



ABF
Property Management
Services



ABF

Property Management Services LLC

ICAD – Abu Dhabi

**Move-and-Occupy spaces built to grow
and flex with your Business.**

Unlock the potential of your business with ABF Property management Services, a new player to provide a strategic industrial and commercial hubs across the UAE.

Designed for the bold and the growing, our spaces are more than just locations – they are the foundations of your future success.

Engineered with resilient block-wall construction, our facilities prioritize security and durability, ensuring your operations remain streamlined and your assets protected. Step into a space where quality meets functionality, and position your company for a long term excellence.



ABF Property Management Services

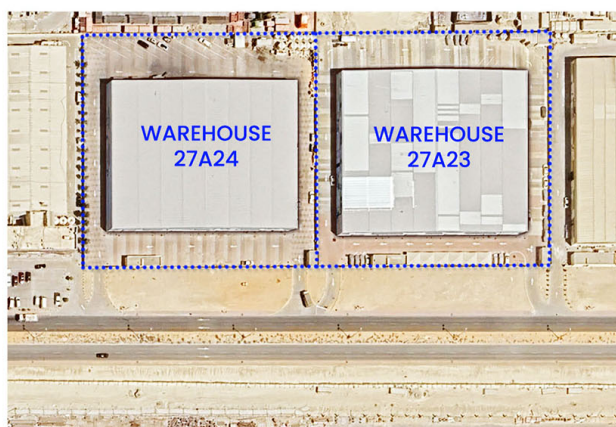
Strategically situated in the heart of ICAD III, ABS Property delivers a sophisticated range of Property Solutions:

- * **Ready-to-Move Storage:** High specs. warehouses built for immediate efficiency.
- * **Fitted Offices:** Premium, turnkey workspaces that reflect your brand's professionalism.
- * **Shell & Core Units:** Versatile canvases for business that demand bespoke design.



We Secure your Future Business

Strategic Location





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Our Warehouses

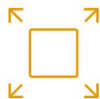


Our Warehouses





Features & Specs.



- Wide range of warehouses sizes.
- Floor plan footprints is flexible for layout design suitable for your needs.
- Lease multiple units for your large operations as per your requirement.



- Internal height clearance of 8meters on all units.
- Applicable for high racking system & even possible for mezzanine expansion.
- Structural layout maximizes usable floor space with minimal interior obstruction.



- Large sliding door for security and for wide entry.
- Sliding door dimensions: 4m-width. x 5m head clearance.
- Suitable for loading & unloading of large items, machineries & vehicle access.



- Comfortable front sharing parking space for all warehouse users.
- Suitable for first come first serve basis for tenants and visitors.
- Convenient access for small to medium service trucks and forklifts.



- Decent Power load design.
- Perfect for Office lighting and medium-duty machineries.
- Individual metering available for accurate consumption tracking.



- Equipped with Fire alarm and Sprinkler system.
- Emergency lighting and fire extinguishers complying as per local Civil Defense requirements.

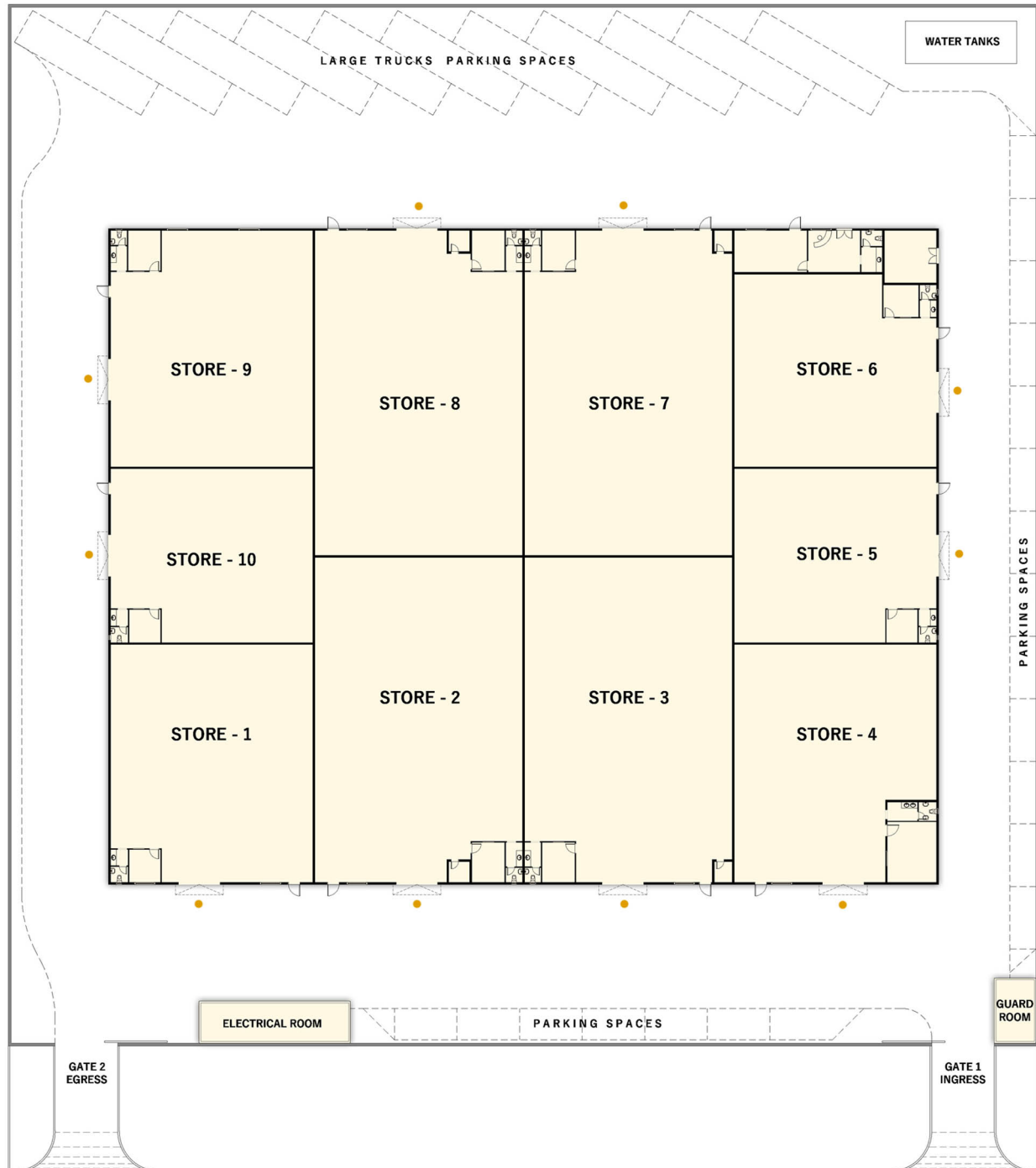


- Option to expand the Office area & include multiple Washroom to accommodate your business needs.
- All storages are finished and connected to services.



Warehouse 27A24

Plot Area: 1,000 m² (100x100 meters)
Workshop Built-up: 5,002.84 m²
10 store units



Street Front

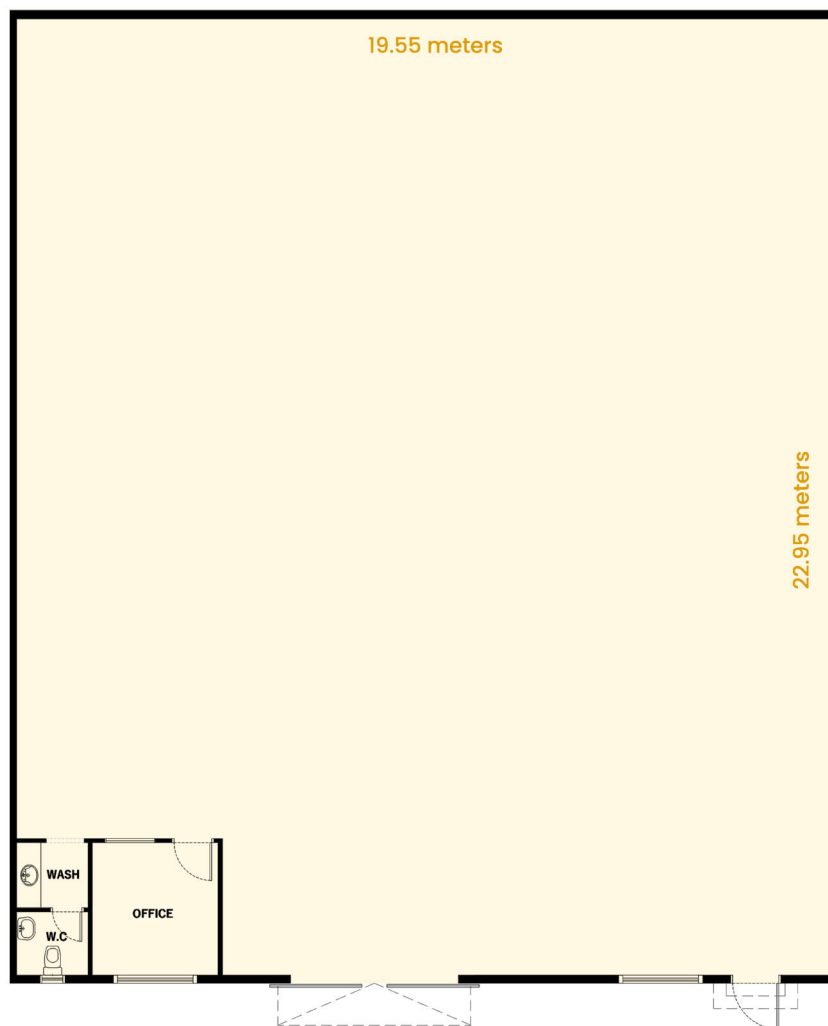


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Warehouse 27A24

UNIT Store 1 & 4 (mirrored plan)
Floor plan area each: 448 sq.M.



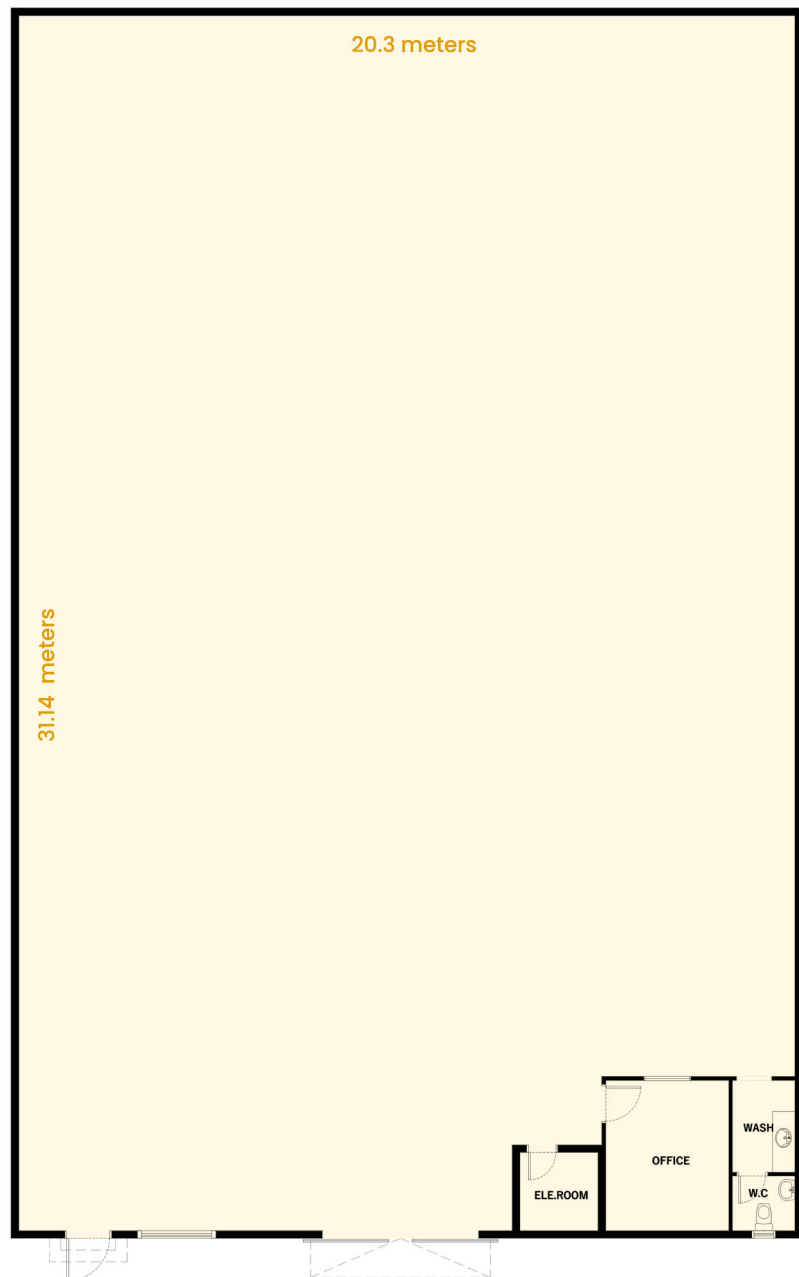


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Warehouse 27A24

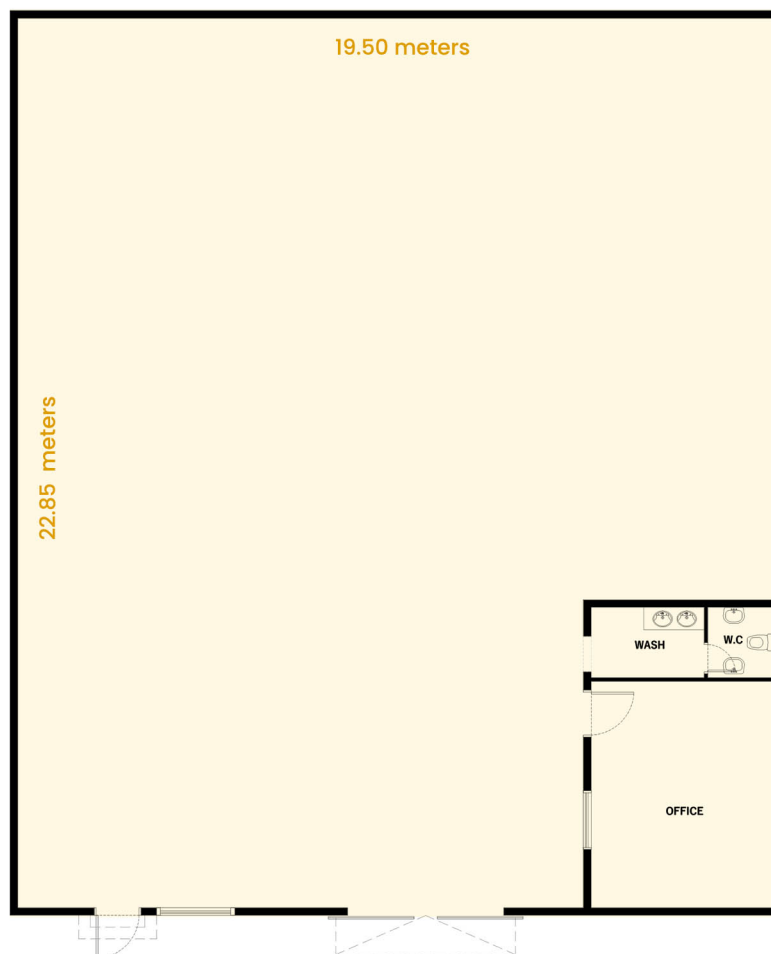
UNIT Store 2, 3, 7 & 8 (mirrored plan)
Floor plan area each: 632.14 sq.M.





Warehouse 27A24

UNIT Store 4 & 9 (mirrored plan)
Floor plan area each: 445 sq.M.



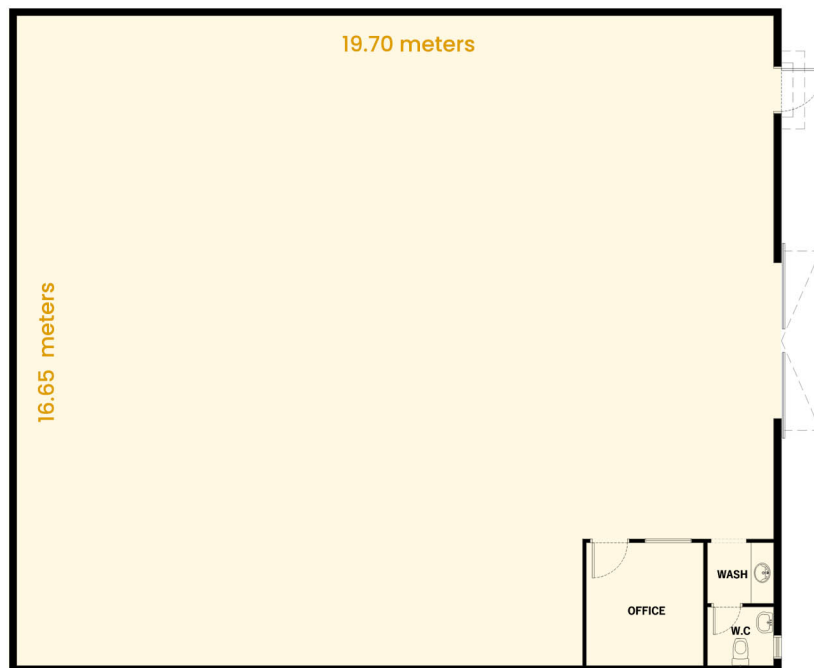


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Warehouse 27A24

UNIT Store 5 & 10 (mirrored plan)
Floor plan area each: 328 sq.M.

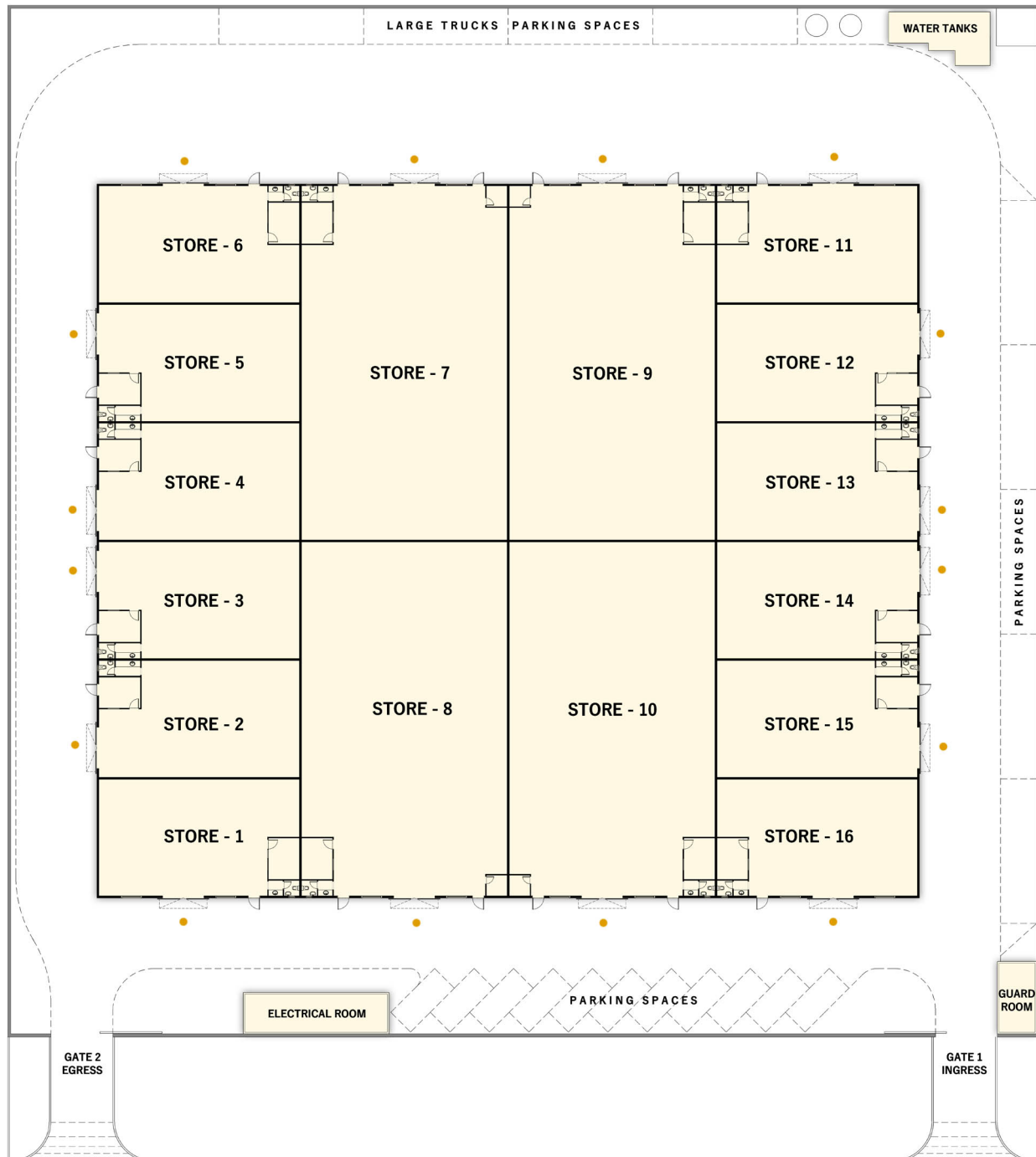




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Warehouse 27A23

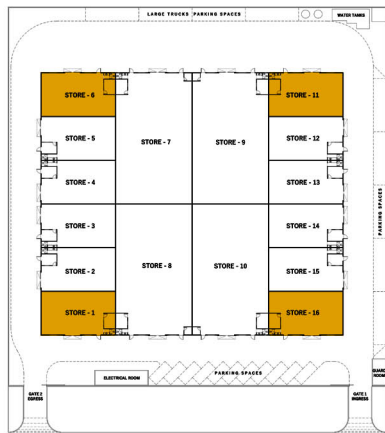
Plot Area: 1,000 m² (100x100 meters)
Workshop Built-up: 5,003 m²
16 store units



Street Front



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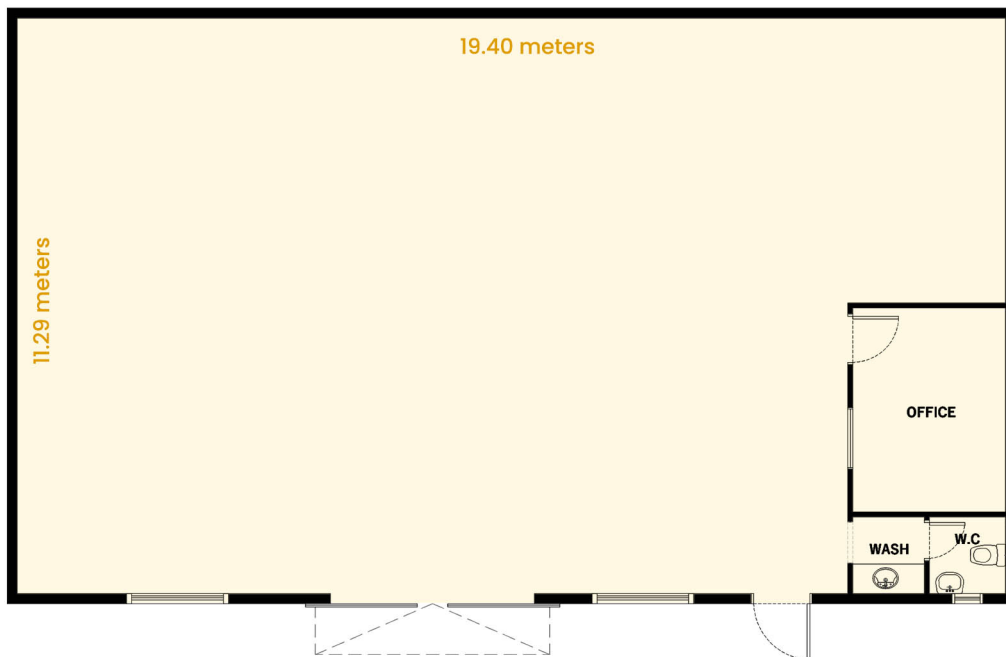


Warehouse 27A23

UNIT Corner Stores

1, 6, 11, 16 (mirrored plan)

Floor plan area each: 219 sq.M.





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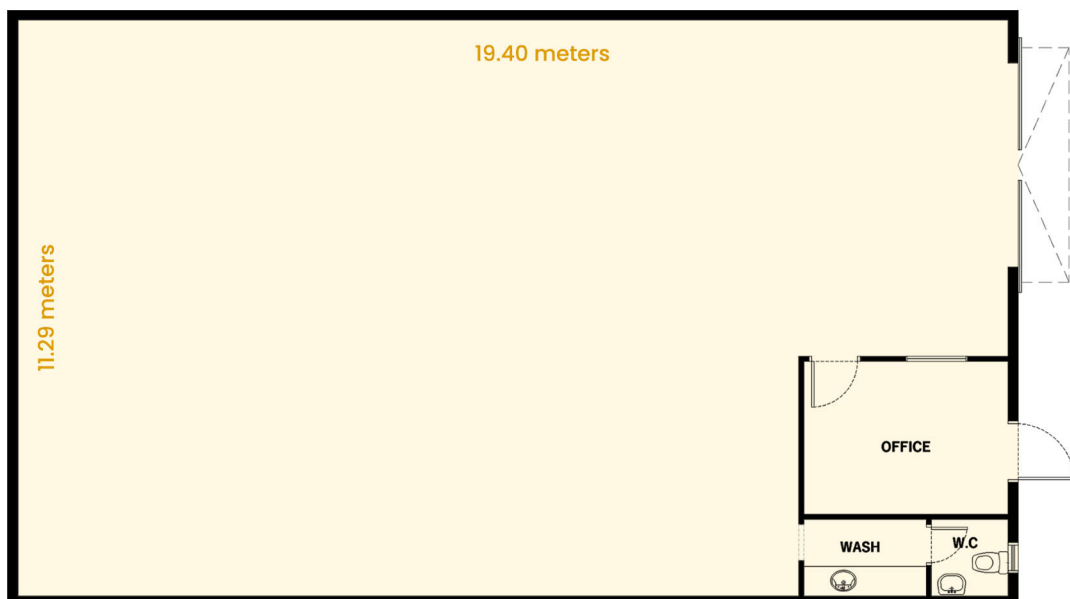


Warehouse 27A23

UNIT Stores

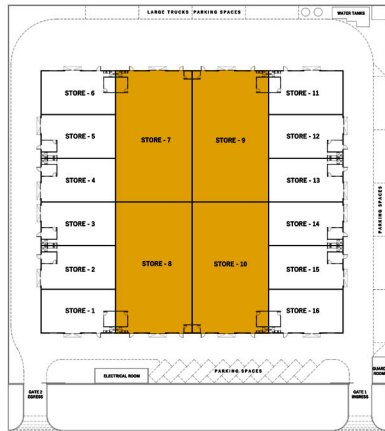
2, 3, 4, 5, 12, 13, 14, 15 (mirrored plan)

Floor plan area each: 219 sq.M.



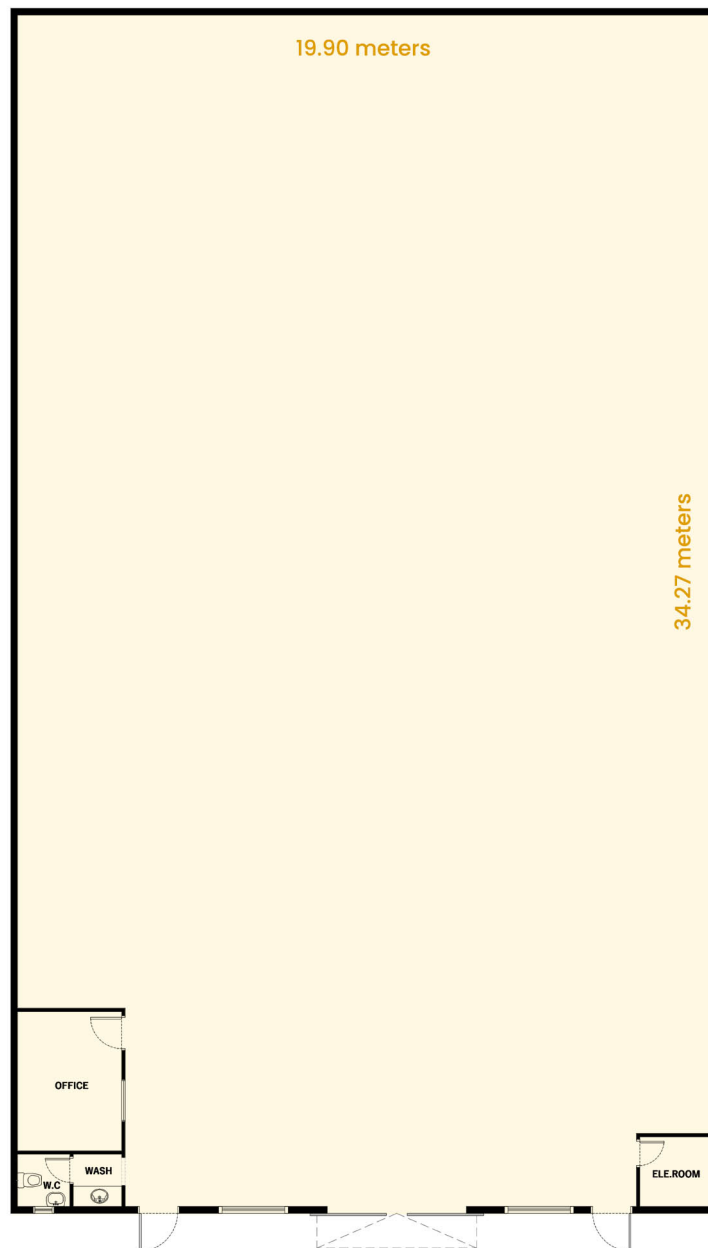


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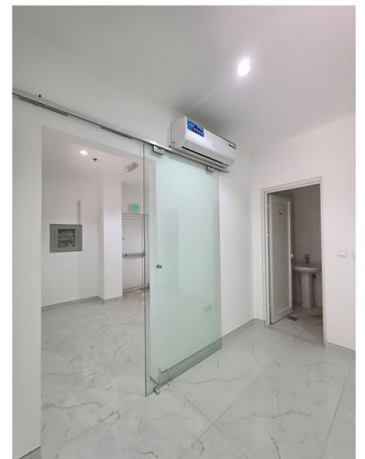
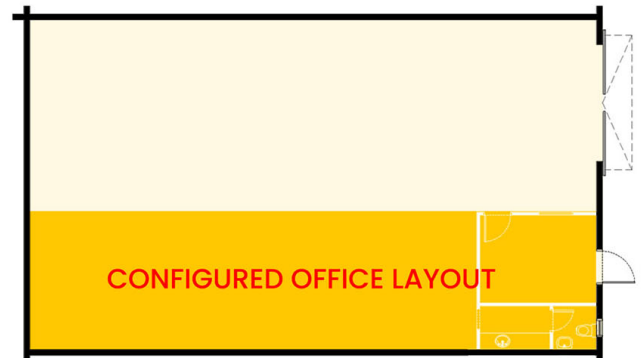
Warehouse 27A23

UNIT Stores 7, 8, 9, 10 (mirrored plan)
Floor plan area each: 682 sq.M.



Office configuration Options

Store Floor plan can be re-configure to suits your Business needs
such as expanding Office area.



Business Permit



سلطة أبوظبي للتسجيل
Abu Dhabi Registration Authority



دائرة التنمية الاقتصادية
DEPARTMENT OF ECONOMIC DEVELOPMENT

رخصة أبوظبي الاقتصادية Abu Dhabi Economic Licence

Licence Details

نوع الرخصة	تجارية	نوع الرخصة	Business
فئة الرخصة	عادية	فئة الرخصة	Normal
رقم الرخصة	CN-5620681	رقم الرخصة	CN-5620681
رقم التسجيل الموحد	101-2024-200024236	رقم التسجيل الموحد	101-2024-200024236
رقم الرخصة الموحد	501-2024-200014066	رقم الرخصة الموحد	501-2024-200014066
تاريخ التأسيس	15/11/2024	تاريخ التأسيس	15/11/2024
تاريخ الإصدار	09/10/2025	تاريخ الإصدار	09/10/2025
تاريخ الانتهاء	14/11/2026	تاريخ الانتهاء	14/11/2026
الشكل القانوني	شركة ذات مسؤولية محدودة	الشكل القانوني	Limited Liability Company
الاسم التجاري	أي بي إف لخدمات تأجير وإدارة العقارات الخاصة - ذ.م.م	الاسم التجاري	A B F PROPERTY MANAGEMENT SERVICES - L.L.C

Ownership and Representatives

الاسم Name	الجنسية Nationality	الدور/المنصب Role/Position	ممثل عن Representative of
احمد عبدالله اسماعيل سليم محضرباشي	الإمارات العربية المتحدة	شريك	Partner
AHMED ABDULLA ISMAEL SALIM MAHDARBASHEE	United Arab Emirates	شريك	Partner
شاهر محمد علي العورتاني	الأردن	شريك	Partner
SHAHAR MOHD ALI AWARTANI	Jordan	مدير	Manager
ياسر علي محمد العامري	اليمن	مدير	Manager
YASER ALI MOHAMMED ALAMERI	Yemen	المفوض بالتوقيع لبطاقة المنشأة	EC Authorized Signatory
احمد عبدالله اسماعيل سليم محضرباشي	الإمارات العربية المتحدة	مفوض بالتوقيع لبطاقة المنشأة	EC Authorized Signatory
AHMED ABDULLA ISMAEL SALIM MAHDARBASHEE	United Arab Emirates	مفوض بالتوقيع لبطاقة المنشأة	EC Authorized Signatory

Licence Activities

الأنشطة المرخصة	الأنشطة المرخصة
- خدمات تأجير وإدارة العقارات الخاصة	- Self-Owned Property Management Services
- خدمات تأجير العقارات وإدارتها	- Real Estate Lease And Management Services

Address

العنوان	العنوان
البريد الإلكتروني الرسمي	yaser@abfproperty.ae
رقم التواصل الرسمي	+971505160115
العنوان	الدائرة، شرق 4_1، 0 : مبنى، الشيخ محمد بن سلطان بن سرور

Additional Information

معلومات إضافية	معلومات إضافية
منشأة اقتصادية ناشئة	Emerging Economic Establishment
رقم عضوية الغرفة	ADCCI No 8800090184
بطاقة المنشأة - وزارة الموارد البشرية والتوطين	MOHRE Establishment Card No. 2564897
بطاقة المنشأة - الهيئة الاتحادية للهوية والجنسية	ICP Establishment Card No. 882602

www.adra.gov.ae

للتحقق من الرخصة الاقتصادية، يرجى زيارة خدمة "تحقق" على

To verify the economic licence kindly visit the TAHAQAQ service on www.tamm.abudhabi





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Sheikh Mohammed Bin Sultan Bin Sorour Building.
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