

## AVAILABLE SITES

# Strandvägen



Site type	<b>Greenfield</b>
Area size	<b>7,6 ha</b>
Zoning status	<b>Completed</b>
Energy capacity	<b>1 MW</b>
Water capacity	<b>High</b>
Coordinates of site	<b>63°01'13.8"N 17°46'16.9"E</b>
Commercial setup	<b>Purschasing</b>
Owner	<b>Kramfors municipality</b>
Building height	<b>10 m</b>
Site suitable for	<b>Manufacturing</b>

Strandvägen offers a prime location for new business development, with ready-to-build land and full utility access. The area is surrounded by active industries and benefits from ongoing energy upgrades. Close to major transport links, it's a practical choice for companies seeking efficiency and growth.

## KEY ADVANTAGES

- Ready-to-build land: 1.9 hectares of greenfield site combined with an additional 5.7 hectares of potential expansion area. The land is flat, accessible, and ideal for development.
- Fully connected infrastructure: The property is directly connected to municipal water and sewage systems, as well as high-speed fiber internet ready for immediate use.
- Upgrades to the nearby energy infrastructure are currently underway, with completion expected by 2026.
- Thriving business environment: Surrounded by established companies such as Voltair, Stringo-Famek, Hamek, Styrnäs SPN Conveyor, and many more. A dynamic industrial network right at your doorstep.
- Just 4 km from Höga Kusten Airport and 7 km from rational road 90, ensuring efficient logistics and easy travel connections.
- Situated in Kramfors municipality, home to 18,000 residents, giving you access to a skilled and available workforce.

## LOGISTICS

Distance for heavy traffic	<b>7 km</b>
Distance to rail infrastructure	<b>1 km</b>
Distance to port	<b>8 km</b>
Distance to airport	<b>7 km</b>