

FeasiBuild

Ambient Warehouse vs. Cold Storage

Which Actually Makes More Money?

A live scenario test on a designated Dubai industrial plot – same land, same code, same financing. The math decides.

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The Setup: Identical Inputs, Different Formats

In Dubai's master-planned markets, the land use is dictated before you buy. Your job isn't to guess the zoning – it's to **maximize yield within the permitted use**.

🏭 Scenario A

Grade-A Ambient Logistics Warehouse

❄️ Scenario B

Chilled / Cold Storage Facility

Land cost, plot size, and financing terms were held **identical** across both scenarios. Only the product format changed.

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SCENARIO A

Grade-A Ambient Logistics Warehouse

Lower Capex

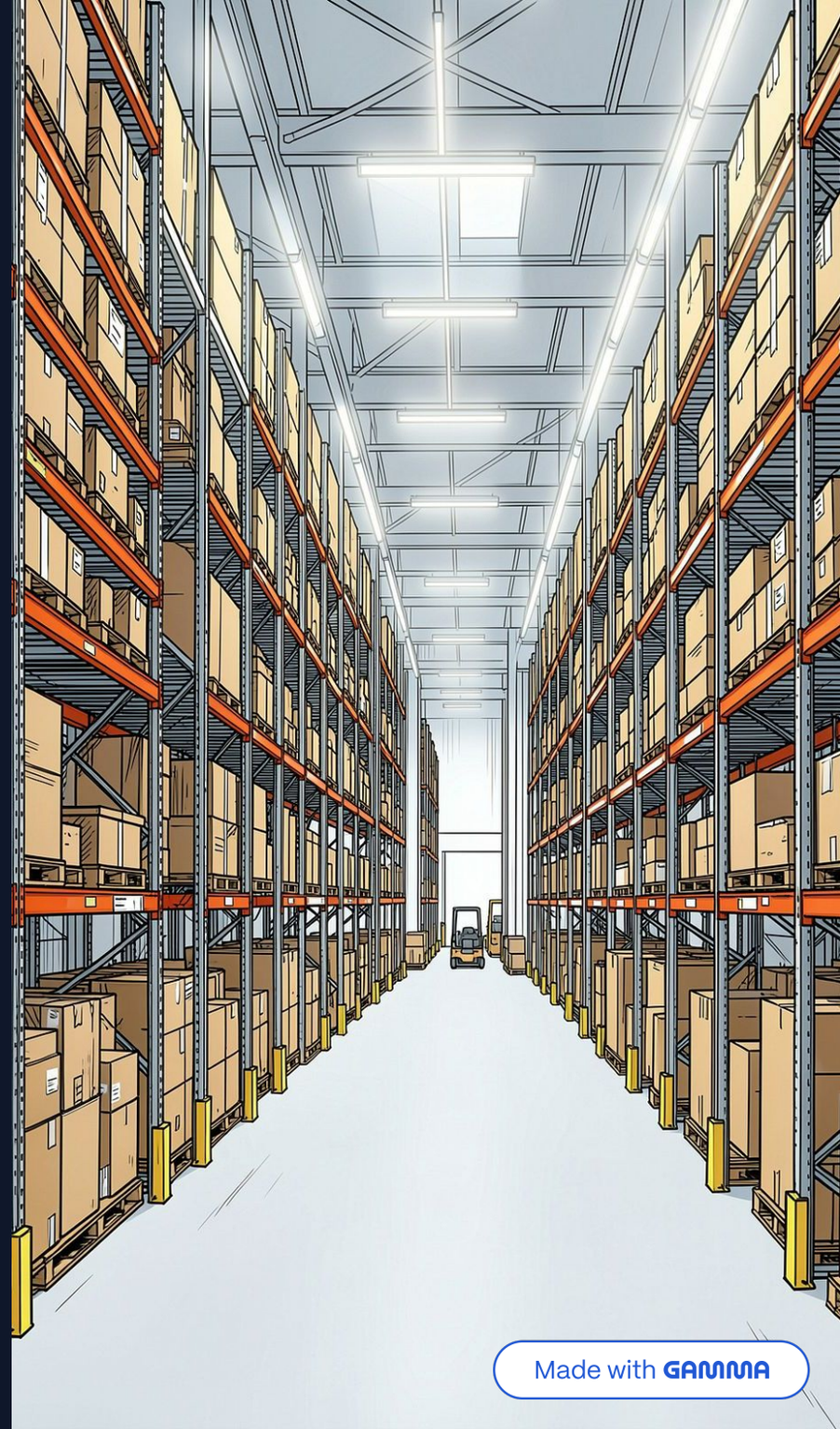
Standard MEP fit-out. No refrigeration infrastructure. Construction costs stay lean from day one.

Faster Build Timeline

Simpler systems mean shorter construction periods and earlier lease-up.

Lower Peak Equity

Less capital tied up during construction – the loan drawdown curve stays manageable.

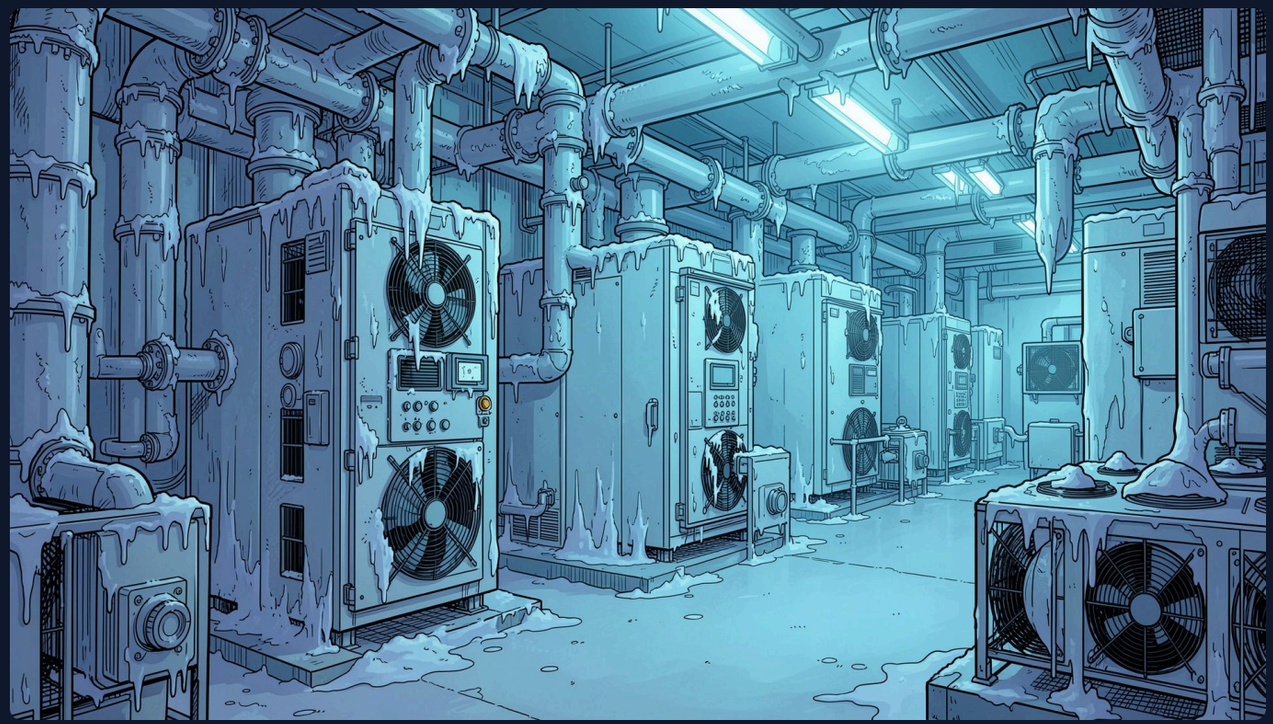


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SCENARIO B

Chilled / Cold Storage Facility



📈 Massive Rental Yield

Cold storage commands premium rents – the yield advantage over ambient is significant.

📉 Brutal MEP Costs

Refrigeration plant, insulated panels, and specialized MEP fit-outs hammer the capex budget.

⚠️ Higher Peak Equity

The heavier construction loan drawdowns spike the interest reserve – cashflow pressure is real.

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The Kicker: Automated Loan Drawdown Modeling

FeasiBuild didn't just compare static returns – it **automatically adjusted construction loan drawdowns and milestone-based cashflows** for the heavier MEP costs in the cold storage scenario, surfacing exactly when the interest reserve would peak.



The result: a precise view of **when and how much equity** each scenario demands – not just what the IRR looks like on paper.

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Highest & Best Use in Dubai Means Optimizing Within the Master Plan

You don't guess the format. You **let the math prove it**. In master-planned markets, the highest and best use analysis isn't about rezoning – it's about stress-testing every permitted product format against real construction costs, financing structures, and lease assumptions.

Same Plot

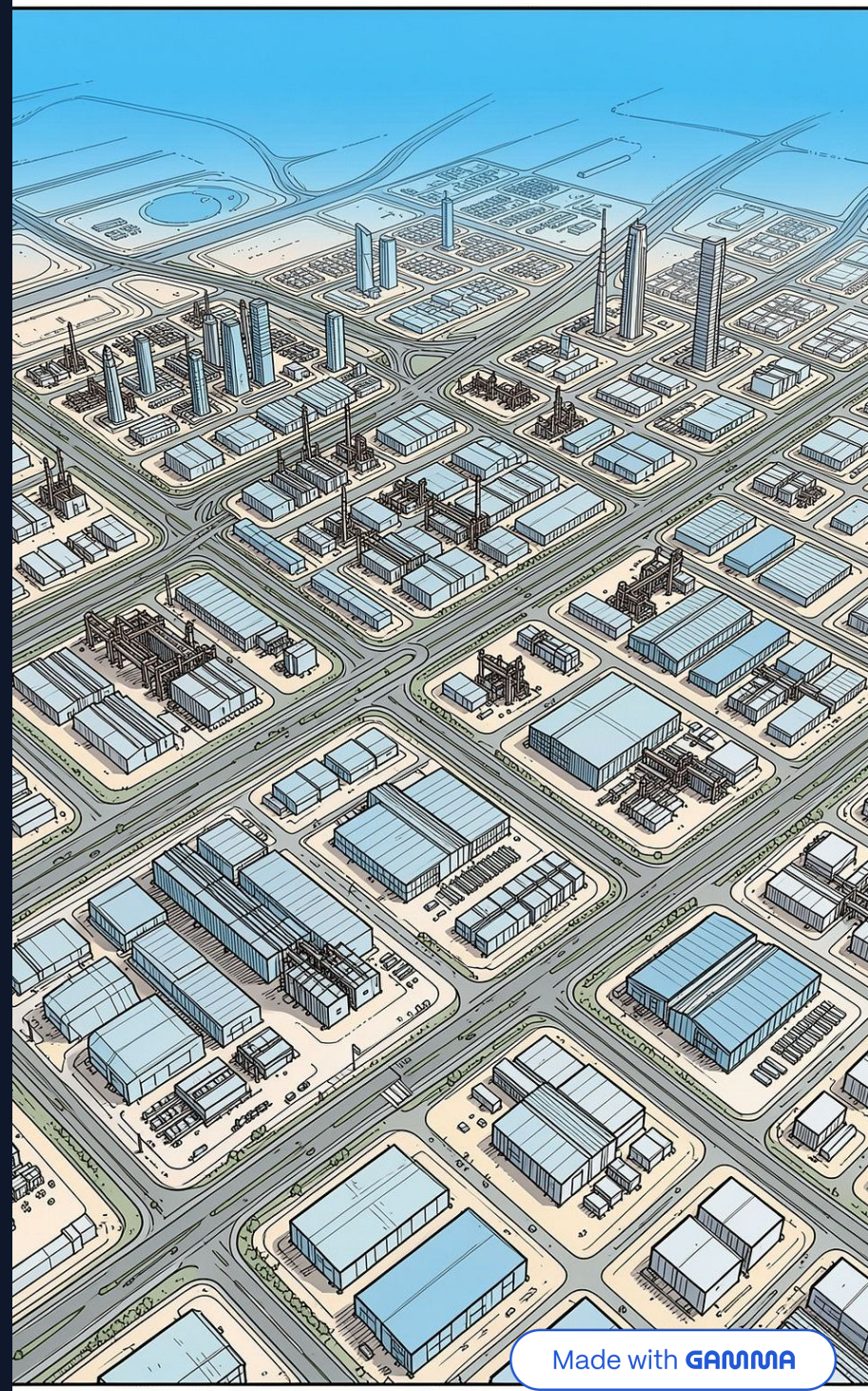
Identical land cost & building code

Different Formats

Ambient vs. Cold Storage

One Winner

The IRR and equity story decides

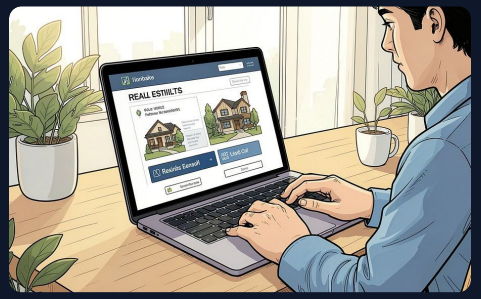


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Run Your Own Scenario in 30 Minutes

FeasiBuild automates the highest and best use work that institutional developers and lenders need – from construction loan drawdowns to development IRR – without a spreadsheet in sight.





Try the Free Explorer Tier

Run your first scenario at no cost. See how the math works before you commit.

Lifetime Access from $99

Full modeling power for a single investment. No subscription. No surprises.

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