Contents

About Tawazun industrial park 04
Vision & Mission 07
TIP focus sectors 09
Infrastructure 10
What we offer 16
On-Stie Services 23
One stop shop / Amer 24
Contact us 26
ABOUT TAWAZUN INDUSTRIAL PARK

Tawazun Industrial Park (TIP) is a flourishing address earmarked as the epicenter of advanced precision industries. Located between Abu Dhabi and Dubai, Tawazun Industrial Park is committed to playing a crucial role in the economic diversification of the United Arab Emirates as a world class destination for strategic manufacturing sectors, in line with the leadership’s vision of economic diversification for a more sustainable future.

Part of Tawazun Holding, TIP serves regional and international defense as well as civilian manufacturing firms. With an impressive infrastructure designed and implemented primarily for defense, TIP effectively contributes towards the growing industrial backbone of the UAE while offering an unprecedented opportunity for transfer of know-how and skills adding to local expertise and manufacturing base.

Vision
A world-class industrial zone offering facility management and infrastructure services for local and international strategic investments.

Mission
Offer a complete industrial real-estate in a secured world-class infrastructure, outstanding customer service, One stop shop for all business needs.
Clustering is key to Tawazun Industrial Park’s strategy in order to support the primary focus on the Defense manufacturing sector. In order to create complete clusters, covering downstream and upstream industry, TIP also plays host to the following industrial sectors:

- Defense related manufacturing
- Metal Basic Industries
- Precision manufacturing
- Aerospace
- Oil & gas support & service Industry

TIP focus sectors
Infrastructure

Tawazun Industrial Park’s continuous development is targeted towards a steady expansion that is creating the region’s most advanced industrial zone for strategic manufacturers, attracting ambitious companies wanting to build a Middle East base in a highly-secure industrial environment with excellent connectivity to land, air and sea transport links.

TIP provides world class industrial infrastructure including, electricity, potable water network, sewage network, irrigation network and roads supporting specialized manufacturing, assembling and storage facilities for defense related products.

The entire Industrial real estate for other strategic industries is available in a highly secure community environment.

The community environment in TIP offers shared areas and facilities including restaurants, leisure facilities, recreational open spaces and parks, all of which contribute to a sense of shared purpose and dynamism.
What We Offer:

Industrial Real Estate
Companies located in TIP enjoy complete Industrial real estate solutions in a single location. On offer are highly specialized manufacturing and storage facilities for defense industries along with flexible Industrial land, workshops, warehouses, showrooms, fully furnished offices, and a variety of staff accommodation in a community environment helping foster growth and expansion of our Investors.

Industrial land
Tawazun Industrial Park offers flexible sizes of industrial land. Investors are located based on their activities and utility demands. Traffic impact is also an important factor in locating projects within TIP. All Investors benefit from shared services such as IT, logistics and security, as well as access to shared community amenities such as the on-site restaurants, commercial center and recreational facilities.

Workshops
TIP offers for lease standard workshops built to international specifications. Connected with the requisite infrastructure (roads, utilities, sewage, fire fighting & alarm systems, IT etc.) the workshops are ready to be fitted-out as per the business requirements.
Warehouses
At TIP we realize that efficient and well-planned warehousing is a critical component of any strategic manufacturer’s needs. We offer a range of warehousing options of varying unit sizes, to meet specific requirements. Environments are temperature-controlled and, like the rest of the site, are subject to high security and restricted access.

Due to its strategic location, TIP enjoys easy accessibility to the principal highway between Abu Dhabi and Dubai and key regional air, sea and land transport links are within short r

Offices
As well as state-of-the-art manufacturing facilities, Tawazun Industrial Park also offers a wide range of high-quality, fully-furnished, secure office spaces, making TIP an ideal location for international, regional and local manufacturers and representatives to establish a commercial base.

Investors can take advantage of custom office sizes supported by key shared services such as security, IT and logistics, helping to ensure streamlined and efficient operations.
Staff accommodation

TIP boasts a variety of staff accommodations set in a community environment. Recreational park, sports facilities, gymnasium, supermarket, laundry and other necessary amenities along with food courts, cinema and clinic contribute towards a healthy lifestyle of people living here.

A focal point of the community is a large landscaped garden area which has been created to act as a meeting space for the Park’s residents, providing them with an environmentally-sensitively designed outdoors area in which to relax and enjoy the UAE’s year-round sunshine during their leisure time.

TIP provides a healthy lifestyle to all its residents through its fully fitted gymnasium, recreation room, various sports facilities and several sport tournaments throughout the year.

Retail

Located at the heart of the residential community, a modern commercial center caters to the needs of Tawazun Industrial Park residents and staff, providing them with restaurants, cafes, shops, leisure and entertainment options.

Investors also benefit from an on-site hotel which caters to their visitors and executive staff.
On-Site Services

Investors benefit from a highly supportive operational environment through TIP’s unique on-site services such as regulatory support, project management, 24x7 facility maintenance, procurement and logistics, IT, prototyping and testing and training facilities.

These on-site services create a cost-effective and efficient business environment.

TIP Regulatory Authority

TIP has its Regulatory Authority on-site itself drastically reducing the turnaround for various design and construction related approvals. TIP’s Building Authority is the regulatory body in Tawazun Industrial park and oversees the adherence and implementation of all local and TIP statutory requirements. They are responsible for issuance of all plans, review and approval of project plans, building permits and completion certificates.

The Building Authority also offers guidance and advise towards the design and construction process.

Project Management: A key offering from Tawazun Industrial Park are the services from its on-site highly experienced Engineering team.

The Engineering Services offered by TIP cover a diverse array of an Investor’s needs such as Design services, Project Management, Project Construction and fit-out.
Facilities Maintenance & Operations

Presence of an on-site team available 24x7 offers our Investors an excellent option for their Facilities Maintenance.

Customized maintenance services are offered to cover:

- HVAC Maintenance
- FF/FA & Extinguishers Maintenance
- Civil Maintenance
- MEP Maintenance
- Satellite TV Maintenance
- Fit Outs (Assembly & Disassembly of furniture’s)
- Electrical substation Maintenance
- Lift/Elevators Maintenance
- Generator Maintenance
- Building Life Cycle management

Information Technology

The mission of the TIP Information Technology Division is to provide the most innovative, high quality, technology-based services in the most cost-effective manner.

TIP provides various IT services in compliance with the ISO/IEC 20000-1:2011 standard and the ITIL Best Practices.

Our pool of skilled resources create and frame their services around the needs and strategic objectives of our Investors, be it end-user support or cabling, networking, Data hosting services, CCTV services and Project Management & Consultancy Services.
General Services

TIP believes in supporting its Investors in all aspects of operations. In line with this view, TIP offers and makes available a variety of services to support the operational needs of our Investors. Support with Catering services, Support Staff, Transportation, pest control, waste management and other day-to-day operational needs.

The staff working in Tawazun Industrial Park is also supported by an on-site Corporate Baby Day Care Centre.

Health, Safety and Environment

The TIP HSE Department, a team made up of a diverse fields of capability including training, manufacturing, construction, explosives safety, environment and emergency management monitors all activities at TIP ensuring that operations comply with OSHAD requirements and other the applicable standards.

The Emergency Response Team caters to a various range of emergency needs including fire, medical, trauma and rescue.

The team monitors HSE compliance through awareness sessions and inspections while imparting Emergency Services and crisis management in coordination with NCEMA.
**Security & Protocol**

TIP’s key proposition is the varied yet specialized secure environment with varying levels of security for manufacturing facilities in line with the respective needs of the defense and strategic manufacturing industry.

The park is monitored by CCTV with security staff spread all over.

Admission to the park is by on-line advance application only (Hayakum) and all employee personnel, residents and visitors are subject to security vetting. Within the site, different personnel have access to selected zones only, meaning that restricted access areas further enhance the security facilities on offer.

The team also acts a single point of contact for any incident, accident / emergency and access to Military bases. Escort services for all weapons/ ammunitions: IN/OUT under authorization from GHQ, AD Police and MOD are also provided along with Protocol services for all visiting delegations.

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**One Stop Shop / Amer**

Amer, TIP’s one-stop-shop, is a single point of contact for all our Investors in order to facilitate all their business requirements from establishment to operation.

Assistance is offered with various licenses, visas, all governmental coordination, logistics, mail, visitor support, various, permits and approvals etc..

Amer acts as a single contact for all requests, be it staff transport or visitor meet & greet, event planning and arrangements, waste management or pest control, support staff, PRO services etc.
Playing host to a strategic industrial sector, Tawazun Industrial Park carries the mandate to support its investors in all aspects of their business establishment and operations.

**Why TIP**

Flexible industrial real estate, in a community environment
- Incomparable on-site services
- Tariff-free access to the GCC and MENA markets for manufacturers benefiting of UAE Free Trade Agreements.
- Duty free imports of machinery, equipment and raw materials for production.
- No taxes on personal & corporate income, and full repayment of capital as per federal law
- Expedited approvals of applications to various government entities as a result of excellent relationships maintained by TIP:
  - Ministry of Economy
  - Department of Economic Development
  - Directorate General of Abu Dhabi Civil Defense
  - Abu Dhabi Distribution Company