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Ancillary & Precision Engineering

Thirty platforms for the tier-two and tier-three supply chain that makes the anchor clusters work

ERISHA SMART MANUFACTURING HUB

RAKEZ Al Ghail Industrial Zone, Ras Al Khaimah, United Arab Emirates

Master developer: Rana Exim FZ-LLC — master-developer vehicle of Rana Holdings Limited (ADGM)

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Thirty industry platforms are reserved for tooling, machining, castings, stampings, fasteners, wiring harnesses, moulded plastics, surface treatment and the specialist services that anchor manufacturers cannot economically bring in-house.

Large manufacturers do not fail for want of a factory; they fail for want of a supply chain within a day's reach. The ancillary cluster exists to remove that risk. It is dimensioned against the bill of materials of the mobility, renewables, air mobility and electronics clusters, and priced and sized for small and medium enterprises rather than for corporations.

Units in this cluster are deliberately smaller and more flexible than elsewhere in the hub — from ten thousand square feet upward, with shared yard, shared crane provision and shared heavy services. Entry cost is low enough for a specialist supplier to follow its customer into the zone without a balance sheet capable of funding a standalone facility.

Because tier-two suppliers sit inside the same free zone as their customers, goods move between them without customs formality, without duty and without port transit. For a just-in-sequence delivery model this is the difference between a viable operation and an impossible one.



Artist's impression — indicative only

THE HUB AT A GLANCE

Total site area	335 acres (1.36 km ²)
Programme investment	USD 10 billion, 2025-2032
Built-up area at completion	25 million sq ft
Industries at completion	150, across six sectors
Phase I	30 industries by end-2027
Free-zone authority	RAKEZ, Ras Al Khaimah



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Artist's impression — indicative only

Indicative Accommodation and Inclusions

INDICATIVE ACCOMMODATION

Industry platforms in cluster	30
Plot sizes	0.5 – 6 acres
Ready-built unit range	10,000 – 60,000 sq ft
Clear internal height	8 – 12 m
Crane provision	Shared and dedicated EOT, 5 – 20 tonne
Configuration	Terraced and semi-detached units, combinable
Power supply	LT and 11 kV HT according to unit size
Surface treatment	Zoned area with dedicated effluent treatment
Shared facilities	Weighbridge, tool room, calibration, training
Tenure	Free-zone lease, flexible term

Indicative only — subject to master plan freeze, detailed design and statutory approval.



Artist's impression — indicative only

WHAT IS INCLUDED

- Ready-built terraced units with roller shutter and personnel access
- Shared HGV yard, weighbridge and container laydown
- Compressed air ring main and process water connection
- Segregated swarf, oil and chemical waste collection
- Shared metrology, heat treatment and coating capacity
- On-site technical training and apprenticeship access



Artist's impression — indicative only

The Occupier and Investor Proposition

Ready-Built Speed to Market

Ready-built units allow fit-out to begin on day one; design-and-build plots are handed over with consents in place, compressing 12–18 months from a conventional greenfield programme.

Deep-Water and Air Connectivity

Saqr Port — the largest bulk handling port in the Middle East — is approximately 40 minutes away; RAK International Airport 25 minutes; Dubai and Jebel Ali within a 60–90 minute drive.

Anchor Demand Within the Hub

One hundred and fifty industries, a resident population and a visitor catchment provide a captive first customer base from day one.

Free-Zone Tax Regime

0% corporate tax on qualifying free-zone income under the UAE regime, 0% personal income tax, and no customs duty on goods entering the zone.

Talent Pipeline

On-site technical training capacity and a residential campus give tenants access to a housed, trained and retained workforce.

Fully Managed Operation

Facilities management, security, landscaping, utilities billing and common-area maintenance are delivered by the hub operator under a single service charge.

ROUTES TO OCCUPATION AND INVESTMENT

Lease a ready-built unit

The standard route. Occupy on handover, expand into an adjoining bay as volumes grow.

Cluster entry with an anchor customer

Suppliers relocating in support of a named hub tenant are prioritised in allocation and phasing.

Joint venture with the master developer

Available to suppliers introducing capability that the cluster does not yet hold.

ENQUIRIES AND NEXT STEPS

Rana Exim FZ-LLC — Master Developer

Erisha Smart Manufacturing Hub

RAKEZ Al Ghail Industrial Zone, Ras Al Khaimah, United Arab Emirates

Rana Holdings Limited (ADGM), Abu Dhabi, United Arab Emirates

Commercial terms, plot availability and phasing on application.



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