



PROJECT MINT EXPANSION - Bjuv 23:6

Development of a Sustainable and Future-Proof Industrial/Logistics Facility – 28,000 m² (GFA)



Development of Bjuv 23:6 - Project MINT Expansion

AICT EUR Real Estate Holding AB is ready to take the next step with the Bjuv 23:6 property by constructing a modern, sustainable, and flexible industrial building. The project, named Project MINT Expansion, aims to create a top-notch logistics and operations facility with a strong focus on environmental certification according to BREEAM, targeting a minimum of Excellent with an ambition for Outstanding – fully aligned with the EU taxonomy.

The building is future-proof and climate-resilient, designed for circular material reuse after its lifespan, fully electric, and equipped with PV/PV-ready infrastructure to support sustainability goals.

We make use of the roof areas for solar panels and ensure smooth and safe traffic flow by separating heavy and light traffic. Electric charging stations for both cars and trucks are also available if requested by the tenant. For us, flexibility is key – the spaces can be fully customized to meet the tenant’s needs, and while we start with a simple warehouse, refrigerated storage is entirely possible.

While our priority is to design for a single tenant, the plot does allow for a scheme with two units if needed, ensuring the layout can be split to accommodate different tenants.

This is your unique opportunity to shape your perfect logistics facility!

The location is unbeatable: close to excellent logistics networks (road, rail, ports, and airport), convenient public transportation, major markets just around the corner, and access to a skilled workforce.

Property: Bjuv 23:6, located in a strategic logistics hub.

Building Size: GFA approx. 25,000 m², mezzanine 3,000 m².

Usage: Flexible industrial building (non-refrigerated as a starting point, but adaptable). Ongoing detailed planning work provides greater flexibility than today, with a change in land use from food industry to industrial/warehouse and office (food industry still permitted).

Sustainability: Certification goal – minimum BREEAM Excellent, targeting Outstanding. EU Taxonomy aligned, all electric, PV/PV-ready, and targeting a high EPC rating for energy performance.

Design: Silver-grey sandwich panels on the main building. Staircase with an adjacent balcony in colored concrete, forming a canopy and bicycle parking in front of the entrance.

Logistics: Optimized for future operational adaptations.



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Site Plan

The site plan illustrates our thoughtful layout – heavy and light traffic are separated to ensure both safety and smooth movement around the area. Stormwater management is handled with a pond that blends seamlessly into the surroundings, benefiting both the environment and sustainability. Additionally, the layout includes the potential for secure, sheltered cycle parking near the entrance to support sustainable commuting options for staff. Combined with our ambition to achieve the best possible BREEAM level, this ensures that Project MINT Expansion not only meets today's standards but is also prepared for the future in an environmentally smart way.

Area Breakdown

Plot Area	149 669 m ²
Existing GFA	28 424 m ²
New GFA	~25 315 m ²

Parking Breakdown

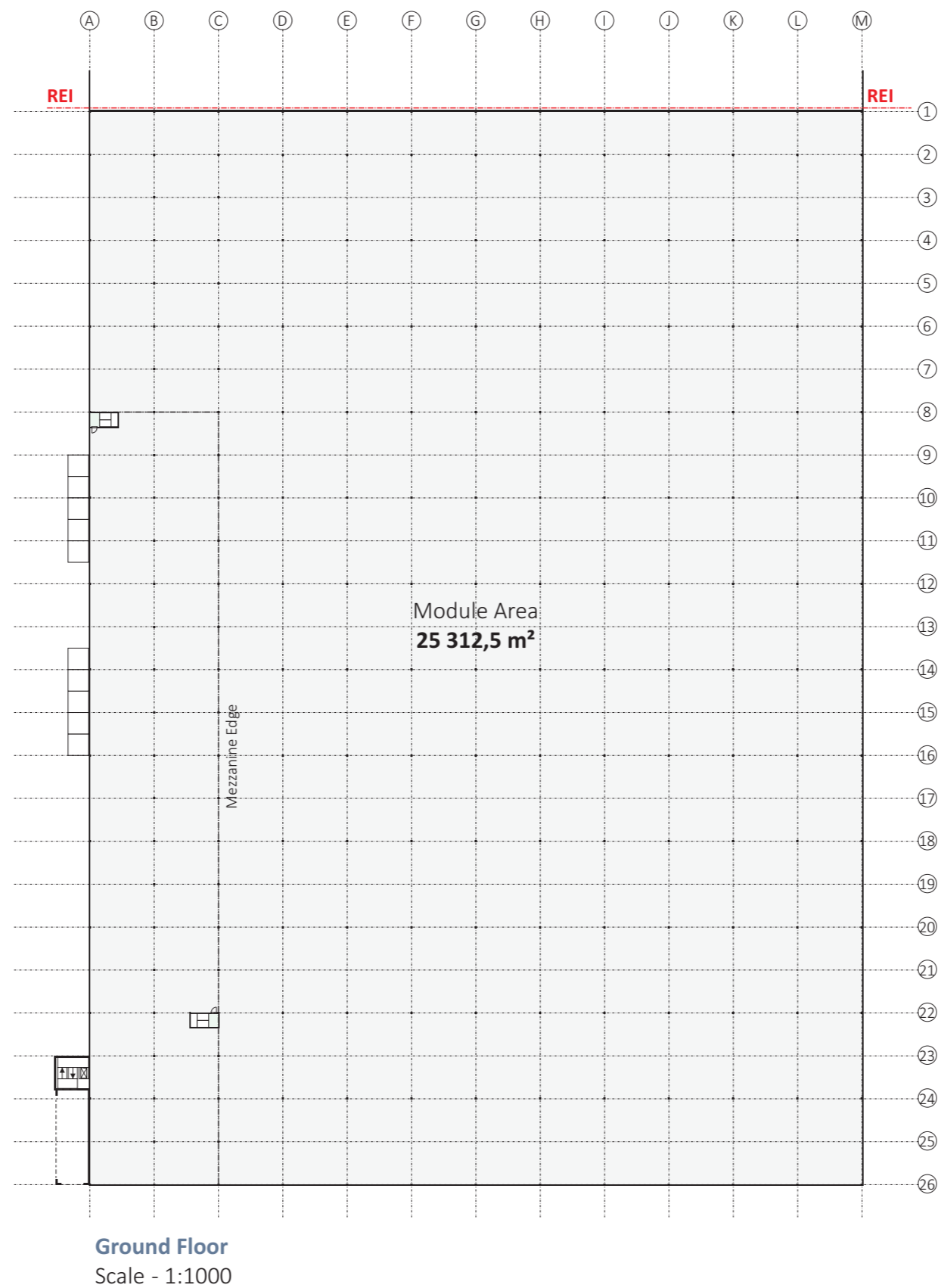
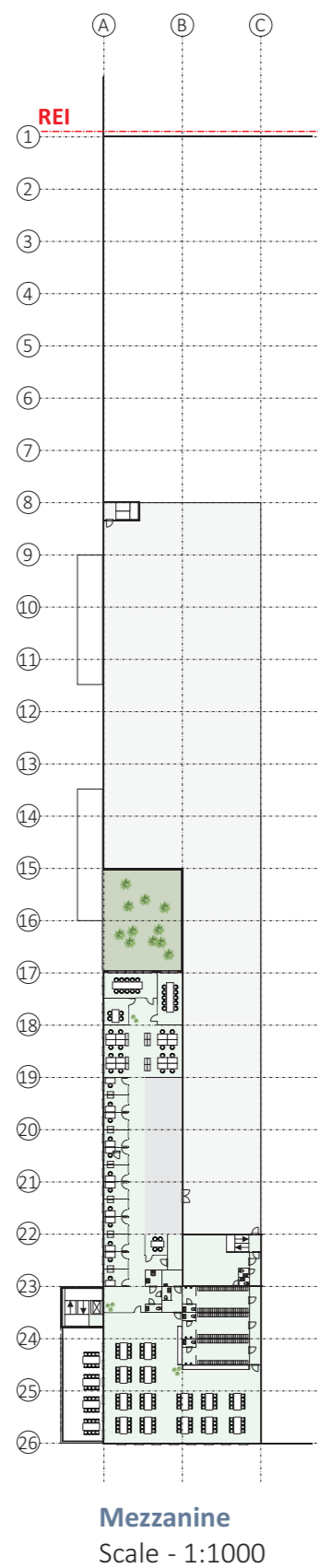
Additional Parking Spaces	182
Including 15 EV car chargers	

Yard Depth

Deep Loading Yard	Min. 50 m
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Good to Know!

This sales material presents a proposed design for Project MINT Expansion. Everything can be tailored to the tenant's preferences as long as we comply with the detailed plan regulations – flexibility is our strength!



Ground Floor

Here, we have a practical warehouse with 10 loading docks along one side. The number of loading docks and levelled access points can be flexibly adjusted to meet tenant needs, with the possibility to add more docks or level access at each end as required.

The deep loading yard has a minimum depth of 50 m, and is designed as a secure yard to ensure safety and operational efficiency.

The packing zone is cleverly placed under the mezzanine to save space and use energy efficiently, which aligns perfectly with our ambition to achieve the best possible BREEAM level for sustainability and resource efficiency.

Ground Floor

Warehouse	25 312 m ²
Warehouse office	

Mezzanine

Warehouse	1 900 m ²
Office, Technical, Staff Areas	1 140 m ²

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Partial Mezzanine Plan

Scale - 1:400



Mezzanine

The 3,000 m² mezzanine level can house everything you need for a great workplace – a gym, changing rooms, a canteen, plus both open-plan offices and private offices. From the conference area, you'll have a view of a lush sedum garden, created through a unique cutout in the facade, which enhances both biodiversity and well-being in line with BREEAM requirements for sustainable and environmentally conscious design. Need packing areas or other spaces that don't require high ceilings? They'll fit perfectly here!

Mezzanine

- Office	445 m ²
- Staff Areas	570 m ²
- Technical Area	125 m ²
- Warehouse	1 900 m ²
Total	3 035 m²

Workspaces

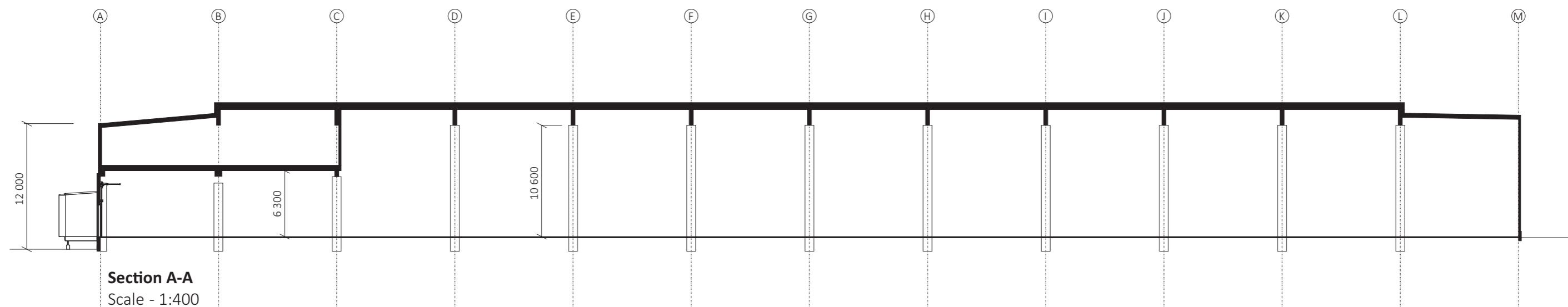
- Private Offices	12 workstations
- Open-Plan Offices	16 workstations

Canteen 112 seats

Changing Rooms 72 lockers (600x550)

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Section

The roof is lowered at the ends to comply with the current detailed plan's height restrictions and follows the shape of the existing building for a sleek and cohesive look. At the same time, we are working on amending the detailed plan regulations, which will allow for higher roof heights in the future.

The lowered sections reduce the building's overall volume, lowering the energy demand for heating and ventilation, and optimizing material use by requiring fewer resources – two key factors that enhance our ability to achieve high BREEAM scores and thus reach the best possible level for a sustainable and environmentally conscious building.

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