



JEZZINE
TECHNOLOGY
PARK



Description

Built in a 49,947 m² plot, Jezzine Technology Park (JTP) comprises two multi-purpose light industrial buildings, bloc A and Bloc B – 5 and 4 floors, respectively – for a total of 20,620 m² housing an industrial facility, administration, services, catering, and connecting open spaces. The administration and industrial spaces each have their own dedicated parking areas, with the overall parking capacity accommodating 210 vehicles. The remaining levels are landscaped as green and open spaces, preserving the natural terrain.

In the process of being approved as an economic free zone.

- **Service Buildings (ground level)**
 - Positioned on either side of the open space accommodate administration, services, catering, and other essential facilities
- **Open Spaces (ground level)**
 - Open space serves as a welcoming area and platform for coworkers and visitors
 - Green zone encourages social interaction, relaxation, and informal collaboration while integrating seamlessly with the surrounding environment
- **Technology Industry (basement)**
 - Dedicated to technology based industrial activities, providing ample space for specialized work areas, equipment, operational needs, and storage

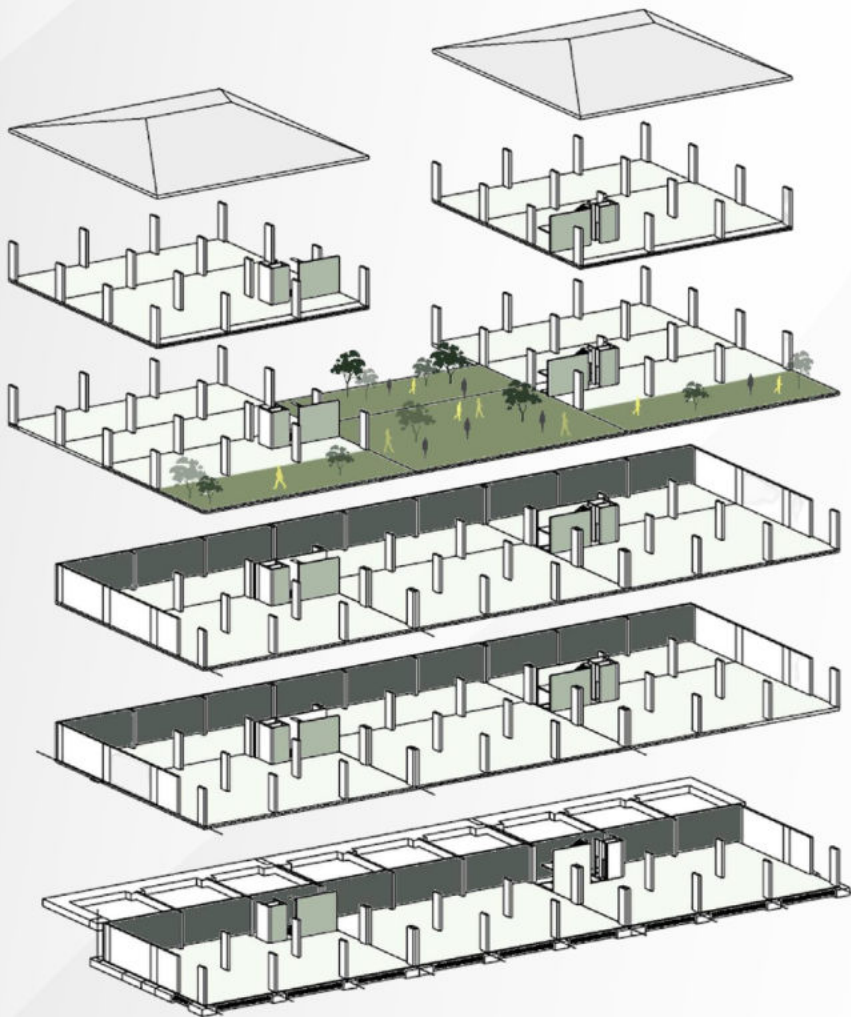
The buildings are finished to a very high standard and specifications include:

- Reinforced Concrete Structure with Cavity walls in hollow block extruded polystyrene in between, and ACP cladding
- Double-glazed windows
- Tenant and Industrial Lifts, Stair cases serving all levels all following fire escape rules, regulations and requirements
- Storage facilities with palletized shelves and heavy duty loading docks

Campus

The campus as a whole will include additional needed and quality of life features:

- 24/7 Uninterrupted Power Supply: solar farm supported with batteries and generators for complete off-grid energy independence
- Gated facility, with 24/7 security
- High-bandwidth fiber Internet with redundancy
- Economic Free Zone allows companies to operate tax free (no tariff and no VAT and no income taxes)



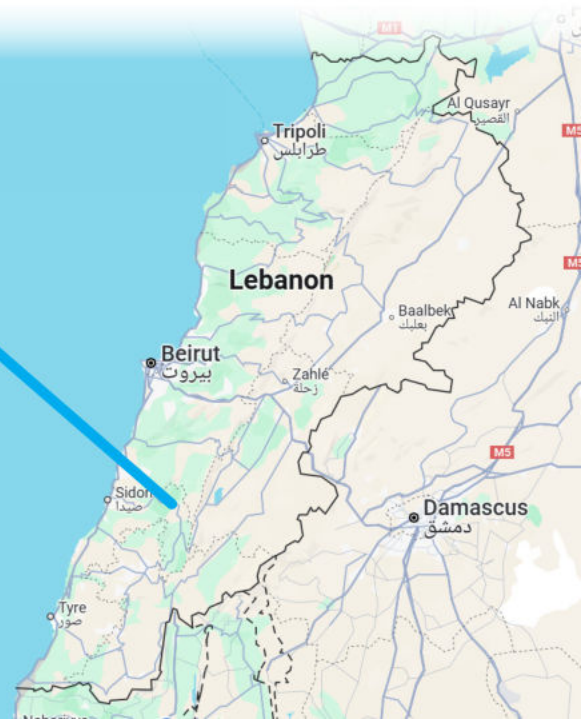
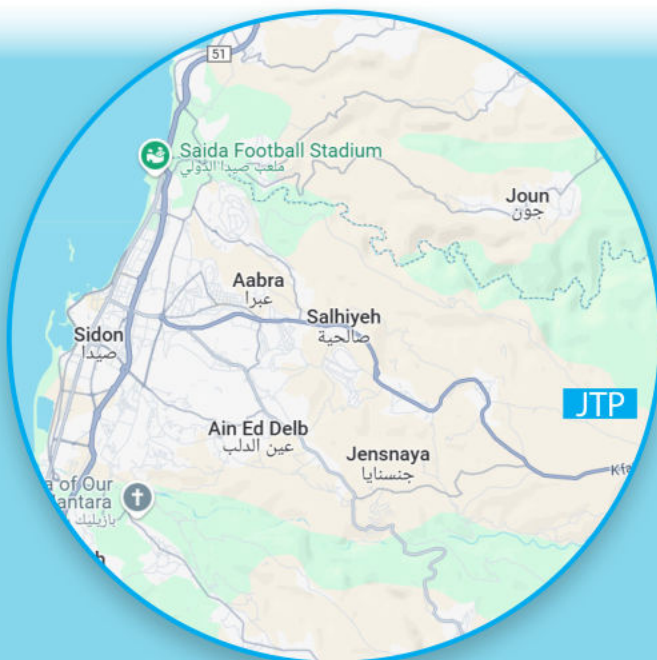
BLOCK A	
Level	Area (m ²)
Roof	20
F4	1,860
F3	2,205
F2	2,490
F1	2,490
GF	2,490
TOTAL BUILD UP AREA	
11,555	

BLOCK B	
Level	Area (m ²)
Roof	20
F3	1,860
F2	2,205
F1	2,490
GF	2,490
TOTAL BUILD UP AREA	
9,065	



Location

- 460 m above sea level, with beautiful mountain views
- 8 minutes from the coastal highway
- Within 15 minutes from historic port towns of Saida (Sidon) & Sour (Tyr)
- 90 minutes from Beirut





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