

AVAILABLE SITES

Vivstavarv



Site type	Brownfield and greenfield
Area size	9 ha greenfield
Zoning status	Completed
Energy capacity	<100 MW
Water capacity	1500 m³/h
Coordinates of site	62°29'22.7"N 17°22'33.0"E
Commercial setup	Purchasing alt leasing
Owner	Private
Building height	25 m
Site suitable for	Manufacturing, storage

Situated on a peninsula in the heart of Timrå, Vivstavarv is where land meets sea and industry meets the future. This fully remediated site offers exceptional potential for energy-intensive industries, manufacturing, or logistics operations ready to scale.

LOGISTICS

Distance for heavy traffic	1 km
Distance to rail infrastructure	2 km
Distance to port	on site
Distance to airport	7 km

KEY ADVANTAGES

- Extensive industrial space: 9 buildings ranging from 220 m² to 8,700 m², with building heights of 7-9 meters, and zoning that allows up to 25 meters. Industrial buildings and offices available. 9 ha greenfield land available.
- Massive power capacity: 2 MW available today, scalable up to 100 MW (with concession already approved).
- Private port: 168 meters long, 8 meters deep, ready to be activated when needed for industrial shipping.
- Industrial cooling access: Desalinated sea water available for cooling at 0.5 m³/s capacity. Water and sewage installed, enabling fast operational start.
- Includes 42 hectares of water rights.
- Central Timrå location: Positioned in a region known for strong industrial tradition and forward-looking business climate.