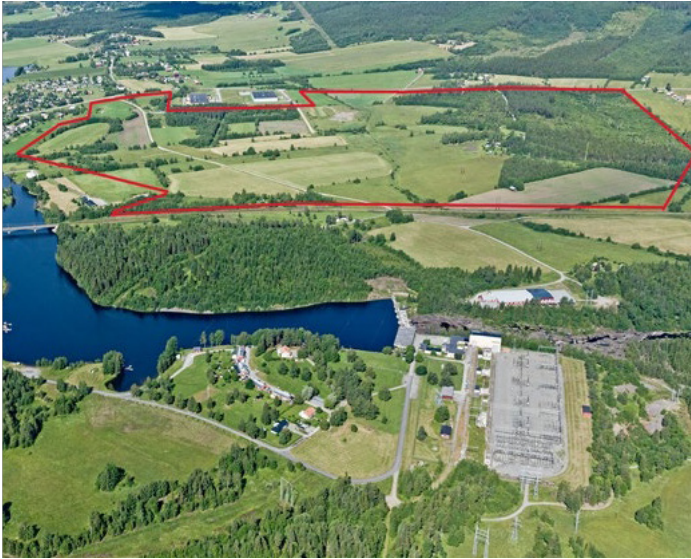


## AVAILABLE SITES

# Hamre



Site type	<b>Greenfield</b>
Area size	<b>43 ha</b>
Zoning status	<b>Completed</b>
Energy capacity	<b>200 MW</b>
Water capacity	<b>High</b>
Coordinates of site	<b>63°11'34.3"N 17°05'10.5"E</b>
Commercial setup	<b>Purchasing</b>
Owner	<b>Sollefteå municipality</b>
Building height	<b>Up to 20 m</b>
Site suitable for	<b>Manufacturing, energy-intensive industry</b>

With redundant, high-voltage power lines and local renewable power production, Hamre can offer an incredible 200 MW capacity. This, in combination with the 43 hectares flat land and good logistics, makes Hamre primed for future-oriented industrial development.

### LOGISTICS

Distance for heavy traffic	<b>0 km</b>
Distance to rail infrastructure	<b>2 km</b>
Distance to port	<b>39 km</b>
Distance to airport	<b>38 km</b>

### KEY ADVANTAGES

- Large, flat, and flexible site. The site allows for building heights up to 20 meters and offers flexibility to adapt zoning to specific business requirements.
- Redundant high-voltage lines directly adjacent to site. Significant investments in energy infrastructure are ongoing and will further strengthen Hamre's capacity by 2027.
- The industrial area spans over 110 hectares, with 43 hectares available for development. The remaining 67 hectares are allocated for an AI data center, expected to be operational in 2028.
- Municipal water and sewage are already available, with potential for further development to secure an industrial water supply from the nearby Faxälven river.
- Railway passing the site with with potential for industrial spur into the site. Existing infrastructure located 2 km away.
- With direct access to national road 90, connecting seamlessly to the E4 and E45 highways, Hamre ensures efficient logistics for heavy and long-distance transportation.