

AVAILABLE SITES

Timrå Industrial Area



Site type	Greenfield and brownfield
Area size	> 3,7 ha
Zoning status	Completed
Energy capacity	Under investigation
Water capacity	> 7.2 m3/h
Coordinates of site	62°29'51.5"N 17°19'26.7"E
Commercial setup	Purchasing and leasing
Owner	Timrå municipality and private
Building height	<8 m
Site suitable for	Logistics, small scale manufacturing

Timrå Industrial Area is a well-established business zone combining modern industrial facilities with development-ready land. Located near key transport hubs, and in a municipality recognized for having the best business climate in northern Sweden, it is an ideal location for companies looking to expand efficiently.

KEY ADVANTAGES

- High-quality brownfield assets Existing buildings suitable for manufacturing, warehousing, and industrial operations, including modern office and testing facilities.
- 1,8 ha greenfield land in the area. Adjacent plots offer customizable development potential.
- Prime logistics location: Close to E4 highway, Timrå central train station, Sundsvall-Timrå Airport, and three deep-sea ports within 11 km. Railway infrastructure available within the industrial area.
- Municipal utilities in place: Water, sewage, and potential for district heating.
- Low residential impact: Industrial zone is more than 1,000 meters from the nearest housing.
- The municipality is award-winning and recognized for its strong support of entrepreneurship, including service-minded officials, open dialogue between businesses and decision-makers, proactive communication, and business-friendly political leadership.

LOGISTICS

Distance for heavy traffic	1 km
Distance to rail infrastructure	1 km
Distance to port	2,5 km
Distance to airport	8 km