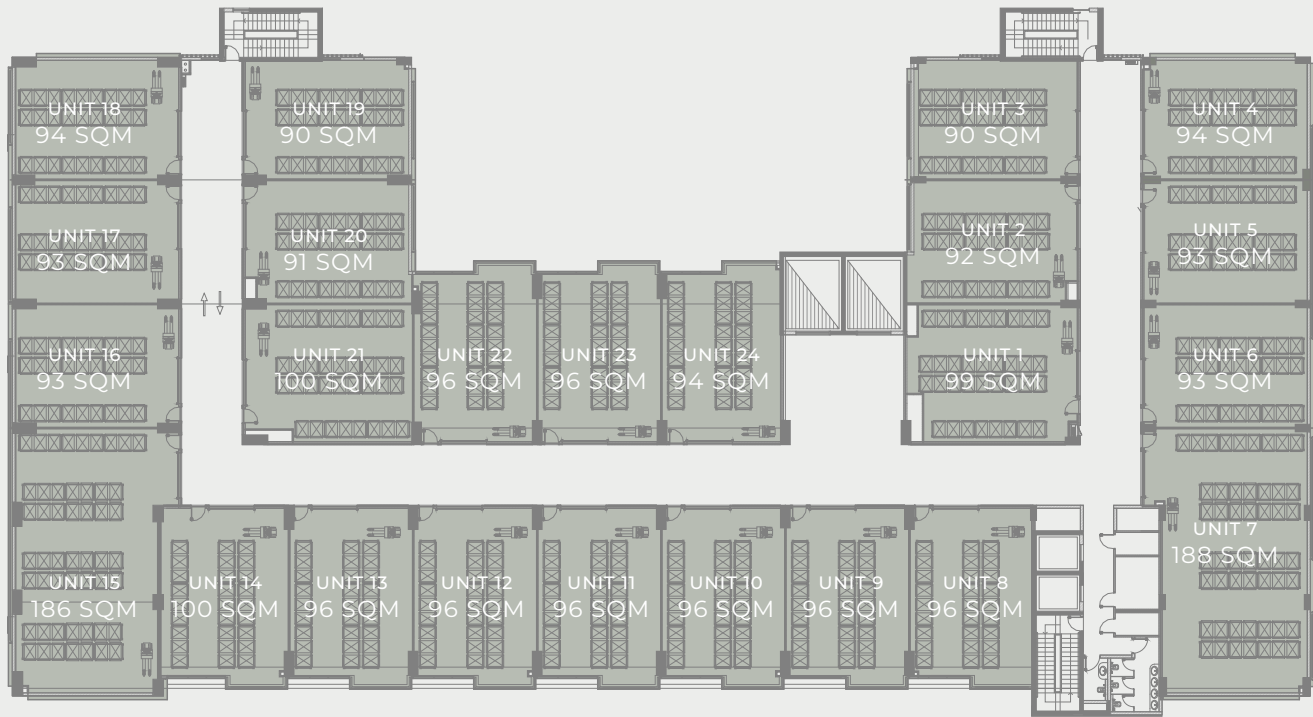
SECOND FLOOR LAYOUT

UNIT SIZE	CLEAR HEIGHT	RACKING & STORAGE
Unit Type A - 94m2 Unit Type B - 187m2	5 m	1 st , 2 nd Floor 2 levels of racking Unit Type A - 54 Euro Pallet Unit Type B - 72 Euro Pallet



THIRD FLOOR LAYOUT

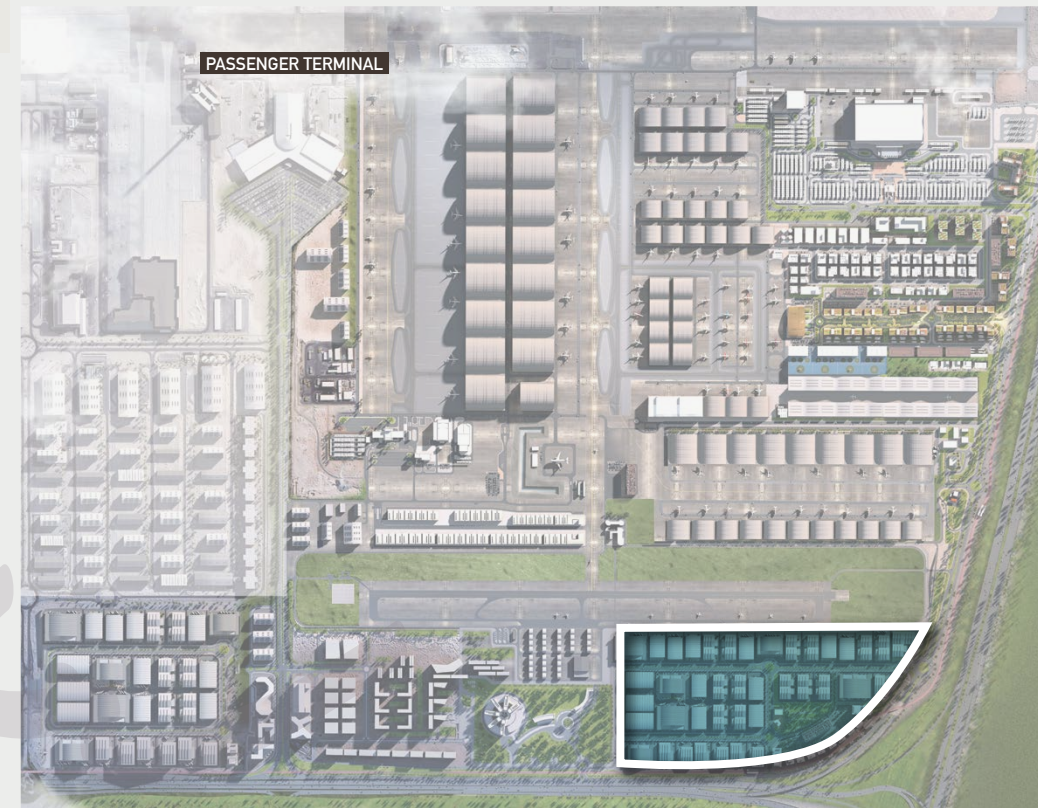
UNIT SIZE	CLEAR HEIGHT	RACKING & STORAGE
Unit Type A - 94m2 Unit Type B - 187m2	4.5 m	Unit Type A - 54 Euro Pallet Unit Type B - 72 Euro Pallet



LIGHT INDUSTRIAL ZONE

In order to compete globally with other aerospace hubs, MBRAH attracts aviation related manufacturing and/or assembly companies.

Therefore, forming an integral part of the MBRAH, will be the development of a Light Industry Cluster, where future manufacturing/assembly activities related to aviation will take place. This will add to the depth and breadth of the MBRAH product range.



FACILITY OVERVIEW:

- 19 Large Units – 921 sqm each (727 sqm warehouse + 194 sqm mezzanine office)
- 14 Medium Units – 526 sqm each (402 sqm warehouse + 124 sqm mezzanine office)





KEY DESIGN CONSIDERATIONS:

- **Modular Unit Design:** Each warehouse unit is designed to accommodate various business types, with options for flexible office space integration.
- **Integrated Office Spaces:** Office areas within each unit are designed with high quality finishes, efficient layouts, and access to natural light.
- **Optimized Circulation Routes:** The Zone’s layout includes segregated pathways for heavy and light vehicles, ensuring smooth traffic flow and minimizing congestion. Dedicated loading and unloading bays enhance logistical efficiency.
- **Future-Proofing:** The facility is designed with scalability in mind, allowing for future expansion or modifications without extensive structural changes.

KEY FEATURES:

- **Flexible Leasing:** Units can be combined to create larger footprints based on operational needs.
- **Purpose-Built for Aviation & Aerologistics:** Designed to support light industrial activities, logistics, and high-performance operations.
- **Prime Location:** Strategically positioned within the heart of the Mohammed bin Rashid Aerospace Hub, ensuring seamless connectivity and access to global markets.

KEY SPECIFICATIONS:

- **Clear Height:** 11.3 m (Large Units) and 8.3 m (Medium Units).
- **Door Dimensions:** 5 m (W) × 5 m (H).
- **Electrical Load:** 170 W/m² – suitable for high-consumption industrial and aviation operations.
- **Cooling System:** Connected to a centralized district cooling network.
- **Mezzanine Floor:** Flexible configuration ideal for workshops, light storage, or office use.
- **Maneuvering & Loading Bay:** 9 m-wide internal road designed for smooth truck access and loading efficiency.
- **Inter-Unit Connectivity:** Option for internal access between adjoining units to support flexible layouts and customized operations.
- **Early Access:** Available to allow tenant fit-out works prior to completion without affecting project timelines.



VIP TERMINAL BOULEVARD

The VIP Terminal Boulevard is a 769-metre development adjacent to the VIP Terminal at MBRAH. Spanning 204,000 sq.m and featuring 16 premium buildings, the project will host leading aviation companies and luxury retailers within MBRAH's integrated ecosystem. Designed to strengthen Dubai's position as a global aviation hub, the boulevard will be delivered in phases starting in 2026.



AVIATION ONE

Aviation One is a six-storey mixed-use building within The VIP Terminal Boulevard. The building is strategically located beside the VIP Terminal and designed to host aviation-related businesses. Featuring modern architecture and efficient layouts, Aviation One reflects MBRAH's commitment to innovation and operational excellence.

OFFICES

A vibrant, dynamic working environment, in a stunning business community, with inspiring, panoramic views across MBRAH.

Adjacent to the VIP Terminal and with more than 70% of Dubai's Business Aviation movements, the offices are ideal for:

- FBOs
- Aircraft management companies
- Air charter companies
- Financial, legal, and insurance companies
- All other aviation related companies



DUBAI HELIPARK (HELICOPTER CENTRE)

To further enhance the development of the Business Aviation sector, MBRAH developed Dubai Helipark (Helicopter Centre).

SIZE

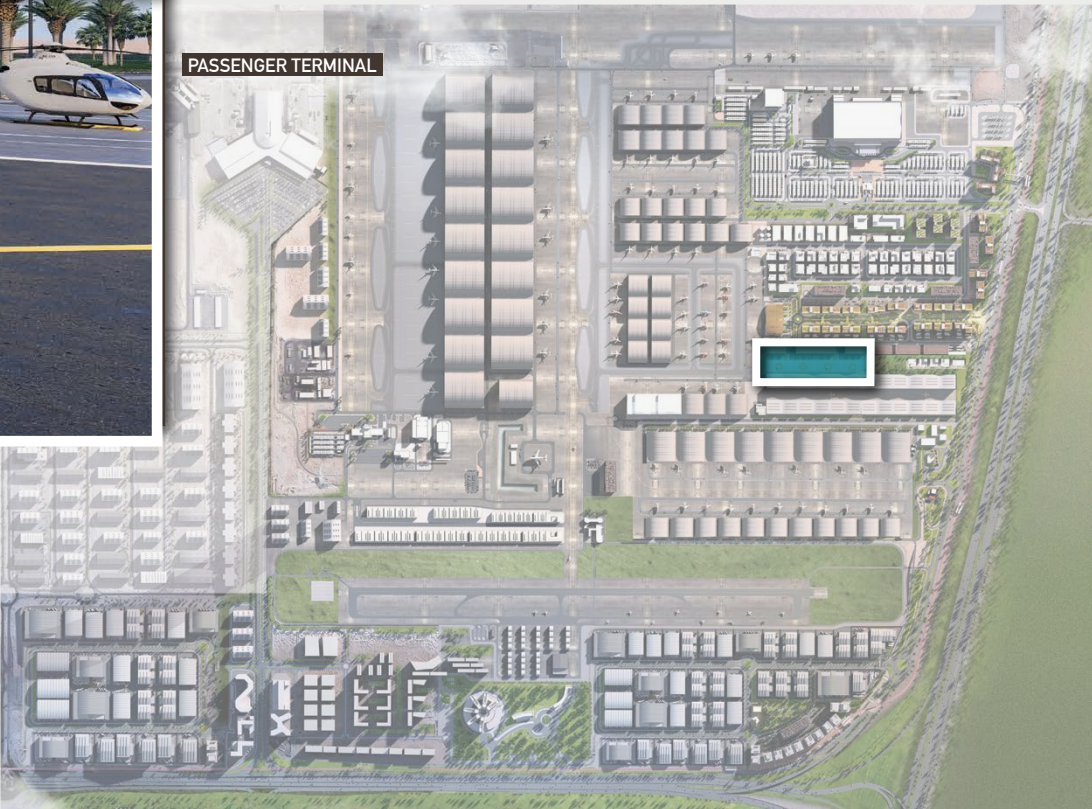
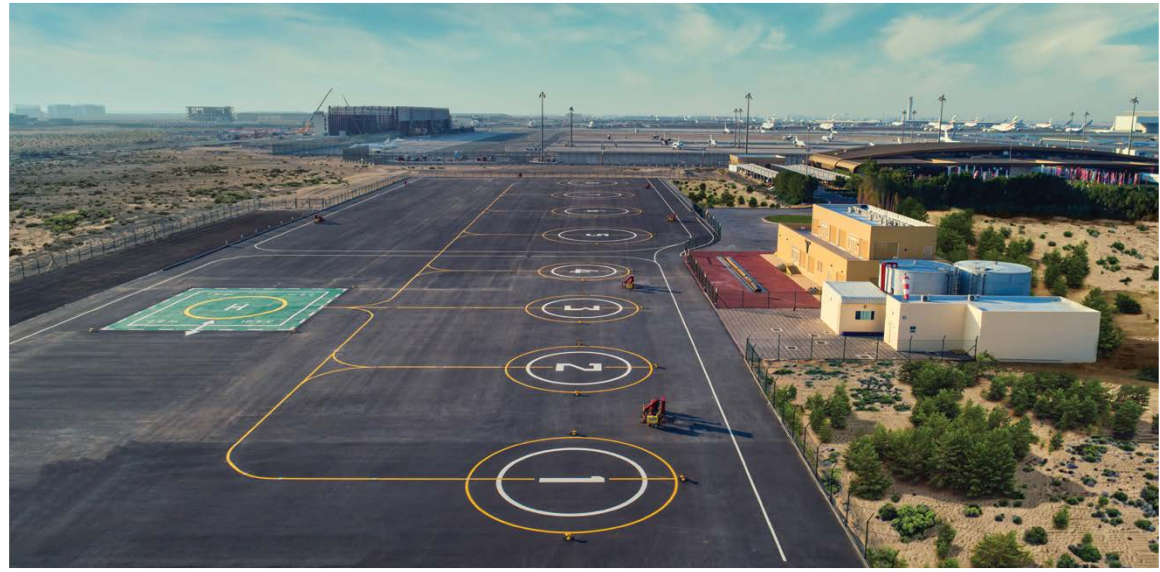
Spread across a land in excess of 42,800 square metre

LOCATION

Adjacent to the VIP Terminal

FEATURES

- A state-of-the-art VIP lounge to meet, greet, and brief potential UNHWIs arriving to the VIP Terminal.
- MRO services to helicopters
- A showroom for the latest helicopters by world leading manufactures.
- A training centre providing a range of services for helicopter owners.

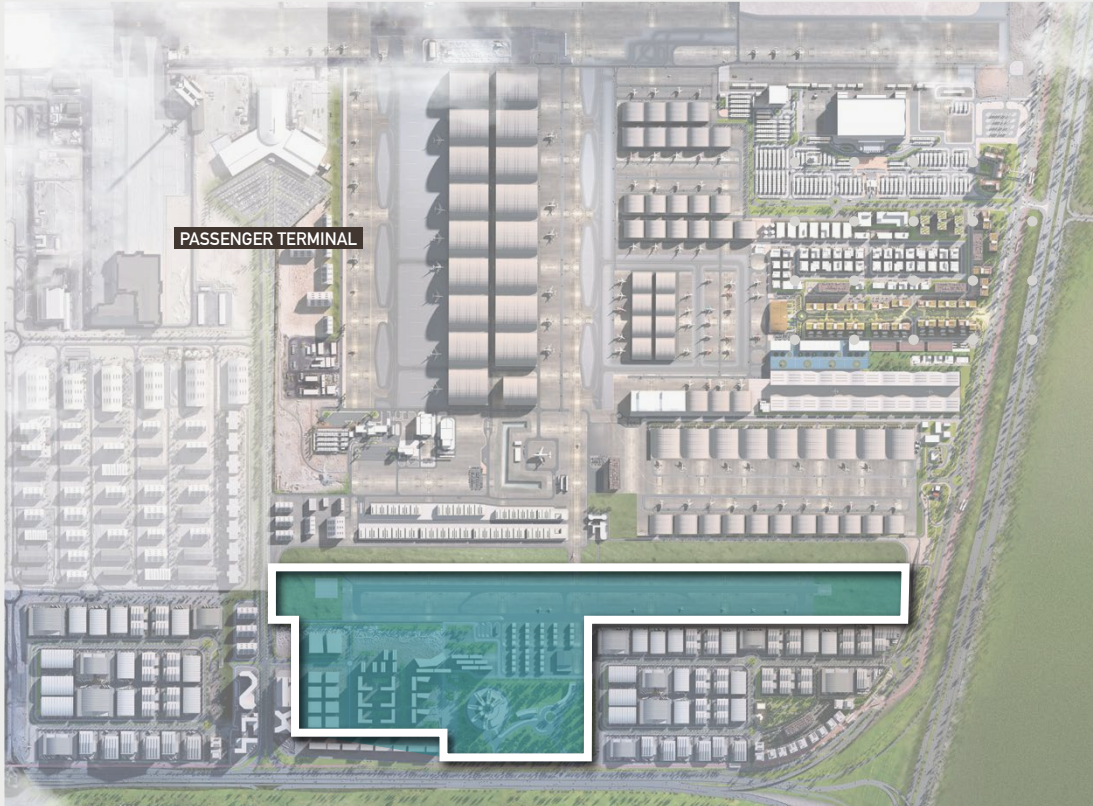


EDUCATIONAL CLUSTER

To address the shortage of professionals and skilled labour in the aerospace industry, MBRAH has developed the infrastructure for education and training – to supply the aerospace and aviation industries with pilots, professionals and maintenance technicians.

The education cluster will bring together programs from leading education and training institutions, which will form a comprehensive campus, with the following offerings:

- Simulator Centres
- Academic Universities
- Vocational Training Institutions for aviation and logistics
- Pilots & Cabin Crew Training





محمد بن راشد للطيران
MOHAMMED BIN RASHID AEROSPACE HUB

PO Box 282228, Dubai - UAE
T: +97148141111
Email: mbrah@dubaisouth.ae
www.mbraerospacehub.ae

