

ABOUT FABRX DEVELOPMENTS

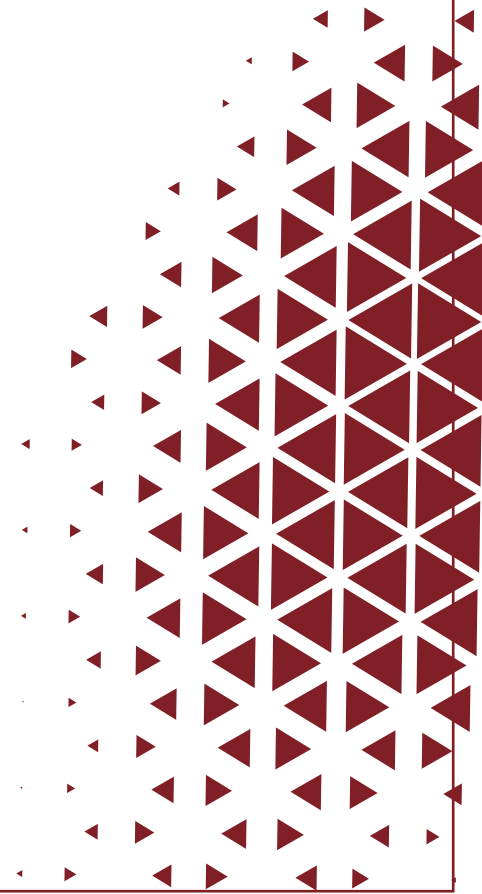


FABRX Developments is a visionary force in the realm of industrial development, dedicated to shaping the future of industry. We specialize in the strategic investment, construction, and management of industrial parks, providing meticulously planned environments that foster growth and innovation.



Our commitment to excellence is evident in every facet of our operations. From the initial conceptualization of an industrial park to its seamless execution, we strive to create spaces that not only meet but exceed the evolving needs of modern businesses. Our parks offer a comprehensive range of facilities and services, designed to attract a diverse array of investors and encourage them to establish or relocate their companies within our thriving ecosystems.

At FABRX Developments, we understand that a successful industrial park is more than just infrastructure; it's a catalyst for economic growth and community development. We are proud to contribute to the vibrant industrial landscape by providing businesses with the ideal environment to thrive and realize their full potential.





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FABRX
INNOVATION ZONE
WHERE INDUSTRIES GROW

LOGO

LOGO

GO



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OUR MESSAGE :



OUR VISION

To be the leading industrial developer in Egypt, revitalizing the nation's rich industrial heritage and driving economic growth. By creating world-class industrial parks, we aim to position Egypt as a global manufacturing hub, attracting foreign investment, fostering innovation, and empowering local businesses to thrive.



OUR MISSION

FABRX Developments' mission is to deliver innovative and sustainable industrial properties that cater to the evolving needs of global and domestic businesses. We achieve this by creating state-of-the-art industrial parks with cutting-edge infrastructure, logistics facilities, and utilities, fostering innovation, promoting sustainability, building strong partnerships, and delivering exceptional customer service.



WHAT IS FABRX INNOVATION ZONE ?

FABRX INNOVATION ZONE: WHERE INDUSTRIES GROW

FABRX Innovation Zone is a premier industrial & logistics complex strategically located near kilo 60 Cairo - Alex Desert Road. Spanning an impressive 168,000 square meters, this state-of-the-art development offers a prime location for businesses seeking efficient operations and access to a vast market.

As a logistics hub for Egypt's main ports including Alexandria, Dakhla, and Burg Al Arab, FABRX Innovation Zone provides unparalleled connectivity to global trade routes. Its proximity to industrial zones in Beheira Governorate, renowned for its agricultural and food industries, further enhances its strategic appeal.

FABRX Innovation Zone offers turnkey units, ensuring a seamless and hassle-free experience for businesses. With our focus on efficiency and convenience, you can move into your fully equipped facility and start operations immediately.

FACILITIES & AMENITIES

At FABRX Innovation Zone, we're committed to providing a comprehensive industrial experience that empowers your business to thrive. Our state-of-the-art facilities and amenities are designed to optimize efficiency, enhance productivity, and create a thriving industrial community.



**Facility & Property
Management**



Supermarket



Commercial Areas



F&B Area



Motel



**Optical Fiber
Network**



Solar Systems



**Full Capacity
Parking**



**Green Area
& Landscape**



Forklift Ramp



Prayer Area



Healthcare Center



**Ambulance
and fire station**



**Commercial
bank**



**Smart Accessibility
System**

FACILITY & PROPERTY MANAGEMENT



OUR DEDICATED TEAM OF FACILITY MANAGEMENT EXPERTS IS COMMITTED TO ENSURING THE SMOOTH OPERATION OF YOUR BUSINESS. FROM ROUTINE MAINTENANCE TASKS SUCH AS CLEANING AND LANDSCAPING TO STRATEGIC INITIATIVES LIKE ENERGY EFFICIENCY UPGRADES AND SECURITY ENHANCEMENTS, WE HANDLE EVERY ASPECT OF PROPERTY MANAGEMENT.

THIS ALLOWS YOU TO FOCUS ON YOUR CORE BUSINESS, KNOWING THAT YOUR FACILITY IS IN CAPABLE HANDS.





SUPERMARKET



OUR ON-SITE SUPERMARKET OFFERS A WIDE RANGE OF HIGH-QUALITY PRODUCTS, INCLUDING FRESH PRODUCE, PACAGED GOODS, AND HOUSEHOLD ESSENTIALS. THIS CONVENIENT AMENITY SAVES YOU VALUABLE TIME AND EFFORT, AS YOU CAN EASILY PURCHASE WHAT YOU NEED WITHOUT LEAVING THE COMPLEX. ADDITIONALLY,

OUR SUPERMARKET SUPPORTS LOCAL BUSINESSES BY STOCKING PRODUCTS FROM NEARBY SUPPLIERS, CONTRIBUTING TO THE LOCAL ECONOMY.





COMMERCIAL AREAS

OUR VIBRANT COMMERCIAL AREAS PROVIDE A DIVERSE RANGE OF SERVICES TO CATER TO YOUR BUSINESS NEEDS. FROM BANKING TO RETAIL AND DINING, YOU'LL FIND EVERYTHING YOU NEED WITHIN EASY REACH.

OUR COMMERCIAL SPACES ARE DESIGNED TO ATTRACT A VARIETY OF BUSINESSES, CREATING A THRIVING COMMUNITY WITHIN THE COMPLEX.





F&B AREA



OUR DEDICATED F&B AREA OFFERS A DIVERSE RANGE OF DINING OPTIONS, FROM CASUAL EATERIES TO FINE DINING RESTAURANTS. THIS CURATED SELECTION OF CULINARY EXPERIENCES CATERS TO THE DIVERSE TASTES AND PREFERENCES OF OUR TENANTS AND VISITORS.

BY PROVIDING A VARIETY OF DINING OPTIONS, WE AIM TO ENHANCE EMPLOYEE SATISFACTION, ATTRACT POTENTIAL CLIENTS, AND FOSTER A VIBRANT COMMUNITY WITHIN THE COMPLEX.



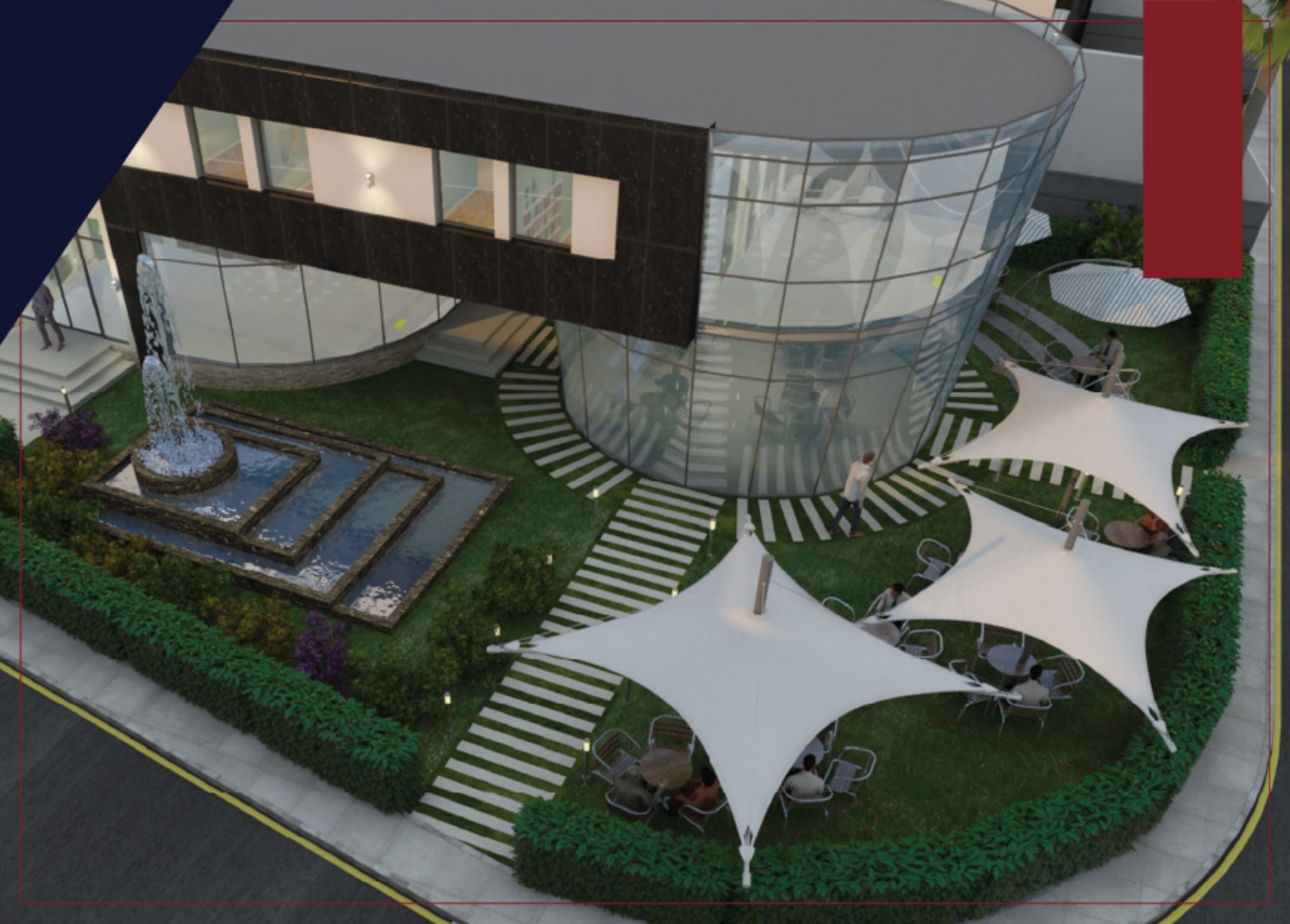


MOTEL



WE UNDERSTAND THE IMPORTANCE OF A WELL-RESTED AND SATISFIED WORKFORCE. OUR THOUGHTFULLY DESIGNED LABOR ACCOMMODATIONS OFFER COMFORTABLE AND SECURE LIVING SPACES FOR YOUR EMPLOYEES. THE RESIDENTIAL AREAS COME IN DIFFERENT AREAS AND ARE EQUIPPED WITH ESSENTIAL AMENITIES TO PROVIDE A CONDUCTIVE LIVING ENVIRONMENT, ENHANCE EMPLOYEE MORALE, AND OVERALL JOB SATISFACTION.




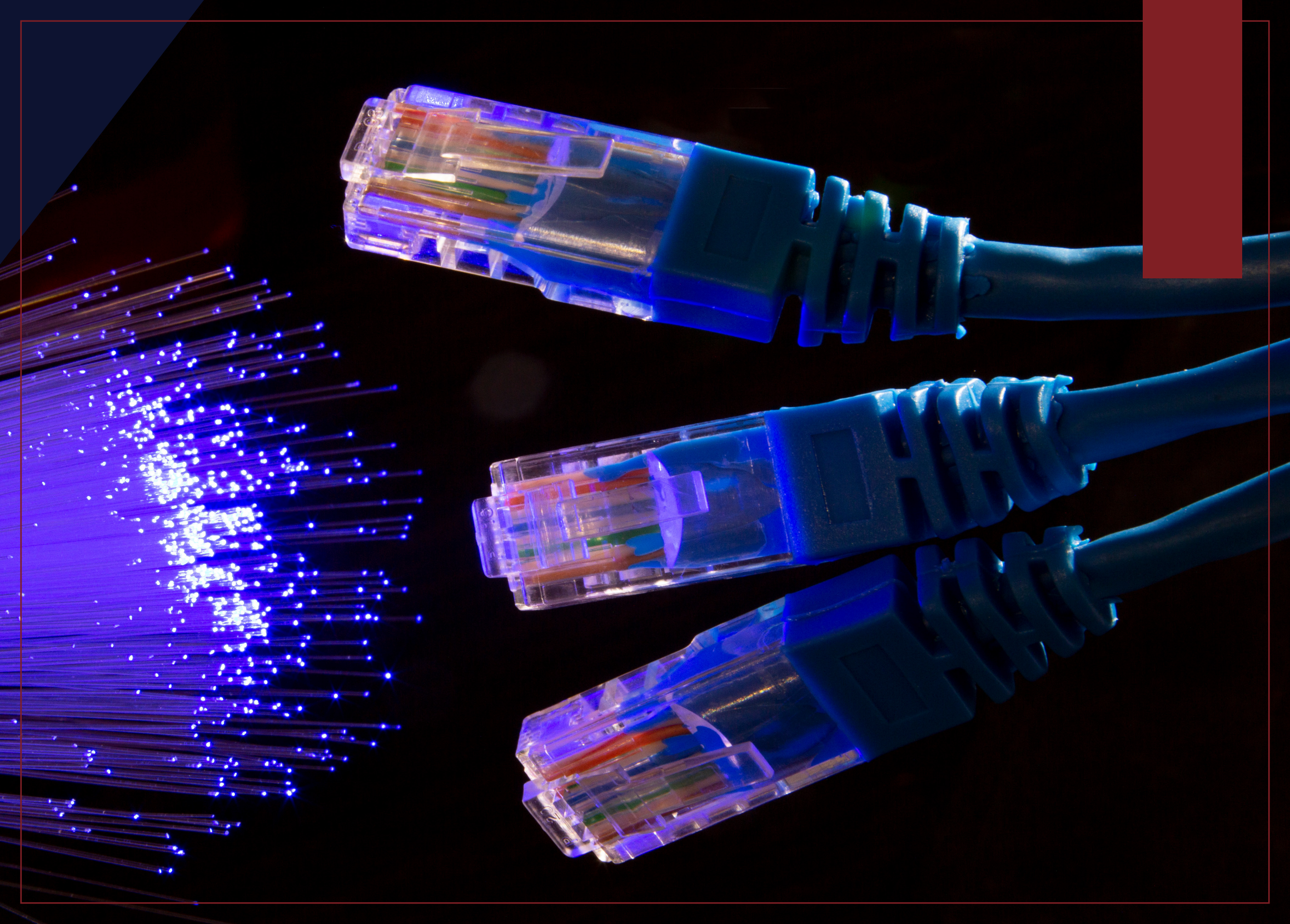


OPTICAL FIBER NETWORK



STAY CONNECTED TO THE WORLD WITH OUR HIGH-SPEED FIBER OPTIC NETWORK. ENJOY LIGHTNING-FAST INTERNET SPEEDS AND RELIABLE CONNECTIVITY, ESSENTIAL FOR MODERN BUSINESSES. OUR ADVANCED NETWORK INFRASTRUCTURE ENSURES SEAMLESS COMMUNICATION AND DATA TRANSFER, ENABLING YOU TO OPERATE EFFICIENTLY AND EFFECTIVELY.

A decorative graphic on the right side of the slide featuring a diagonal split. The upper portion is dark blue with horizontal streaks of light blue and white, resembling fiber optic cables or data transmission. The lower portion is a solid dark red.



SOLAR SYSTEMS



AT FABRX INNOVATION ZONE, WE'RE EMBRACING THE FUTURE OF ENERGY WITH OUR SOLAR PANELS, DESIGNED TO POWER OUR OPERATIONS SUSTAINABLY. BY HARNESSING THE SUN'S NATURAL ENERGY, WE'RE REDUCING OUR CARBON FOOTPRINT, CUTTING ENERGY COSTS, AND PROMOTING A CLEANER, GREENER FUTURE FOR ALL.





FULL CAPACITY PARKING

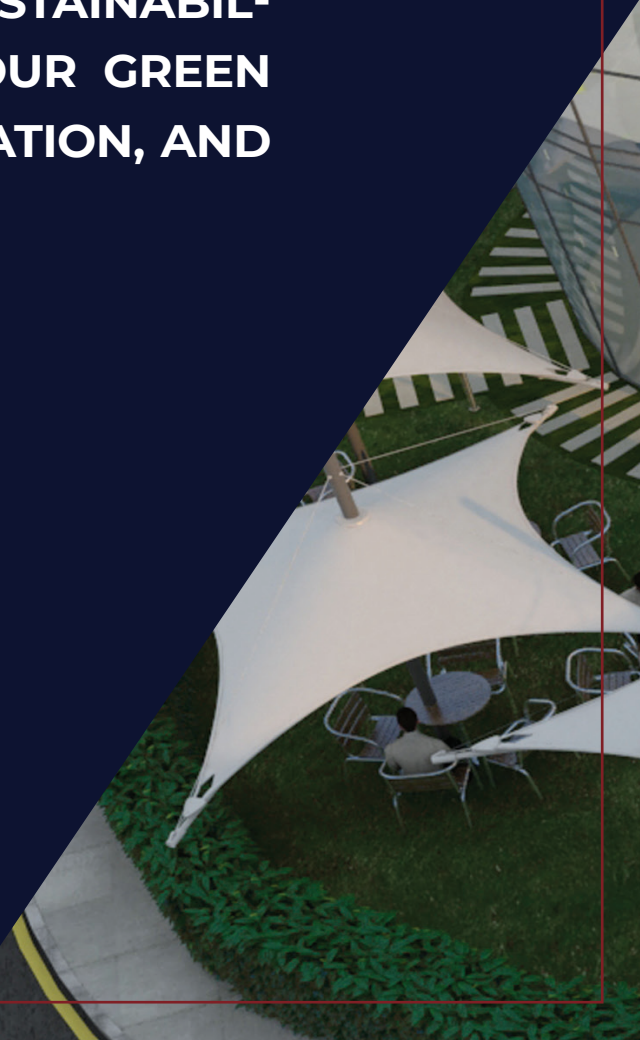
OUR WELL-DESIGNED UNDERGROUND PARKING FACILITIES PROVIDE AMPLE PARKING SPACE FOR TENANTS AND VISITORS, ENSURING A SMOOTH AND EFFICIENT FLOW OF TRAFFIC WITHIN THE COMPLEX. BY MINIMIZING SURFACE-LEVEL CONGESTION, WE CREATE A SAFER AND MORE PLEASANT ENVIRONMENT FOR EVERYONE.

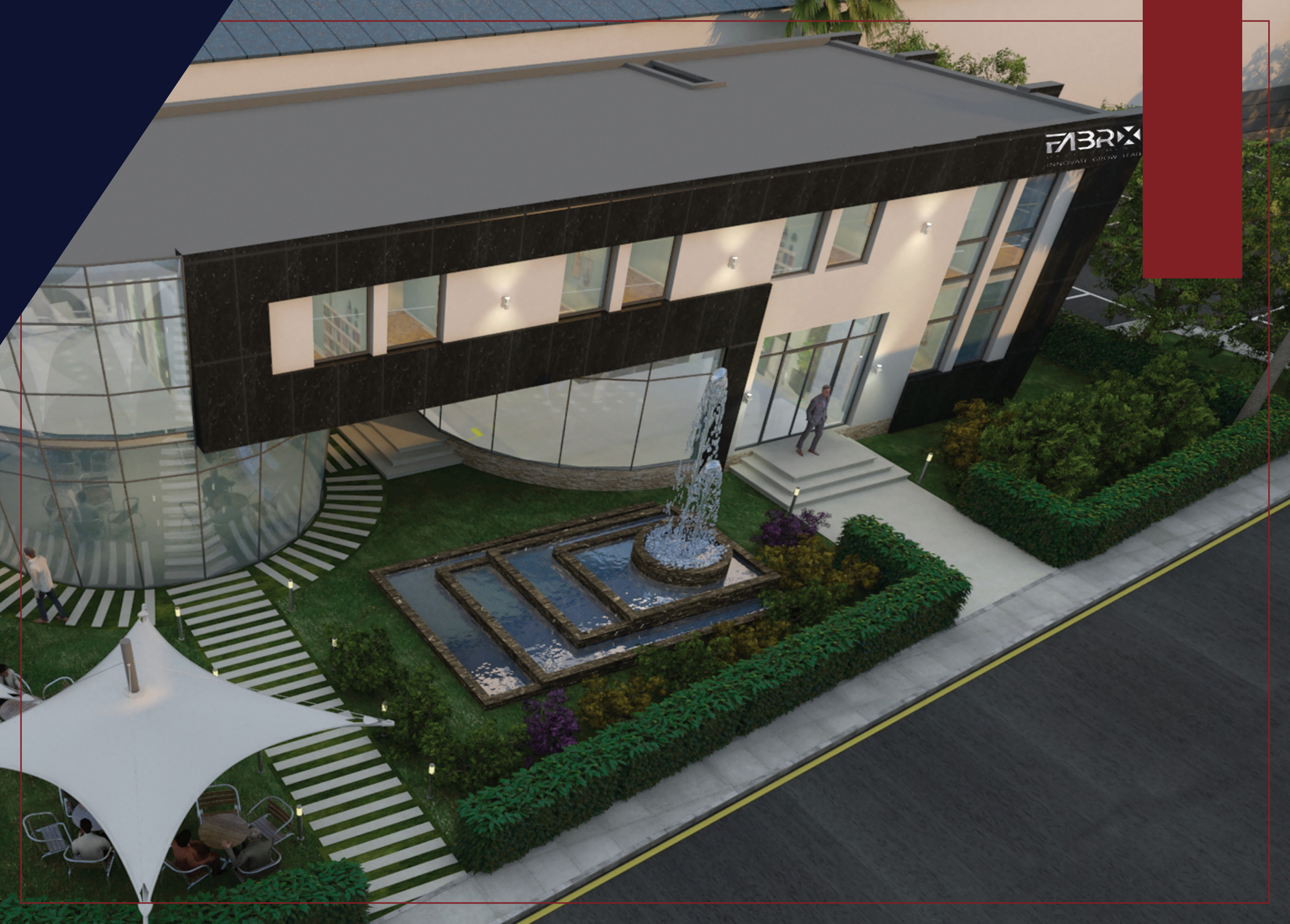




GREEN AREA & LANDSCAPE

ENJOY A SERENE AND ECO-FRIENDLY ENVIRONMENT WITH OUR BEAUTIFULLY LANDSCAPED GREEN AREAS. OUR COMMITMENT TO SUSTAINABILITY CREATES A PLEASANT AND INSPIRING WORKSPACE. OUR GREEN SPACES PROVIDE OPPORTUNITIES FOR RELAXATION, RECREATION, AND OUTDOOR ACTIVITIES, PROMOTING EMPLOYEE WELL-BEING.





FABRIX
INNOVATE. GROW. LEAD.

FORKLIFT RAMP

EFFICIENTLY TRANSPORT GOODS AND MATERIALS WITH OUR WELL-DESIGNED FORKLIFT RAMP. OUR RAMPS ARE DESIGNED TO ACCOMMODATE HEAVY LOADS AND ENSURE SAFE AND SMOOTH OPERATIONS. OUR FORKLIFT RAMP IS STRATEGICALLY LOCATED TO MINIMIZE TRAFFIC CONGESTION AND OPTIMIZE MATERIAL FLOW WITHIN THE COMPLEX.






SMART ACCESSIBILITY SYSTEM



OUR SMART ACCESSIBILITY SYSTEM OFFERS AN ELEVATED LEVEL OF SECURITY AND CONVENIENCE, PROVIDING AN UNPARALLELED ENTRY EXPERIENCE FOR ALL AUTHORIZED USERS WITHIN THE FABRX INNOVATION ZONE. UTILIZING THE LATEST IN BIOMETRIC TECHNOLOGY AND SMART GATE SYSTEMS, THIS AMENITY ENSURES EFFICIENT, HASSLE-FREE ACCESS FOR EMPLOYEES, VISITORS, AND PARTNERS.





HEALTHCARE CENTER



TO SUPPORT THE WELL-BEING OF EVERYONE WITHIN OUR INDUSTRIAL ZONE, WE'VE ESTABLISHED AN ON-SITE HEALTHCARE CENTER—A DEDICATED FACILITY FOCUSED ON THE PHYSICAL AND MENTAL HEALTH OF OUR WORKFORCE. THE CENTER IS STAFFED WITH SKILLED MEDICAL PROFESSIONALS READY TO HANDLE IMMEDIATE HEALTHCARE NEEDS AND RESPOND TO WORKPLACE INJURIES OR EMERGENCIES. ADDITIONALLY, IT PROVIDES EMERGENCY RESPONSE AND SAFETY TRAINING SPECIFICALLY DESIGNED FOR INDUSTRIAL SETTINGS.

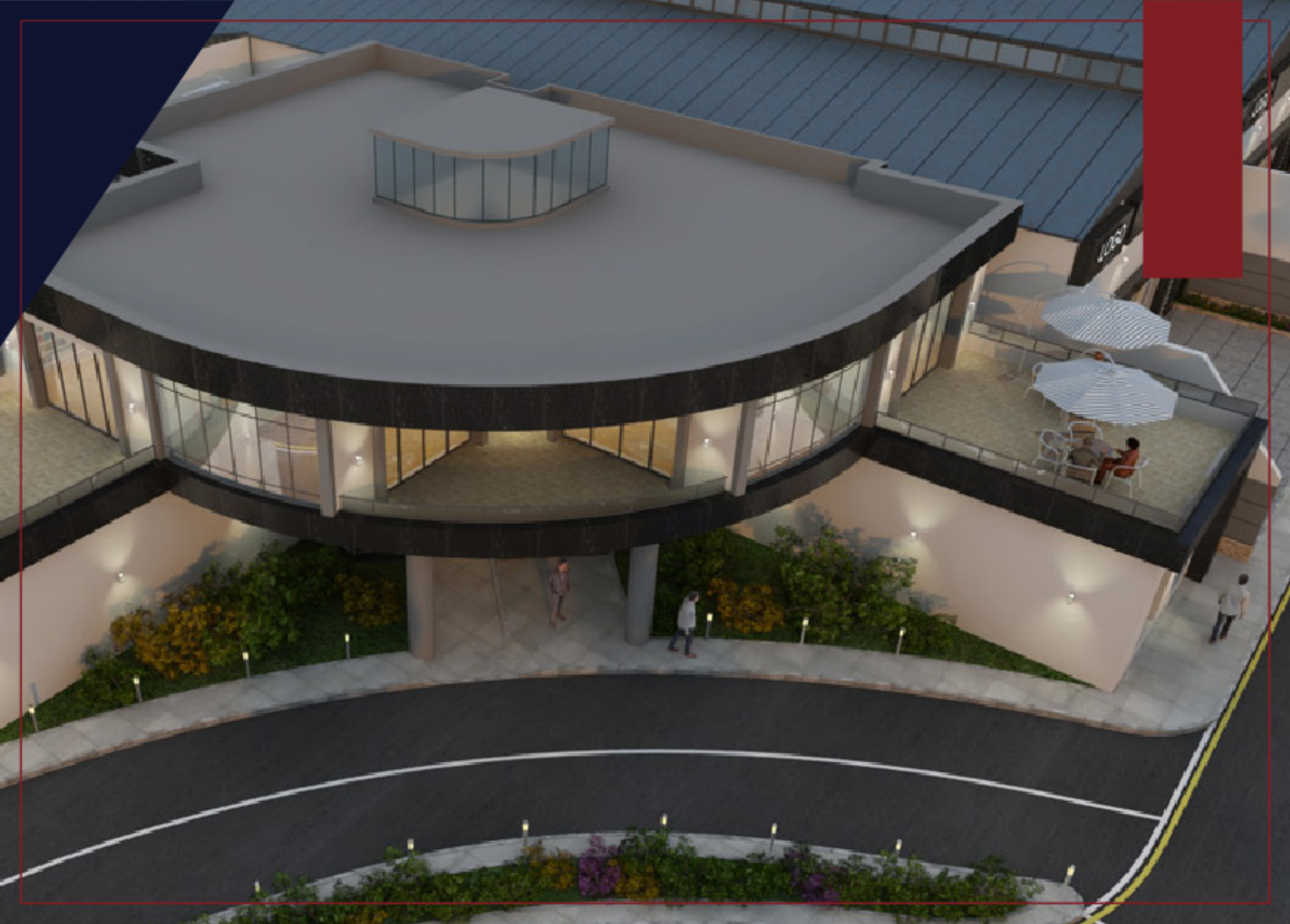




FIRE & AMBULANCE STATION

AT FABRX INNOVATION ZONE, THE HEALTH AND SAFETY OF OUR WORKFORCE AND COMMUNITY ARE AT THE FOREFRONT OF OUR MISSION. IN RECOGNITION OF THE UNIQUE NEEDS WITHIN INDUSTRIAL ENVIRONMENTS, WE'VE ESTABLISHED AN ON-SITE FIRE & AMBULANCE STATION TO PROVIDE PROMPT EMERGENCY RESPONSE AND PROTECT EVERYONE WITHIN THE ZONE. THIS ESSENTIAL FACILITY REFLECTS OUR COMMITMENT TO CREATING A SAFE, SECURE, AND WELL-PROTECTED INDUSTRIAL ENVIRONMENT.

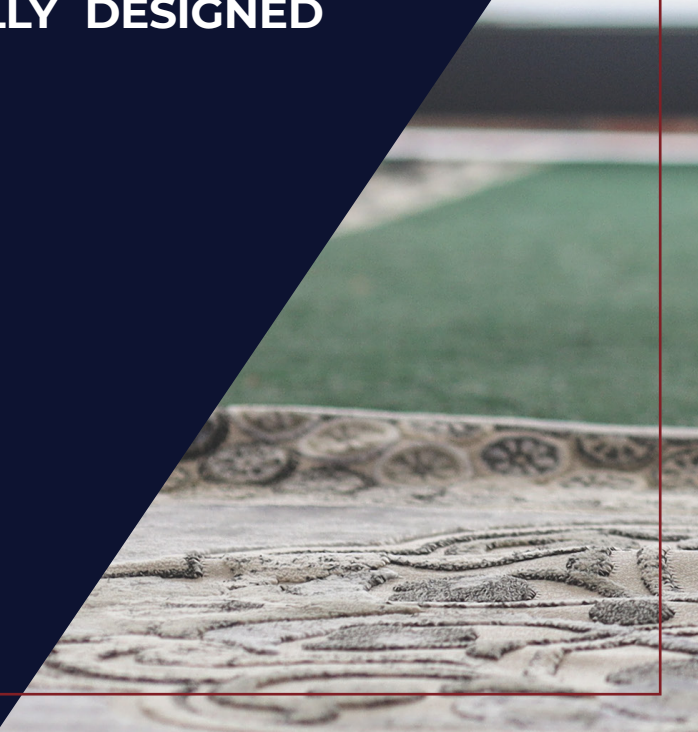




PRAYER AREA



TO SUPPORT THE WELL-BEING OF EVERYONE WITHIN OUR INDUSTRIAL ZONE, WE'VE ESTABLISHED AN ON-SITE HEALTHCARE CENTER—A DEDICATED FACILITY FOCUSED ON THE PHYSICAL AND MENTAL HEALTH OF OUR WORKFORCE. THE CENTER IS STAFFED WITH SKILLED MEDICAL PROFESSIONALS READY TO HANDLE IMMEDIATE HEALTHCARE NEEDS AND RESPOND TO WORKPLACE INJURIES OR EMERGENCIES. ADDITIONALLY, IT PROVIDES EMERGENCY RESPONSE AND SAFETY TRAINING SPECIFICALLY DESIGNED FOR INDUSTRIAL SETTINGS.





COMMERCIAL BANK



THE COMMERCIAL BANK AT FABRX INNOVATION ZONE PROVIDES A RANGE OF SERVICES TAILORED TO MEET THE UNIQUE FINANCIAL NEEDS OF INDUSTRIAL BUSINESSES. THE ADDITION OF THE BANK TO THE INNOVATION ZONE IS TO STREAMLINE OUR CLIENTS' FINANCIAL OPERATIONS.




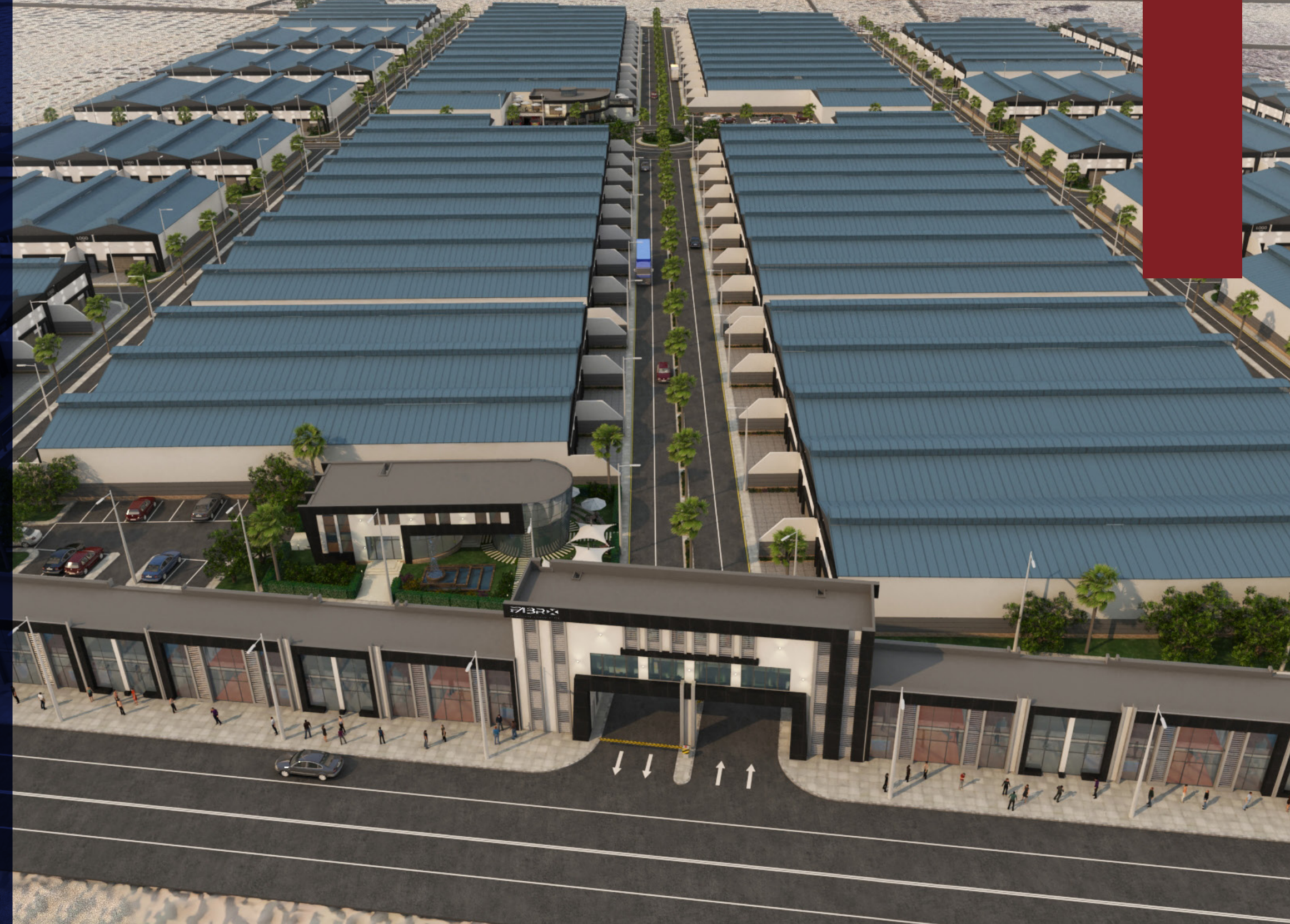


ARCHITECTURE



FABRX INNOVATION ZONE IS A MODERN INDUSTRIAL PARK DESIGNED TO MEET THE NEEDS OF BUSINESSES OF ALL SIZES. OUR SLEEK AND STYLISH BUILDINGS OFFER A VARIETY OF FLEXIBLE SPACES, FROM SMALL OFFICES TO LARGE WAREHOUSES. WITH AMPLE NATURAL LIGHT AND EFFICIENT LAYOUTS, OUR FACILITIES PROVIDE A COMFORTABLE AND PRODUCTIVE WORK ENVIRONMENT. WHETHER YOU'RE A STARTUP LOOKING TO ESTABLISH A Foothold OR AN ESTABLISHED CORPORATION SEEKING TO EXPAND YOUR OPERATIONS, FABRX INNOVATION ZONE OFFERS THE PERFECT PLATFORM FOR YOUR BUSINESS TO THRIVE.



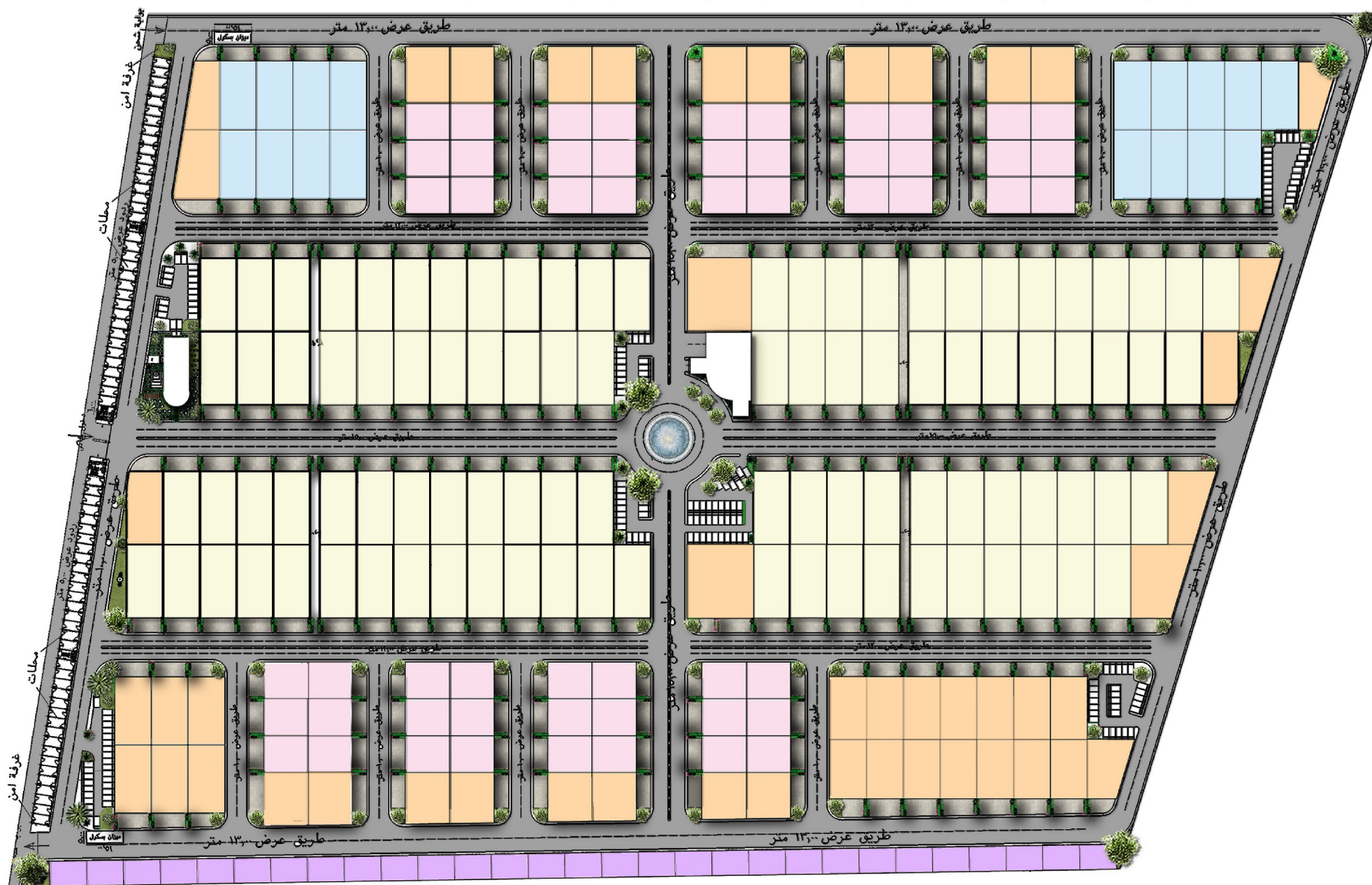


MASTERPLAN



WHERE INDUSTRIES ARE COMPREHENSIVE

FABRX INNOVATION ZONE IS MORE THAN JUST AN INDUSTRIAL ZONE; IT'S A METICULOUSLY PLANNED ECOSYSTEM DESIGNED TO MEET THE COMPREHENSIVE NEEDS OF MODERN BUSINESSES. OUR MASTERPLAN ENCOMPASSES A WIDE RANGE OF FACILITIES AND SERVICES, MAKING US A ONE-STOP DESTINATION FOR MANUFACTURING AND LOGISTICS.



مصنع 550 م²



مصنع 450 م²



مصنع 370 م²



مصنع يبدأ من 270 م² إلى 800 م²



معرض يبدأ من 56 م²



MASTERPLAN



INDUSTRIAL ZONE:

Our industrial units are designed to provide a modern and efficient working environment, equipped with the latest infrastructure and amenities.



SHOWROOMS:

FABRX Innovation Zone also provides opportunities for businesses to showcase their products and services through dedicated showroom and retail spaces.



WAREHOUSE ZONE:

our well-planned logistics area offers abundant space for warehousing, distribution, and transportation activities, facilitating efficient supply chain management. Warehouses are crucial for storing raw materials, finished goods, and inventory, ensuring uninterrupted production and timely deliveries.



LOGISTIC ZONE:

Our well-planned logistics area offers ample space for warehousing, distribution, and transportation activities, facilitating efficient supply chain management.



WHERE LOCATION IS POWERFUL

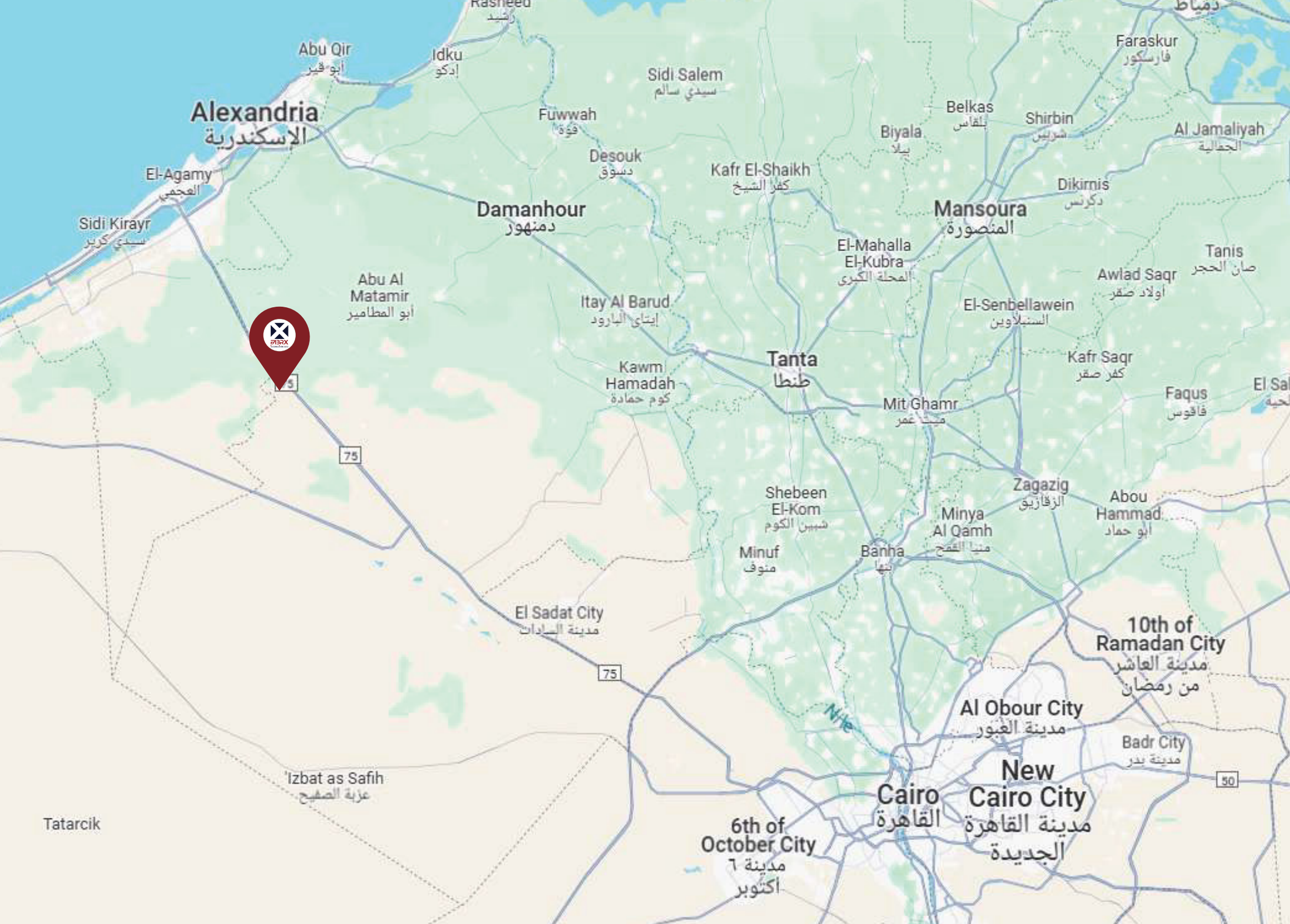


FABRX Innovation Zone is strategically located near kilo 60 Cairo – Alex road with its distinguished proximity to Egypt's main ports and trading access.

WHERE INNOVATION MEETS LOCATION

FABRX Innovation Zone is more than just an industrial complex; it's a strategic gateway to growth. Located just 25 minutes from Alexandria and 95 minutes from Cairo, our project offers unparalleled accessibility to major urban centers and transportation hubs.

This prime location provides seamless connectivity to Alexandria Port, El Dekhela Port, and Burg Al Arab, facilitating efficient import and export operations. Additionally, our proximity to industrial zones in Sadat City, Wadi Natrun, and other key areas ensures a robust supply chain and a thriving business ecosystem.



PARTNERSHIPS THAT DRIVE SUCCESS



FABRX DEVELOPMENTS HAS PARTNERED WITH CEG, A DISTINGUISHED ENGINEERING CONSULTING FIRM TO BE THE CONSULTANT FOR FABRX INNOVATION ZONE. THIS COLLABORATION IS A PIVOTAL STEP TOWARDS REALIZING OUR SHARED VISION OF CREATING A WORLD-CLASS INDUSTRIAL PARK THAT WILL DRIVE EGYPT'S ECONOMIC GROWTH AND INNOVATION.

BY LEVERAGING CEG'S PROFOUND EXPERTISE IN INDUSTRIAL PROJECT CONSULTING, WE ARE CONFIDENT IN DELIVERING FABRX INNOVATION ZONE, A LANDMARK PROJECT THAT WILL SET NEW STANDARDS FOR INDUSTRIAL DEVELOPMENT IN THE REGION. THIS STATE-OF-THE-ART FACILITY WILL NOT ONLY ATTRACT LEADING NA-



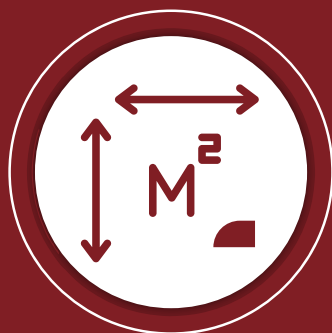
THROUGH THIS PARTNERSHIP, WE ARE COMMITTED TO CREATING A SUSTAINABLE AND ENVIRONMENTALLY FRIENDLY INDUSTRIAL ZONE THAT ALIGNS WITH EGYPT'S VISION 2030.

WE BELIEVE THAT FABRX INNOVATION ZONE WILL SERVE AS A CATALYST FOR ECONOMIC GROWTH, JOB CREATION, AND TECHNOLOGICAL ADVANCEMENT, POSITIONING EGYPT AS A GLOBAL LEADER IN INDUSTRIAL MANUFACTURING AND LOGISTICS.



**CONSULTING
ENGINEERING
GROUP**

IMPORTANT NUMBERS



TOTAL AREA
147,000 SQM



INVESTMENT
5.5 BN/EGP



TOTAL UNITS
350 UNITS



FACTORIES
175 FACTORIES



WAREHOUSES
105 WAREHOUSES



SHOWROOMS
70 SHOWROOMS



MOTEL ROOMS
36 ROOMS



LOGISTICS AREA
147,000 SQM

CONTACT US:

EXPERIENCE THE DIFFERENCE & CONTACT US



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