

## AVAILABLE SITES

# Saltvik West



Site type	<b>Greenfield</b>
Area size	<b>7 ha</b>
Zoning status	<b>Completed</b>
Energy capacity	<b>&gt;50 MW</b>
Water capacity	<b>High</b>
Coordinates of site	<b>62°39'06.9"N 17°52'42.8"E</b>
Commercial setup	<b>Purchasing</b>
Owner	<b>Härnösand municipality</b>
Building height	<b>25 m</b>
Site suitable for	<b>Manufacturing, retail, logistics</b>

Saltvik West is located right next to the E4 highway and close to a commercial port, making it one of the region's best-positioned sites for logistics. With present 10 MW of available energy capacity, and potential for up to 50 MW you have optimal conditions for growth. For businesses seeking a competitive and future-proof location.

### KEY ADVANTAGES

- The zoning allows for building heights of up to 25 meters and the municipality is ready to tailor solutions based on your needs. Ideal for operations requiring space and vertical capacity.
- Only 300 meters from the E4 highway, with a BK4-rated road connection, Saltvik West is optimal for both national and international logistics.
- Water and sewage are connected to the plot, and the area is linked to existing power and energy infrastructure, including a transformer station.

### LOGISTICS

Distance for heavy traffic	<b>0 km</b>
Distance to rail infrastructure	<b>4 km</b>
Distance to port	<b>4 km</b>
Distance to airport	<b>35 km</b>

- 4 km from the site features a 300 m deep-water quay (max depth 7,5 m) and a 60 m oil terminal (max depth 10,3 m), with RoRo ramp, mobile cranes, and knuckle boom cranes. Offers 6,500 m<sup>2</sup> of warehouse space and approximately 80,000 m<sup>2</sup> of terminal area, with direct rail and highway connections.
- Härnösand is home to a higher education institute that trains tomorrow's specialists in industrial management, energy, engineering, and the green transition. Education is tailored to businesses needs.