

## AVAILABLE SITES

# Sundsvall Logistic Park



Site type	Greenfield
Area size	5,6 Ha
Zoning status	Completed
Energy capacity	3 MW
Water capacity	High
Coordinates of site	62°23'44.0"N 17°22'54.5"E
Comercial setup	Purschasing alt leasing
Owner	Private
Building height	12 m
Site suitable for	Logistics, Manufacturing, Storage

**Greenfield site optimal for logistics facility in a prime location in Sundsvall Logistics Park. You will have immediate access to world-class road connections, close proximity to Sundsvall's port and intermodal terminal, providing a perfect platform to reach customers and suppliers worldwide.**

## LOGISTICS

Distance for heavy traffic	on site
Distance to rail infrastructure	on site
Distance to port	on site
Distance to Airport	21 km

## KEY ADVANTAGES

Together with the site owner, we offer the opportunity to develop a facility tailored to your business needs.

3 MW is available today. Indications show good potential for higher outputs, yet further investigations are needed. New transformers are needed with an expected delivery time of 20 months from order.

Sundsvall is home to 100,000 residents, providing excellent access to skilled labor and Mid Sweden University with 24 000 students and 480 higher educational courses.

5 km from the city center of Sundsvall- This site creates a hub for both a local, national and international reach.

Business-Friendly Environment – Sundsvall hosts a strong IT sector, government presence, and industrial tradition in pulp & paper.

Adjacent to Sundsvall Port, 15,5 m deep. The port features 800 m of quay and handling around 1.9 million tons of various cargo annually, including containers, bulk, vehicles, and machinery. The area also includes approximately 1,100 m of industrial rail tracks across four sidings.