

manateq
شركة المناطق الاقتصادية، قطر
ECONOMIC ZONES COMPANY, QATAR

Locate with
Manateq
where business grows



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Social Media

-  Manateq
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-  Manateq_qa
-  Manateq_qa

ISO Certificates

-  ISO 9001/14001 /45001
-  ISO 27001
Intertek

CHAIRMAN'S MESSAGE



Manateq has developed a lot since its establishment 12 years ago. It has stayed true to its vision of enhancing Qatar's economic diversification by providing integrated infrastructures within strategically placed zones and creating a world-class business environment that enables companies to provide value-added products and services to the local and foreign markets.

Manateq has succeeded in building a sustainable asset portfolio for the nation that includes a group of industrial zones and logistics parks which now spans over 80 million square metres across 12 zones. It has also developed a total of 3.4 million square meters of warehousing solutions in partnership with the private sector. The strategically located zones create an end-to-end solution for manufacturers, exporters, and service sector operators, to maximise their business potential and make Qatar their base for local, regional, and global trade.

However, land zones are not a compelling proposition in themselves. Much more is needed to stand ahead of the fierce regional and global competition for business partners. We understood that to succeed, to build a sustainable foundation for the nation's economic diversity and live up to our standing as a key development pillar of the Qatar National Vision 2030, we needed to back up hard assets with the persuasive power of compelling service. This customer-centric approach is driven by values of efficiency, collaboration, service excellence, sustainable development, and transparency, and we are always keen to adhere to our goals, mission, vision and values as the basic pillars of Manateq.

Mohammed Al Malki

Chairman

CEO'S MESSAGE



Manateq contributes to economic diversification by developing and enhancing the industrial and logistics sectors. This is achieved through providing wide-ranging solutions tailored to market needs, offering various zones in strategic locations close to ports and international airports. They provide an outstanding business environment that offers comprehensive solutions for manufacturing companies, exporters, and service providers, enabling them to develop their businesses and achieve their goals. At Manateq, we work to build a sustainable foundation for economic diversification in the country by developing logistics parks, industrial zones, open yards, and warehousing parks to serve as catalysts for economic diversification and sustainable development in the State of Qatar.

Through our commitment to providing advanced and specialized services, we at Manateq always strive to meet the needs of our partners at the highest levels of quality and efficiency. We are committed to innovation and continuous development, and we endeavour to provide an integrated work environment that supports project operations and facilitates access to local and global markets, thereby contributing to their growth and expanding their business scope.

Mohammed Al Emadi

Chief Executive Officer



OVERVIEW

We are a catalyst for change; a national initiative working to diversify Qatar's economy through the provision of world-class infrastructures within strategically placed economic zones.

Established in 2011, Manateq is positioned as a vital component in achieving the «Economic Development» pillar of the Qatar National Vision 2030.

We realise that long-term and sustainable economic growth can only be accomplished through a thriving private business sector, capable of competing globally, and that the nation must now think beyond the current upcoming projects, such as the 2022 World Cup, to the establishment of non-oil related industries. To this end, the emphasis is now on the creation of a solid infrastructure in which small and medium-sized enterprises (SMEs) can prosper and grow.

To ensure this kind of longevity, it is essential that we have the investment, expertise, and entrepreneurial culture necessary. Manateq is therefore mandated to establish a wider range of business sectors in the economy, by developing indigenous enterprises in these sectors whilst also attracting international investment, businesses, and partners.

We work with potential and existing, local and foreign, partners; providing an international gateway for the swift set-up and successful growth of your business in Qatar.

Our personalized and comprehensive client engagement and support services ensure that establishing your operations here is made simple, and with our diverse range of land and property solutions, there are plenty of reasons to make the move.

The Logistics Parks, Industrial Zones and Warehousing Parks offer our partners a range of client services, unparalleled interconnectivity, access to GCC and global markets, high quality infrastructure, an easy set-up process, and much more.



OUR VISION

To enhance the economic diversification by enabling our partners to deliver value-added products and services to the markets.



OUR MISSION

To create a world-class business environment by operating the industrial zones and logistics parks in the State of Qatar.



OUR VALUES

 Collaboration

 Efficiency

 Service Excellence

 Transparency

 Sustainable Development

OUR BUSINESS SOLUTIONS

At the heart of Qatar's economic vision, our business offerings play a pivotal role in advancing your business, aligning seamlessly with the nation's overarching strategy for economic growth and diversification.

Our Land Solutions include the following:



Industrial Solutions



Logistics Solutions



Warehousing solutions



Commercial Solutions

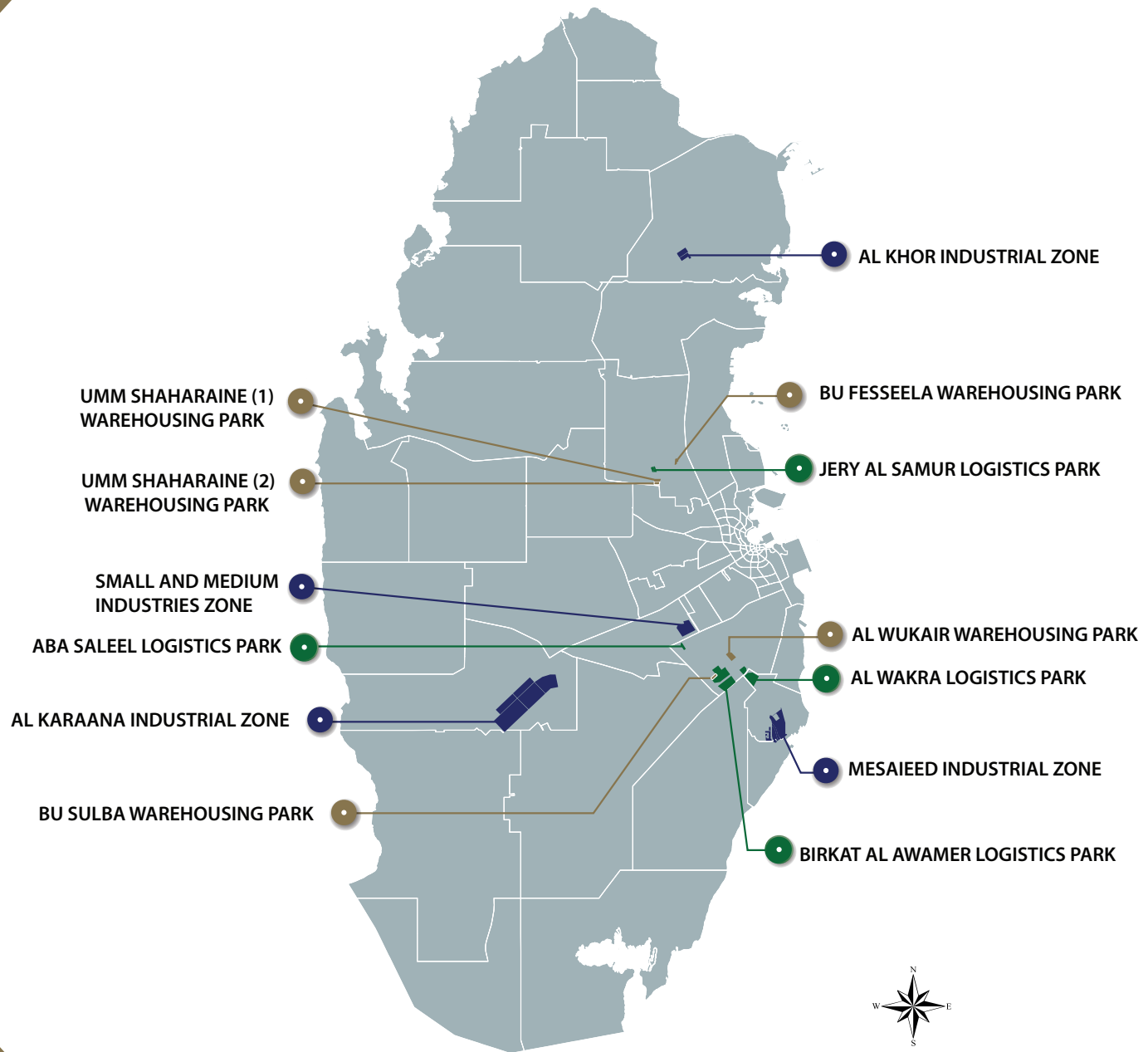


Open yards Solutions

LOGISTICS PARKS

INDUSTRIAL ZONES

WAREHOUSING PARKS



INDUSTRIAL ZONES

Explore our comprehensive suite of services and benefits meticulously crafted to propel your business to new heights, fostering growth, efficiency, and success.

SERVICES & BENEFITS



Road
Network



Water & Electricity
Network



Telecommunications
Network



Facility Management
(Security)



Various
plot sizes



Immediate plot
handover



Partners
Portal



Business
Services Center



MESAIEED

Boasting competitive rent rates, long-term lease options, immediate plot handovers, and a myriad of other incentives, Mesaieed Industrial Zone presents a compelling business solution tailored to meet your unique business needs. Explore the unparalleled opportunities that Mesaieed offers for the growth and success of your business.

LOCATION



43 KM

Away from
Hamad International Airport



12 KM

Away from
Hamad Port



42 KM

Away from
Doha

Examples of the sectors that this Zone is suitable for**

-  Fertilizers
-  Chemical
-  Automobile
-  Metals
-  Construction Industry
-  Plastics
-  Light Industry
-  Steel Fabrication
-  Cement and Concrete

** The listed activities serve as examples of targeted sectors; however, submissions for other sectors are also encouraged. For further details, please refer to the [non-targeted activities guide](#). Contact us to discuss your business needs and identify the most suitable solution.

MESAIEED AT A GLANCE*



11,125,448

Total Area (SQM)



5,586,023

Allocated Land Area (SQM)



135

Operational Units

* Data as of January 2025. Check our website for updates.



AL KARAANA

Al Karaana Industrial Zone is a developing industrial area tailored for the near future. Currently expanding across 5,217,367 square meters, the zone is well-prepared to address the diverse logistics requirements of businesses seeking open yards.

Al Karaana Industrial Zone presents a variety of open yards along with attractive incentives, including a competitive rental rate and flexible short-term lease contracts. Delve into the potential and benefits awaiting your business in this vibrant and dynamic zone.



LOCATION



69 KM

Away from
Hamad International Airport



69 KM

Away from
Hamad Port



57 KM

Away from
Doha

AL KARAANA AT A GLANCE*



5,217,367

Total Area (SQM)



4,557,278

Allocated Land Area (SQM)



354

Operational Units

* Data as of January 2025. Check our website for updates.



AL KHOR

Al Khor Industrial Zone is an emerging industrial zone crafted for the near future. In its current phase of development, the zone extends across 861,788 square meters and is already poised to meet the varied logistical needs of businesses in search of open yards.

Al Khor Industrial Zone stands out by offering a diverse array of plots, coupled with enticing incentives such as a competitive rent rate and flexible short-term lease contracts.

LOCATION



67 KM

Away from
Hamad International Airport



90 KM

Away from
Hamad Port



54 KM

Away from
Doha

AL KHOR AT A GLANCE*



861,788

Total Area (SQM)



769,600

Allocated Land Area (SQM)



58

Operational Units

* Data as of January 2025. Check our website for updates.



SMALL AND MEDIUM INDUSTRIES

The Small and Medium Industries Zone is designed to accelerate the growth of Qatar’s industrial sector by offering a fully integrated business environment tailored to the needs of entrepreneurs and manufacturers. Strategically located and equipped with premium infrastructure and comprehensive services, the zone supports a wide range of industrial activities, making it an ideal platform for the launch and expansion of small and medium enterprises. It also plays a key role in strengthening local supply chains, driving industrial innovation, and expanding national production capacity in line with Qatar’s sustainable economic development goals.

LOCATION



25 KM

Away from
Hamad International Airport



30 KM

Away from
Hamad Port



25 KM

Away from
Doha

Examples of the sectors that this Zone is suitable for**



Textile



Food



Wood



Paper



Chemicals



Metals



Manufacturing industries

SMALL AND MEDIUM INDUSTRIES AT A GLANCE*



11,451,967

Total Area (SQM)



7,432,916

Allocated Land Area (SQM)



599

Operational Units

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* Data as of January 2025. Check our website for updates.

LOGISTICS PARKS

Our Logistics Parks aim to create a modern environment suitable for supply and storage services, and to provide investment opportunities that will add real value to the local economy.

Manateq's logistic parks are in prime locations with access to integrated water, electricity and road networks, providing attractive long term rent arrangements.

Within the Logistics Parks, we provide lands for warehouses and workshops for processing and assembly, commercial showrooms for goods and products, and options for a variety of offices and worker accommodation.

SERVICES & BENEFITS



Road
Network



Water & Electricity
Network



Telecommunications
Network



Facility Management
(Security)



Various
plot sizes



Long-term lease:
25 years for Logistics plots



Workers Accommodation: 6%
of total plot area



Showroom: 5%
of total plot area



Offices: 10%
of total Built up area



Partners
Portal



Business
Services Center



Short-term lease:
one year for open yards



JERY AL SAMUR

Anticipated to emerge as a pivotal warehousing and distribution center, Jery Al Samur Logistics Park offers 30 generously-sized plots ideal for the development of contemporary warehouse facilities and workshops, catering to the dynamic needs of the local market. These plots are available for long-term leases, extending over a period of 25 years. Furthermore, the park features 11 additional plots designed for warehousing open yards, offering flexible short-term lease options ranging from 6 months to 1 year.

LOCATION



47 KM

Away from
Hamad International Airport



71 KM

Away from
Hamad Port



32 KM

Away from
Doha

Examples of the sectors that this Zone is suitable for**

- | | |
|---------------------|----------------------------|
| Automobile | F&B (Storage & Processing) |
| Building Materials | Fashion & Art |
| Carpentry Workshops | General storage |
| Chemical | Metal Workshops |
| Electronics | Printing & Packaging |

** The listed activities serve as examples of targeted sectors; however, submissions for other sectors are also encouraged. For further details, Contact us to discuss your business needs and identify the most suitable solution.

JERY AL SAMUR AT A GLANCE*



741,380

Total Area (SQM)



628,050

Allocated Land Area (SQM)



32

Operational Units

* Data as of January 2025. Check our website for updates.



BIRKAT AL AWAMER

Designed with precision, Birkat Al Awamer Logistics Park is tailored for the development of contemporary warehouse and workshop facilities, catering to the local market through long-term lease options extending up to 25 years. Discover unparalleled opportunities for growth and efficiency in this meticulously planned logistics hub.

LOCATION



36 KM

Away from
Hamad International Airport



19 KM

Away from
Hamad Port



34 KM

Away from
Doha

Examples of the sectors that this Zone is suitable for**

- | | |
|---------------------|----------------------------|
| Automobile | F&B (Storage & Processing) |
| Building Materials | Fashion & Art |
| Carpentry Workshops | General storage |
| Chemical | Metal Workshops |
| Electronics | Printing & Packaging |

** The listed activities serve as examples of targeted sectors; however, submissions for other sectors are also encouraged. For further details, Contact us to discuss your business needs and identify the most suitable solution.

BIRKAT AL AWAMER AT A GLANCE*



9,677,993

Total Area (SQM)



5,565,920

Allocated Land Area (SQM)



1808

Operational Units

* Data as of January 2025. Check our website for updates.



AL WAKRA

Al Wakra Logistics Park has been meticulously designed to accommodate modern warehouse and workshop facilities, catering to the needs of the local market through long-term lease opportunities spanning 25 years. Al Wakra Logistics Park emerges as a hub of efficiency, sustainability, and modernity in shaping the future of Qatar's logistics landscape.

LOCATION



33 KM

Away from
Hamad International Airport



16 KM

Away from
Hamad Port



32 KM

Away from
Doha

Examples of the sectors that this Zone is suitable for**

- | | |
|---------------------|----------------------------|
| Automobile | F&B (Storage & Processing) |
| Building Materials | Fashion & Art |
| Carpentry Workshops | General storage |
| Chemical | Metal Workshops |
| Electronics | Printing & Packaging |

** The listed activities serve as examples of targeted sectors; however, submissions for other sectors are also encouraged. For further details, Contact us to discuss your business needs and identify the most suitable solution.

AL WAKRA AT A GLANCE*



4,445,178

Total Area (SQM)



3,062,502

Allocated Land Area (SQM)



151

Operational Units

* Data as of January 2025. Check our website for updates.



ABA SALEEL

Aba Saleel boasts exceptional connectivity to regional transportation networks through well-established road systems. This zone allocated its compact plots for the development of contemporary warehouse facilities, specifically designed to cater to the demands of the local market.

LOCATION



27 KM

Away from
Hamad International Airport



30 KM

Away from
Hamad Port



26 KM

Away from
Doha

Examples of the sectors that this Zone is suitable for**

- | | |
|---------------------|----------------------------|
| Automobile | F&B (Storage & Processing) |
| Building Materials | Fashion & Art |
| Carpentry Workshops | General storage |
| Chemical | Metal Workshops |
| Electronics | Printing & Packaging |

** The listed activities serve as examples of targeted sectors; however, submissions for other sectors are also encouraged. For further details, Contact us to discuss your business needs and identify the most suitable solution.

ABA SALEEL AT A GLANCE*



511,838

Total Area (SQM)



312,121

Allocated Land Area (SQM)



268

Operational Units

* Data as of January 2025. Check our website for updates.

WAREHOUSING PARKS

Manateq sponsors four warehousing parks to complement its logistics activities. The warehousing parks under Manateq were awarded by tender to developers who oversee the management and operation under a "Build, Operate, Transfer" process. The warehousing parks offer prime locations comprising of various sized warehouses, and adjoining support facilities.

Details of the warehousing parks are available through the awarded developers.

SERVICES & BENEFITS



Ready-built
Warehouses



Water & Electricity
Network



Telecommunications
Network



Facility Management
(Security)



Various
warehousing sizes



Dry
Warehouses



A/C
Warehouses



Chilled
Warehouses



Frozen
Warehouses



Chemical
Warehouses



Retail
Outlets



Offices
Space



Accommodation



بوفسيلة Bu Fesseela

منطقة تخزين برعاية مناطق
WAREHOUSING PARK, SUPPORTED BY MANATEQ 

Located in the north near Jery Al Samur logistics park, Bu Fesseela warehousing park is developed and operated by Al Asmakh Real Estate. It offers a symphony of storage solutions such as ventilated, A/C, chilled, frozen, alongside worker accommodation, retail, and a mosque, creating a vibrant business community for you to thrive. Bu Fesseela Warehousing Park has the perfect space and support system to foster a collaborative environment where businesses of all sizes can flourish.

For more information, please visit Al Asmakh Real Estate website at www.alasmakhrealestate.com

BU FESSEELA AT A GLANCE*



469,410

Total Area (SQM)



74

Occupancy Rate (%)

* Data as of January 2025. Check our website for updates.

LOCATION



41 KM

Away from
Hamad International Airport



57 KM

Away from
Hamad Port



26 KM

Away from
Doha



GWC **بوصلبة**
Bu Sulba

منطقة تخزين برعاية مناطق
WAREHOUSING PARK, SUPPORTED BY MANATEQ

Strategically located near Hamad Port and Al Majd Road, Bu Sulba is crafted ecosystem designed to empower businesses of all sizes. GWC, a leader in supply chain excellence, brings its expertise to develop and operate, ensuring every detail, from the state-of-the-art facilities to the dedicated support services, is geared towards propelling business success. Bu Sulba offers dry, A/C, chilled and frozen warehousing, alongside office spaces and accommodation facilities for the employees. At Bu Sulba, logistics meet life, creating the perfect launchpad for businesses to flourish in Qatar's dynamic core.

For more information, please visit GWC website at www.gwclogistics.com

BU SULBA AT A GLANCE*



517,375
Total Area (SQM)



60
Occupancy Rate (%)

*Data as of January 2025. Check our website for updates.

LOCATION



33 KM
Away from
Hamad International Airport



21 KM
Away from
Hamad Port



32 KM
Away from
Doha



دوحتنا لوجستكس بارك Dohatna Logistics Park

أم شهرين 1 Umm Shahraine 1

منطقة تخزين برعاية مناطق
WAREHOUSING PARK, SUPPORTED BY MANATEQ

Located in the north near Jery Al Samur logistics park, Umm Shahraine 1 warehousing park is developed and operated by Ali Bin Ali Dohatna Logistics. It boasts a symphony of world-class facilities: ambient and dry warehouses, frozen and chilled stores and a secure chemical warehouse. Umm Shahraine 1 is a vibrant ecosystem with retail outlets, staff accommodation, and a dedicated mosque fostering community. Operational excellence comes courtesy of Ali Bin Ali Logistics as they offer a full suite of services, from flexible warehouse leases to comprehensive 3PL agreements, streamlined transport and on-site workshop solutions, and invaluable logistics consultancy. At Umm Shahraine 1, it's not just about logistics; it's about unlocking limitless possibilities and propelling your business to new heights.

For more information, please visit Ali Bin Ali Group website at www.alibinali.com

UMM SHAHARAIN 1 AT A GLANCE*



499,181

Total Area (SQM)



51

Occupancy Rate (%)

*Data as of January 2025. Check our website for updates.

LOCATION



48 KM

Away from
Hamad International Airport



66 KM

Away from
Hamad Port



33 KM

Away from
Doha



Located in the north near Jery Al Samur logistics park, Umm Shaharaine 2 warehousing park is developed and operated by Barwa Group. It offers a comprehensive suite of warehousing options such as dry, A/C, cold and frozen stores that meet all business needs. It also offers amenities that cater to the team's well-being such as retails outlets, accommodation, and mosque. Umm Shaharaine 2 offers various warehousing sizes that empower businesses of all sizes to grow.

For more information, please visit Barwa Group website at www.barwa.com.qa

UMM SHAHARAIN 2 AT A GLANCE*



500,000
Total Area (SQM)



100
Occupancy Rate (%)

*Data as of January 2025. Check our website for updates.

LOCATION



48 KM

Away from
Hamad International Airport



66 KM

Away from
Hamad Port



33 KM

Away from
Doha



Strategically located near Hamad Port and Al Majd Road, Al Wukair Warehousing Park is the gateway to efficient logistics and business expansion in Qatar. GWC, was awarded the 30-year development and operation contract, brings its expertise to create a project that includes a diverse range of facilities, such as dry, cold, frozen, and chemical storage, light industrial workshops, and open yards. In addition to the storage options, Al Wukair offers comprehensive solutions with retail outlets, worker accommodation, and a mosque, creating a thriving business community that cater for businesses of all sizes.

For more information, please visit GWC website at www.gwclogistics.com

AL WUKAIR AT A GLANCE*



1,482,909

Total Area (SQM)



92

Occupancy Rate (%)

* Data as of January 2025. Check our website for updates.

LOCATION



37 KM

Away from
Hamad International Airport



19 KM

Away from
Hamad Port



35 KM

Away from
Doha

YOUR IDEAL INVESTMENT

This is a unique time to become part of the most exciting business opportunity, not just in Qatar, but in the wider GCC and MENA region. Specifically created to help SMEs and entrepreneurs successfully locate in Qatar, Manateq combines outstanding facilities, premium infrastructure, and exceptional business support to provide the perfect environment for your business to succeed.

We have developed Industrial Zones, Logistics Parks, and Warehousing Parks with your long-term success in mind; and an investment with us is an investment in the future.

Contact us today to answer all you enquiries and help you set up your business in one of our zones.

Manateq Headquarters

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