

## AVAILABLE SITES

# Köpmanholmen



Site type	Greenfield
Area size	20 Ha
Zoning status	Completed
Energy capacity	<7 MW
Water capacity	High Capacity
Coordinates of site	63°10'20.7"N 18°35'04.7"E
Comercial setup	Purchasing
Owner	Örnsköldsviks municipality
Building height	14 m
Site suitable for	Manufacturing Logistics

**Köpmanholmen just outside Örnsköldsvik, offers flat land, fully developed infrastructure, and exceptional logistics with direct access to a private port and the E4 highway. The port enables efficient, large-scale sea transport directly from the site ideal for companies with high shipping volumes or global supply chains.**

## KEY ADVANTAGES

Opportunities for synergies with local actors, particularly regarding surplus heat utilization and residual stream symbioses. In 2024, a new green circular fertilizer plant was completed on site—highlighting the area's potential industrial development and commitment to resource efficiency.

Municipal water and sewage, high water capacity, and close proximity to both workforce and services.

Örnsköldsvik is a municipality known for its strengths in bioeconomy, process industry, and defense sector.

## LOGISTICS

Distance for heavy traffic	5 km
Distance to rail infrastructure	26 km
Distance to port	on site
Distance to Airport	48 km

Köpmanholmen Port is publicly owned and direct adjacent to the site. It currently handles oversized cargo, with two adjacent warehouses offering 2,400 m<sup>2</sup> and 5,000 m<sup>2</sup> of covered storage directly at the quay.

Örnsköldsvik Municipality is home to 55,500 residents, offering access to a skilled workforce rooted in the region's strong industrial and engineering traditions.

The site is a fully remediated and revitalized industrial area, ready for immediate development and supports new business establishments.