

## AVAILABLE SITES

# Birsta North



|                     |  |
|---------------------|--|
| Site type           | Greenfield   |
| Area size           | 5,5 HA   |
| Zoning status       | In planning  |
| Energy capacity     | < 6 MW   |
| Water capacity      | Designed upon request                                |
| Coordinates of site | 62°27'08.3"N 17°19'54.9"E                            |
| Comercial setup     | Purchasing   |
| Owner               | Sundsvall Municipality                               |
| Building height     | To be decided  |
| Site suitable for   | Logistic, Manufacturing, Retail<br>Solar cell plants |

**Birsta Nord – the hub between commerce, industry, and logistics. With its unique combination of strong infrastructure, proximity to a skilled workforce, and location in one of northern Sweden's most dynamic commercial and industrial areas, Birsta Nord is the natural choice for your next establishment.**

## KEY ADVANTAGES

Approximately 30 hectares of industrial land, with around 20 hectares that are suitable for solar cell plant and 5.5 hectares are already zoned for industrial purposes.

Only 11 km to Sundsvall city, home to 100,000 residents, providing excellent access to skilled labor and Mid Sweden University with 24 000 students.

Direct access to both the E4 and E14 highways – perfect for logistics and distribution.

## LOGISTICS

|                                 |        |
|---------------------------------|--------|
| Distance for heavy traffic      | 0 km   |
| Distance to rail infrastructure | 2,5 km |
| Distance to port                | 7 km   |
| Distance to Airport             | 15 km  |

Close to Ådalsbanan and nationally important railway connections.

10 minutes from Sundsvall Logistic Park, one of Sweden's most significant transport hubs that offers immediate access to national and international routes.

Adjacent to Birsta City – one of Sweden's largest shopping centers and most visited retail areas