

AVAILABLE SITES

Vivstavarv



Site type	Brownfield and Greenfield
Area size	9 Ha Greenfield
Zoning status	Completed
Energy capacity	<100 MW
Water capacity	1500 m3/h
Coordinates of site	62°29'22.7"N 17°22'33.0"E
Comercial setup	Purshasing alt Leasing
Owner	Private
Building height	25 m
Site suitable for	Manufacturing Storage

Vivstavarv – The Island of Opportunities
Situated on a peninsula in the heart of Timrå, Vivstavarv is where land meets sea and industry meets the future. This fully remediated site offers exceptional potential for energy-intensive industries, manufacturing, or logistics operations ready to scale.

KEY ADVANTAGES

Extensive Industrial Space – 9 buildings ranging from 220 m² to 8,700 m², with building heights of 7–9 meters, and zoning that allows up to 25 meters. Industrial buildings and offices available. 9 Ha Greenfield land available.

Massive Power Capacity – 2 MW available today, scalable up to 100 MW (with concession already approved)

Private Port – 168 meters long, 8 meters deep – ready to be activated when needed for industrial shipping

LOGISTICS

Distance for heavy traffic	1 km
Distance to rail infrastructure	2 km
Distance to port	on site
Distance to Airport	7 km

Industrial Cooling Access – Desalinated sea water available for cooling at 0.5 m³/s capacity. Water and sewage installed, enabling fast operational start.

Includes 42 hectares of water rights.

Central Timrå Location – Positioned in a region known for strong industrial tradition and forward-looking business climate