

AVAILABLE SITES

Saltvik West



Site type	Greenfield
Area size	7 Ha
Zoning status	Completed
Energy capacity	>50 MW
Water capacity	High
Coordinates of site	62°39'06.9"N 17°52'42.8"E
Comercial setup	Purchasing
Owner	Härnösand Municipality
Building height	25 m
Site suitable for	Manufacturing, Retail, Logistics

Saltvik West is located right next to the E4 highway and close to a commercial port, making it one of the region's best-positioned sites for logistics. With todays 10 MW of available energy capacity, yet potential for up to 50 MW you have optimal conditions for growth. for businesses seeking a competitive and future-proof location.

KEY ADVANTAGES

- The zoning allows for building heights of up to 25 meters and the municipality is ready to tailor solutions based on your needs. Ideal for operations requiring space and vertical capacity.

Only 300 meters from the E4 highway, with a BK4-rated road connection, Saltvik West is optimal for both national and international logistics.

Water and sewage are connected to the plot, and the area is linked to existing power and energy infrastructure, including a transformer station.

LOGISTICS

Distance for heavy traffic	0 km
Distance to rail infrastructure	4 km
Distance to port	4 km
Distance to Airport	35 km

4 km from the site features a 300 m deep-water quay (max depth 7.5 m) and a 60 m oil terminal (max depth 10.3 m), with RoRo ramp, mobile cranes, and knuckle boom cranes. Offers 6,500 m² of warehouse space and approximately 80,000 m² of terminal area, with direct rail and highway connections.

Härnösand is home to a higher education institute that trains tomorrow's specialists in industrial management, energy, engineering, and the green transition. Education is tailored to business needs.