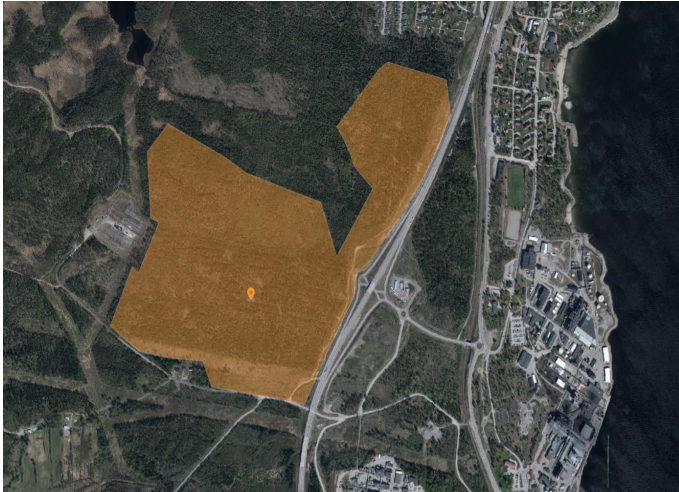


AVAILABLE SITES

Stockvik



Site type	Greenfield
Area size	>70 ha
Zoning status	In planning
Energy capacity	>150 MW
Water capacity	Designed upon request
Coordinates of site	62°20'23.6"N 17°20'49.3"E
Commercial setup	Purchasing
Owner	Sundsvall municipality
Building height	20 m
Site suitable for	Manufacturing, logistics

Stockvik is an emerging industrial area located directly adjacent to the E4, offering excellent conditions for energy-intensive operations and future growth. With ongoing zoning expected to be ready in early 2027, the site benefits from close proximity to the city of Sundsvall, Mid Sweden University and Sundsvall Logistics Park.

KEY ADVANTAGES

- 70 hectares of flexible industrial land. The area is currently in the planning process for industrial and commercial development, with completion expected in early 2027.
- Strong logistics with direct access to the E4, just 12 km from Sundsvall Logistics Park, close to deep-water industrial ports and only 30 km from Sundsvall Timrå Airport.
- Benefit from strong regional industrial expertise and close collaboration opportunities with Mid Sweden University, located just 11 km away.

LOGISTICS

Distance for heavy traffic	0 km
Distance to rail infrastructure	0 km
Distance to port	7 km
Distance to airport	30 km

- The Sundsvall area combines a thriving IT sector, the presence of national government agencies, and a robust industrial legacy in pulp, paper, and manufacturing. This diverse economic base ensures stability, innovation and access to key networks and competence.
- The site is well suited for energy-intensive industries, with potential for up to 150 MW of 100 percent renewable energy.
- In close proximity to the railway network, with major national infrastructure upgrades planned for the coming years.