

AVAILABLE SITES

Dombäck



Site type	Greenfield
Area size	>150 ha
Zoning status	In planning
Energy capacity	Under investigation
Water capacity	Nearby
Coordinates of site	63°10'20.7"N 18°35'04.7"E
Commercial setup	Purchasing
Owner	Private by Holmen
Building height	To be decided in zoning
Site suitable for	Manufacturing, logistics, AI-datacenter, defence sector, and more

Dombäck is a prime industrial location offering outstanding infrastructure and excellent logistics opportunities. With strong connections to Örnsköldsvik and Umeå, the site provides ideal conditions for industrial expansion, efficient supply chains and access to a highly skilled workforce.

KEY ADVANTAGES

- Exceptional logistics infrastructure with direct access to rail, the E4 highway interchange, nearby airports, cooling water supply and one of northern Sweden's largest deep-water ports.
- Örnsköldsvik is a municipality known for its strengths in bioeconomy, process industry and defense sector.
- Available industrial by-products from the forest industry, as well as surplus heat resources in the area create strong opportunities for circular and energy-efficient industrial development.
- Örnsköldsvik municipality is home to 55,500 residents, offering access to a skilled workforce rooted in the region's strong industrial and engineering traditions. The nearby university city of Umeå further strengthens access to talent, research, and technical expertise.
- Power infrastructure is available in connection to site, including existing 130 kV transmission lines crossing the area and transformers close by.
- The site is owned by one of Sweden's leading forest industry operators.

LOGISTICS

Distance for heavy traffic	On site
Distance to rail infrastructure	1 km
Distance to port	5 km
Distance to airport	10 km