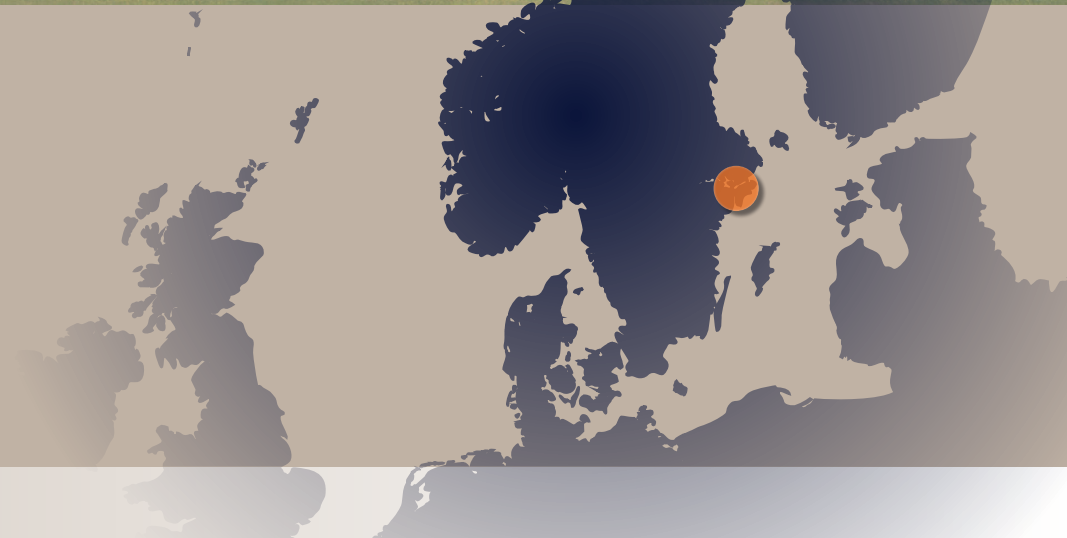


Establishment opportunity in Stockholm Syd



Up to 21,677 sqm

Construction has started, and completion is expected in Q4 2024





Establishment opportunity

- ▶ Opportunity to establish in one of Sweden's fastest growing logistics regions with a reputable property developer
- ▶ Since we are at the beginning of the project, there are opportunities to customize the building to suit your specific needs
- ▶ BREEAM Excellent
- ▶ Construction has started, and completion is expected in Q4 2024
- ▶ 35 minutes to Stockholm city



The property's large spaces allow for great flexibility in creating a customized solution for both space and function.

Stockholm South, one of Sweden's best logistics locations, continues to grow, and now you have the opportunity to establish your presence here. The area already houses several major businesses benefiting from the optimal location that Stockholm South offers. The property is available for rent from 3 977 sqm to 21 677 sqm.

The building will be equipped with a spacious mezzanine, providing space for amenities such as a gym, changing rooms, and a canteen for employees. Create a workplace where your employees thrive and have the opportunity for knowledge exchange and collaboration.



Building A

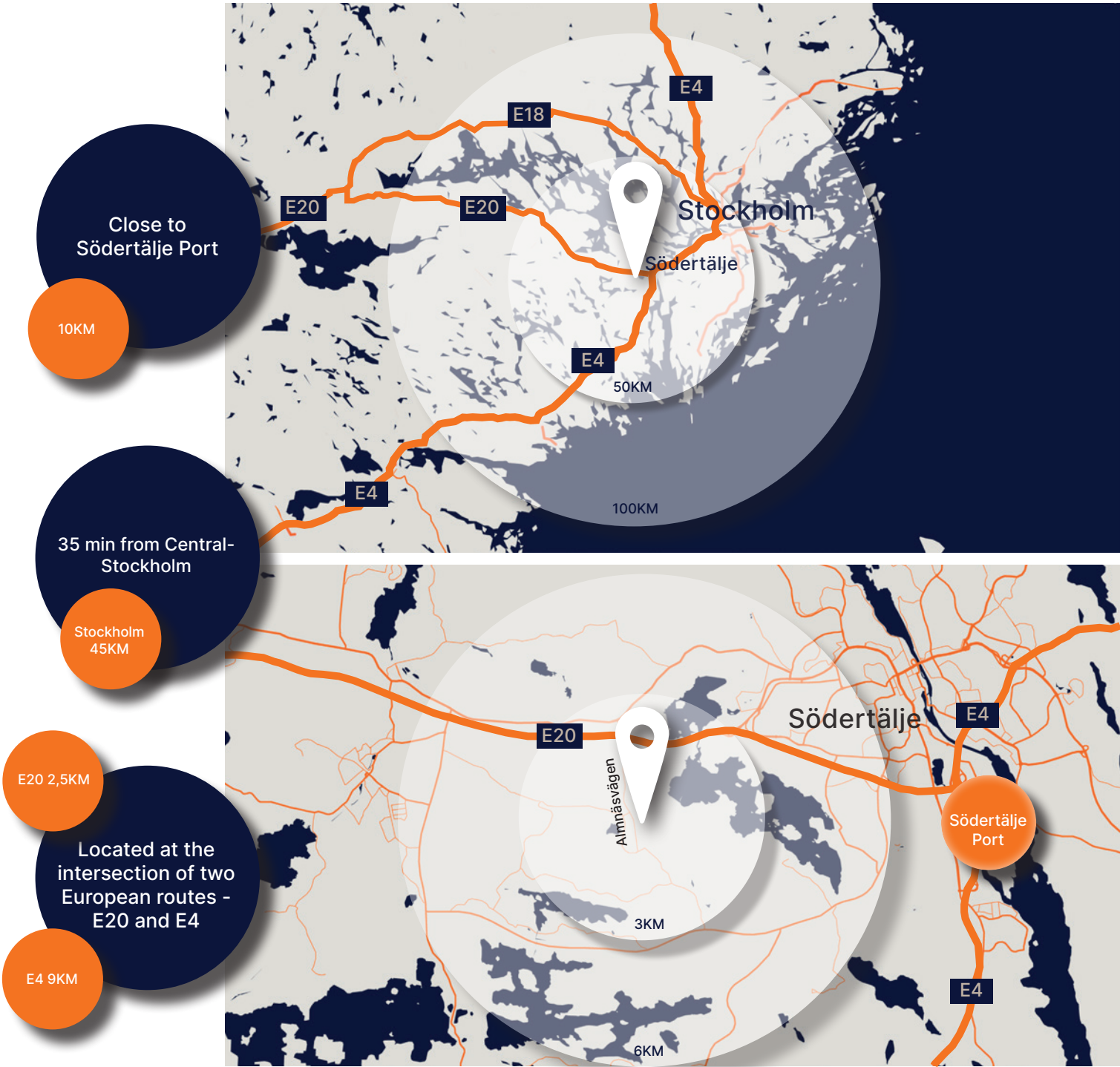
Building B

The location

Stockholm Syd: A Perfect Fit for Your Business

The property’s large spaces allow for great flexibility in creating a customized solution for both space and function. Located in the heart of the Nordics, the opportunity is a state-of-the-art development situated in the Stockholm Syd in Södertälje municipality. This strategic location is situated along the important E20 motorway corridor.

Stockholm Syd has emerged as a prime destination for logistics operations, thanks to a collaborative effort by the municipalities of Södertälje and Nykvarn to promote it for logistics purposes. The region provides easy access to major cities in the Nordics, including Oslo, Gothenburg, Helsinki and especially Stockholm. You will reach central Stockholm in just 35 minutes. The location is ideal for both contract logistics services and e-commerce activities.



Exceptional Opportunities Await

Stockholm syd has established itself as an attractive logistics hub, attracting logistics occupiers with both regional and international focuses. Renowned companies like IKEA, Postnord, Schenker, Budbee, Alfa moving, MTAB and Scania have all chosen to operate from here for a wide range of purposes.

With its central location, efficient supply routes, and ample available space, Stockholm syd is the perfect fit for your logistics and e-commerce needs. Local bus services provide excellent access for your local workforce.

Combine the flexibility of our property’s design with the strategic advantages of the Stockholm Syd, and create a workplace where your employees thrive, fostering opportunities for knowledge exchange and collaboration. Establish your presence here and become part of the thriving logistics community in this prime Swedish location.

WORKFORCE WITHIN 10KM RANGE:

88,500

CONSUMERS WITHIN 60KM RANGE:

2,5 MILLION



10 min to port
Proximity to Södertälje harbor, which is an important hub for sea, land and rail transport

Close to E20 and E4
Stockholm Syd is located at the intersection of two European roads - E20 and E4

Proximity to airport
Sweden's third largest airport, Stockholm Skavsta Airprot, is only 50 minutes away

Access to industrial tracks
The Svealand Line runs through the area, from which industrial tracks lead into the area

Technical description

Overview	
Address	Balkbrogatan 5, Södertälje
Column span:	22,46 meters
Flatness of warehouse floor according do DIN:	DIN 18202, Tab. 3, Zeile 4
Point load capacity:	Maximum 7,500 kg per rack leg for point load in a rack with a 100 mm x 100 mm foot and a minimum distance of 300 mm between two legs
Mezzanine floor load capacity:	500 kg/sq. m.
Loading docks:	23 loading docks. (18 building A och 5 building B) equipped with electrically controlled overhead doors. (3×3 meters). And electric hydraulic levellers with surface-mounted dock shelters
Overhead doors on ground level:	3 (1 per unit). 5 × 4,5 meters
Separation wall between units:	EI30
Heating:	District heating
Charging station for fork lift trucks 440v/32 A:	Building A (7 per unit), 6 in building B
Pillar protection:	The first row supporting the mezzanine level

PARKING SPACES 123	FREE CEILING HIGHT 11,7	FLOOR LOADING 5,000 kg/sq. m.
PLOT TOTAL 53,925 sq. m.	BREEAM LABEL VERY GOOD	LOADING DOCK 23



Building A, Unit 1

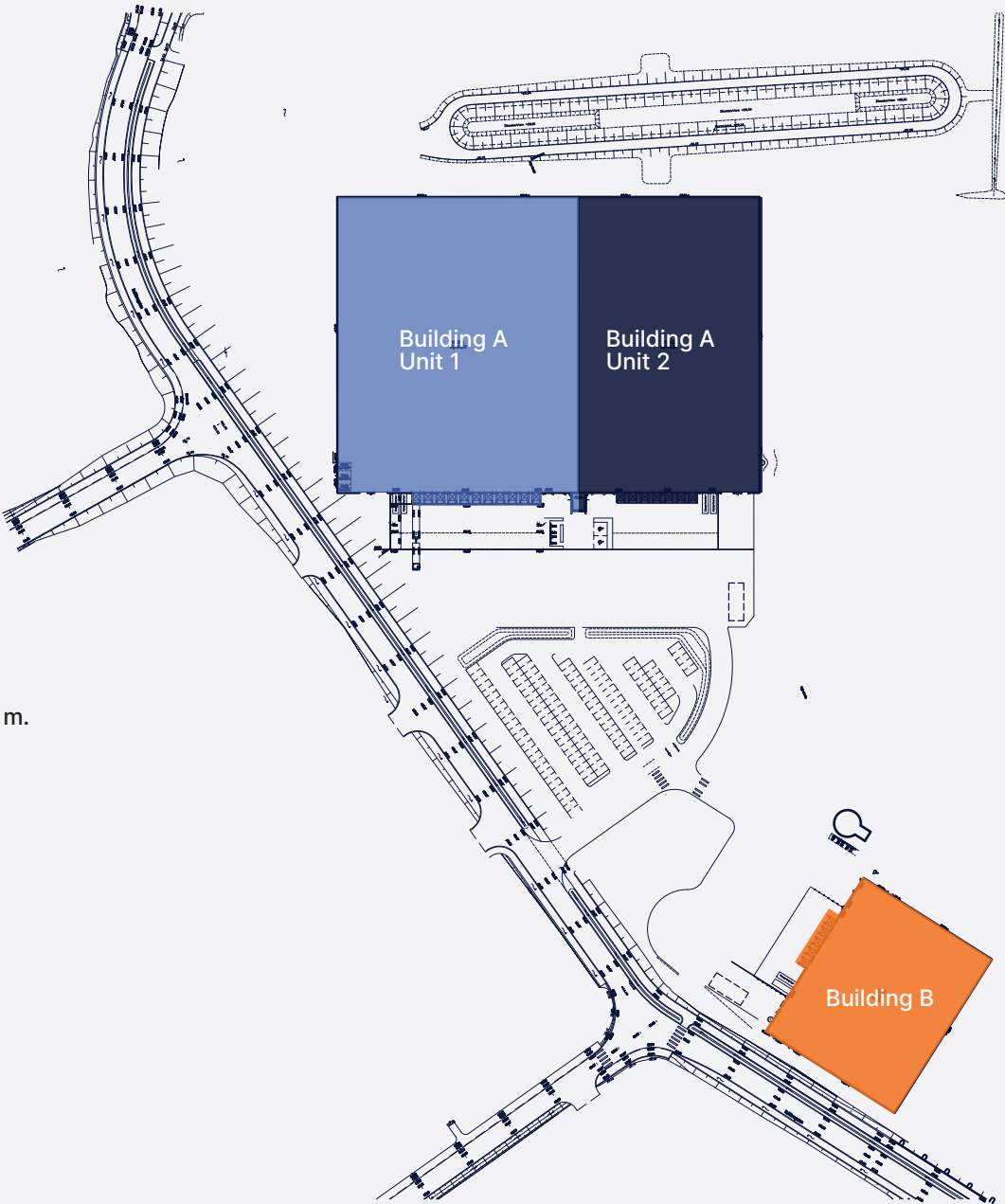
- Warehouse: 9,648 sq. m.
- Office: 389 sq. m.
- 11 docks
- 1 loading docks

Building A, Unit 2

- Warehouse: 7,274 sq. m.
- Office: 389 sq. m.
- 7 docks
- 1 loading docks

Building B

- Warehouse: 3,904 sq. m.
- Office: 389 sq. m.
- 5 docks
- 1 loading docks



Office Features

- Luxurious Flooring: Step onto plush carpeted floors that add a touch of elegance to your workspace.
- Modern Aesthetics: Our offices feature painted drywall and a modular ceiling, creating a sleek and contemporary atmosphere.
- Effortless Connectivity: With cable ducts running along the walls between offices, setting up your tech and installations has never been easier.
- Well-Equipped Kitchenette: Enjoy the convenience of a fully-equipped kitchenette, designed to meet Swedish standards. It's the perfect spot for a quick coffee break or preparing a light meal.
- Sanitary Convenience: Clean and well-maintained sanitary facilities are just steps away from your office, ensuring your comfort throughout the day.
- Abundant Natural Light: We understand the importance of natural light in your workspace. Our offices feature large windows that flood the space with sunshine, creating a bright and inviting atmosphere.
- Elevate your work experience with our thoughtfully designed office space. It's more than just a place to work; it's a space that inspires creativity and supports your professional journey.

External Features

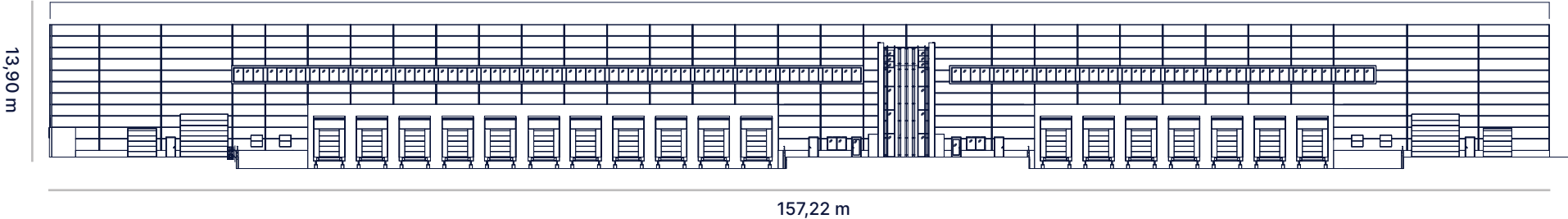
- The roof is prepared for the installation of solar panels.
- 1,3 meters high concrete wall base around the building, with exception of the docking area.
- Outdoor surfaces designed for trucks with trailers up to 25 meters.
- 2 metre high perimeter fencing.
- 123 parking spaces and 3 handicap parking. Some are prepared with charging stations for electric vehicles, and the others are prepared for the installation of charging stations.

BREEM Excellent

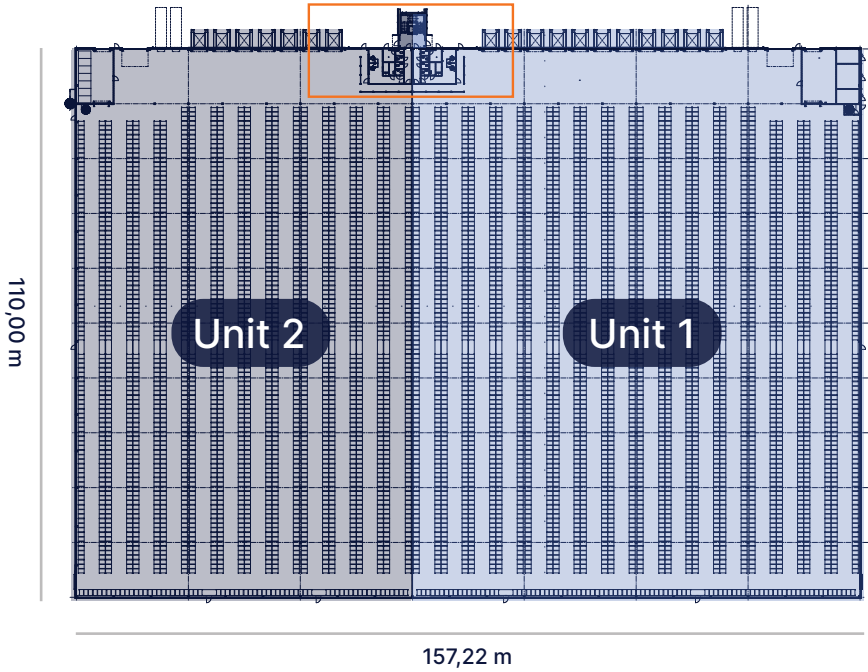
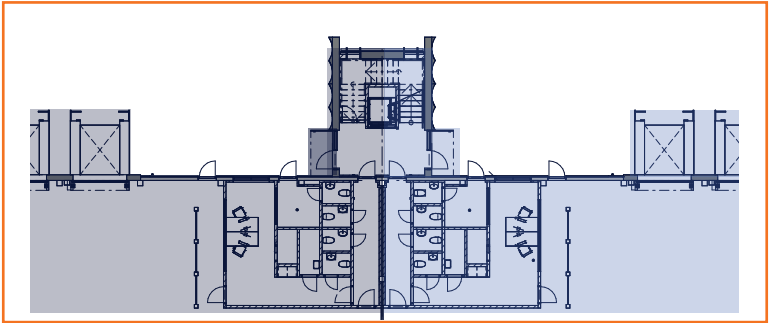
With BREEM Excellent certification, you can be confident that you are investing in a property that is not only environmentally friendly but also cost-effective. Our logistics facility is designed with the latest techniques for energy efficiency and resource efficiency, resulting in lower operating costs for you.



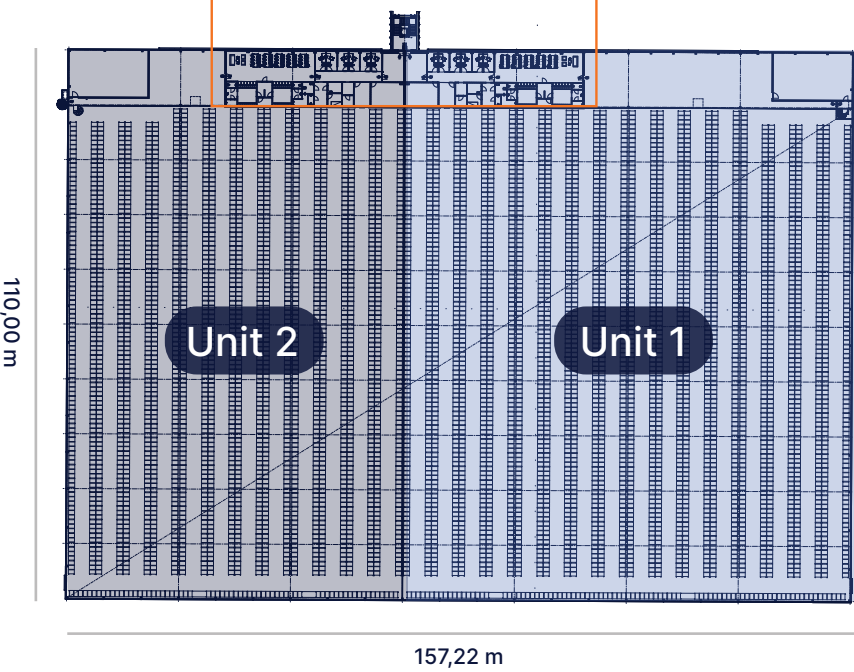
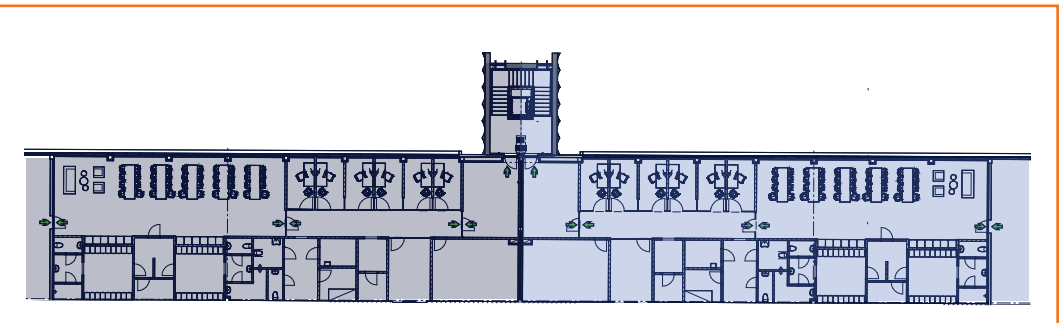
Building A



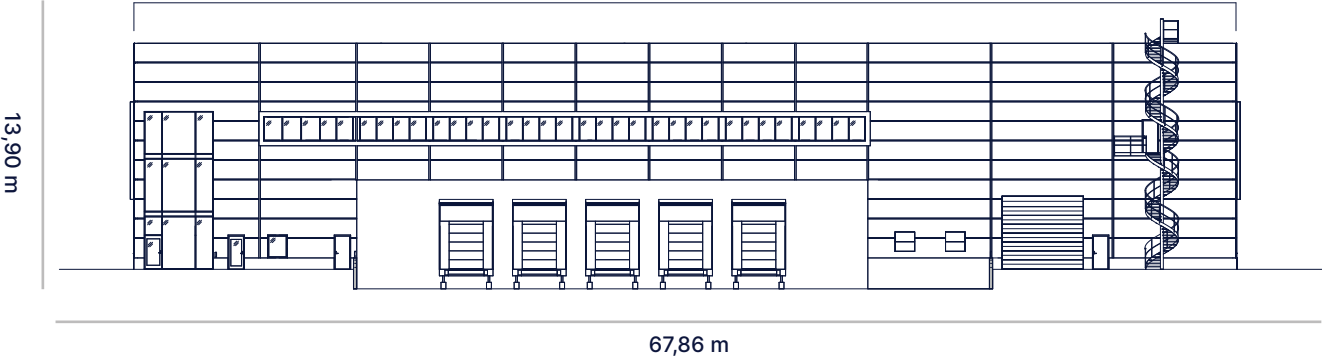
First floor



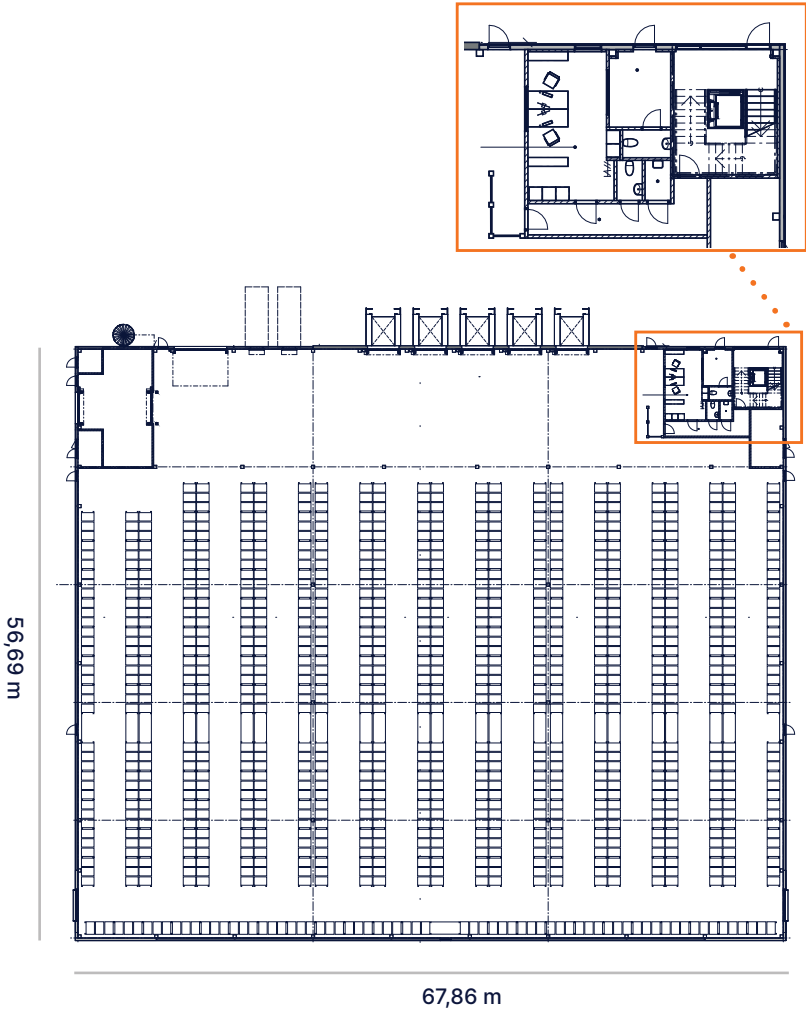
Second floor



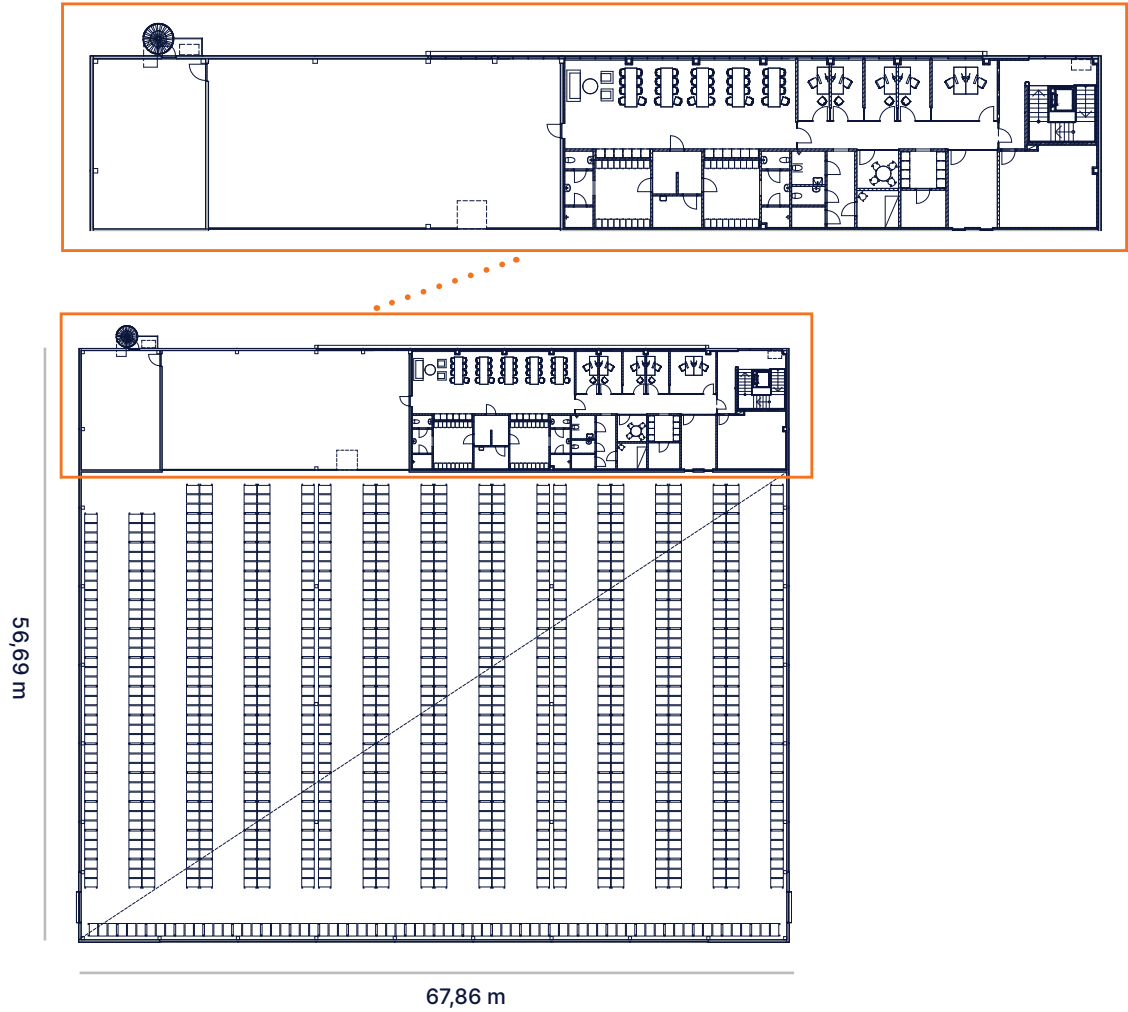
Building B



First floor



Second floor



Contact

Newsec, a service company in real estate and beyond. Offers investors, property owners and tenants a full range of services within the five business areas Property Asset Management, Advisory, Investment Management, Energy Transition and Digital Accelerator. The company was founded in 1994 and today employs some 2 700 people spread across the seven Nordic and Baltic markets.

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