



MIRASTAR

FOR LEASE

6,900 sq m  
**Loviseberg 9**

TUNA GÅRDSVÄG 24 • TUMBA, STOCKHOLM

**CBRE**



# UNIQUE OPPORTUNITY IN SOUTHERN STOCKHOLM

## General information

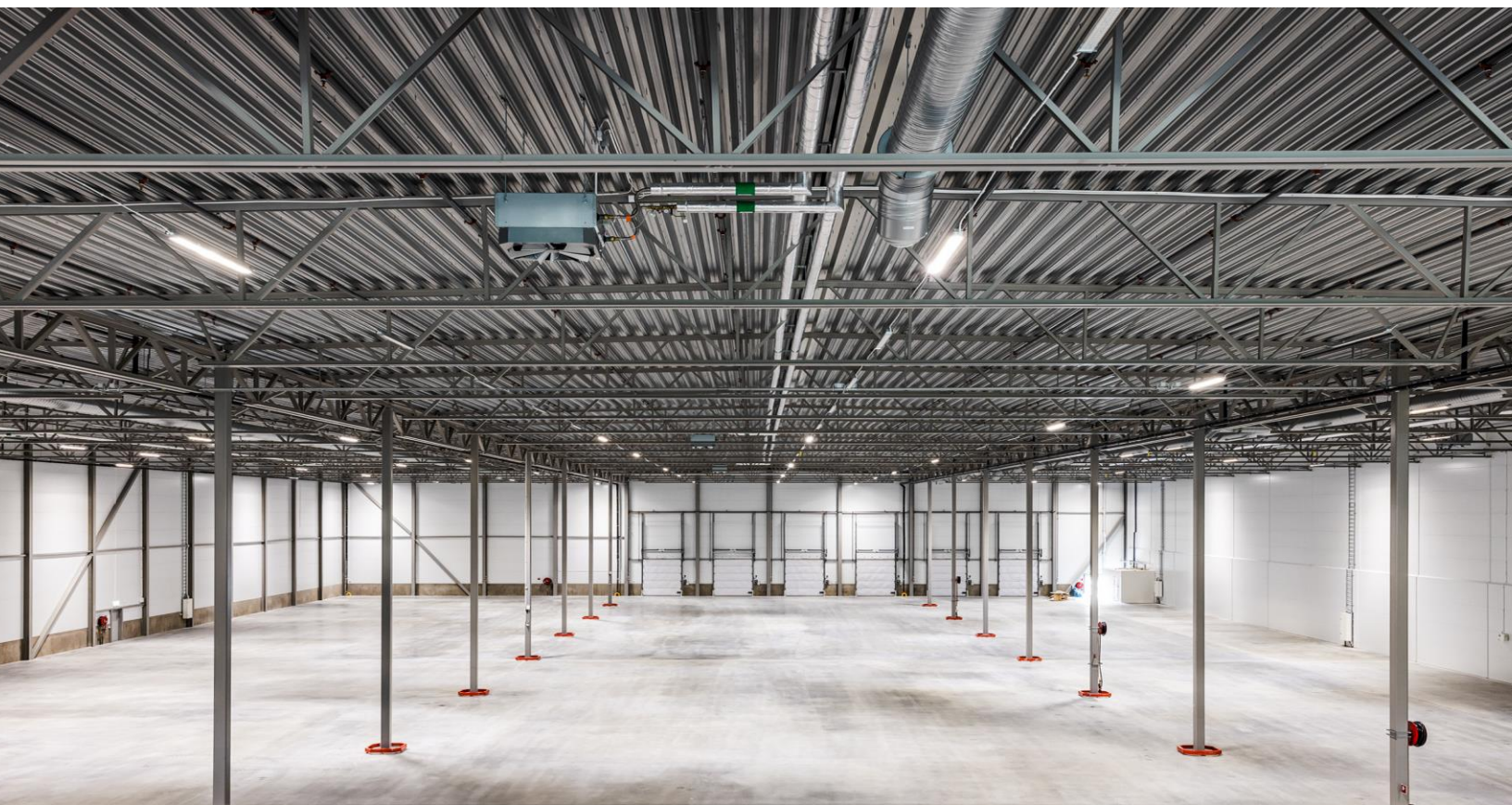
With an excellent location for last-mile logistics, the opportunity to lease approx. 6,900 square meters is now offered in Tumba, southern Stockholm.

The property is located near R258 in Tumba, Loviseberg industrial area. By car 5-7 min to reach E20 going west towards Södertälje/E22 or north towards Stockholm along E20.

The building of 13,000 sq m was constructed in 22/23 with modern specifications. Approx. half the building is leased to Hälsokraft and other half 6,900 sq m is vacant.

In the area plenty of well-known companies are established and due to limited supply of industrial land & modern vacant premises this opportunity is very rare to come to market.

Excellent location for Last Mile operations – reaching central parts of Stockholm under 30 min.





# UNIQUE OPPORTUNITY IN SOUTHERN STOCKHOLM



6,575 sq m warehouse



Miljöbyggnad Silver



267 sq m office (50,5 sq m common areas)



28 min to Stockholm C



Clear height 11,2 m



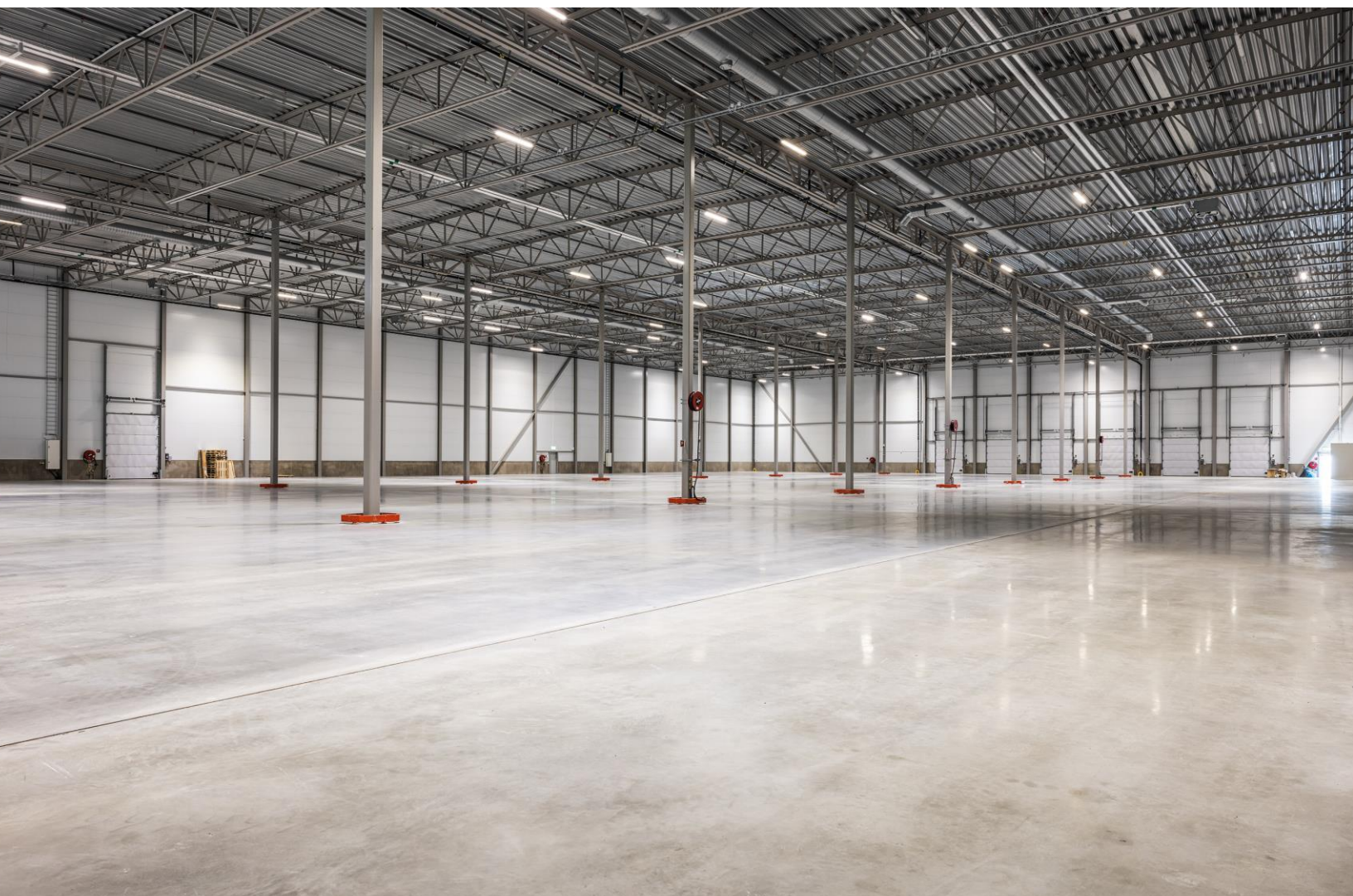
29 min to Bromma Airport



10 min from E20



5 000 kg/sq m floor load

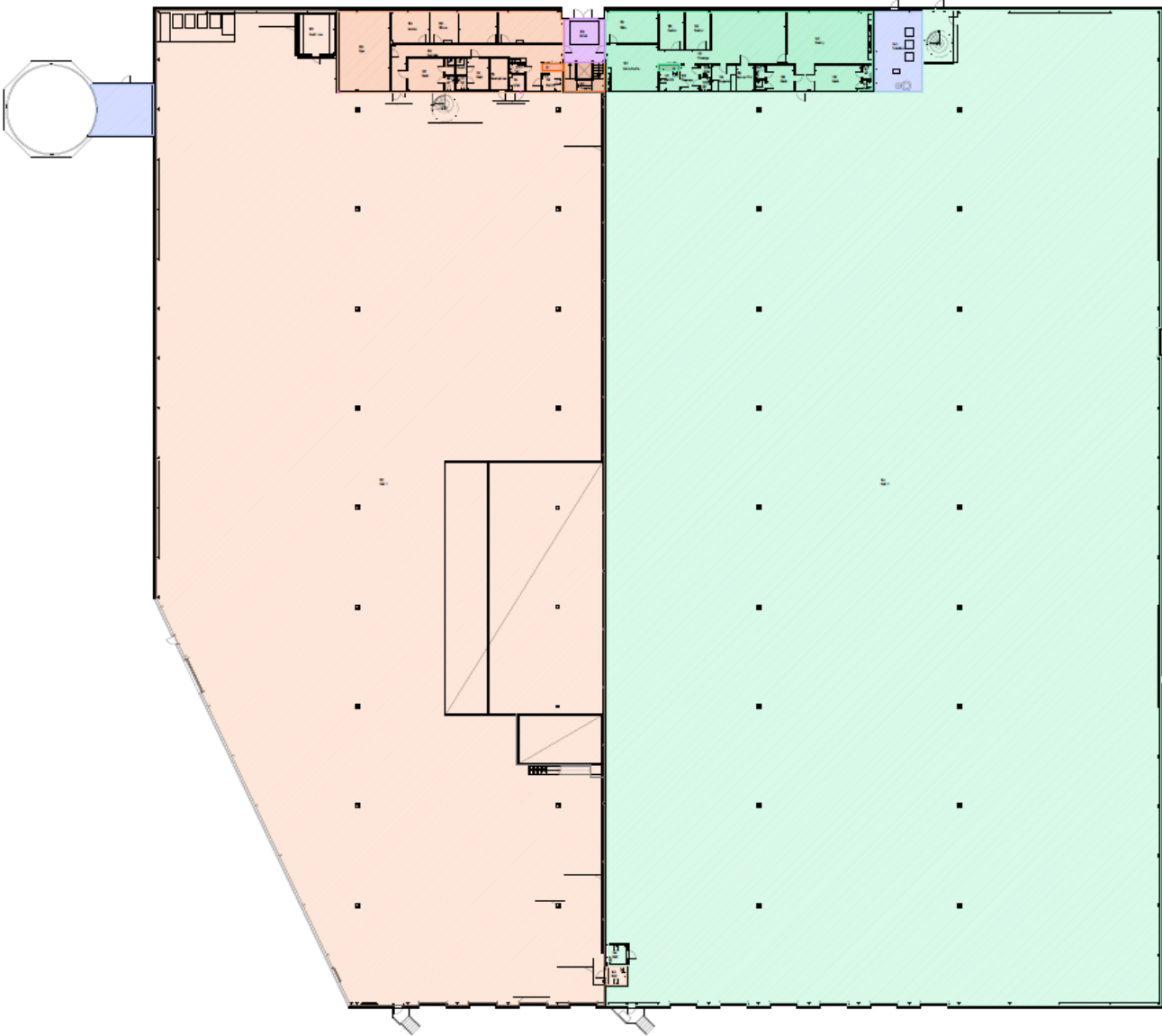


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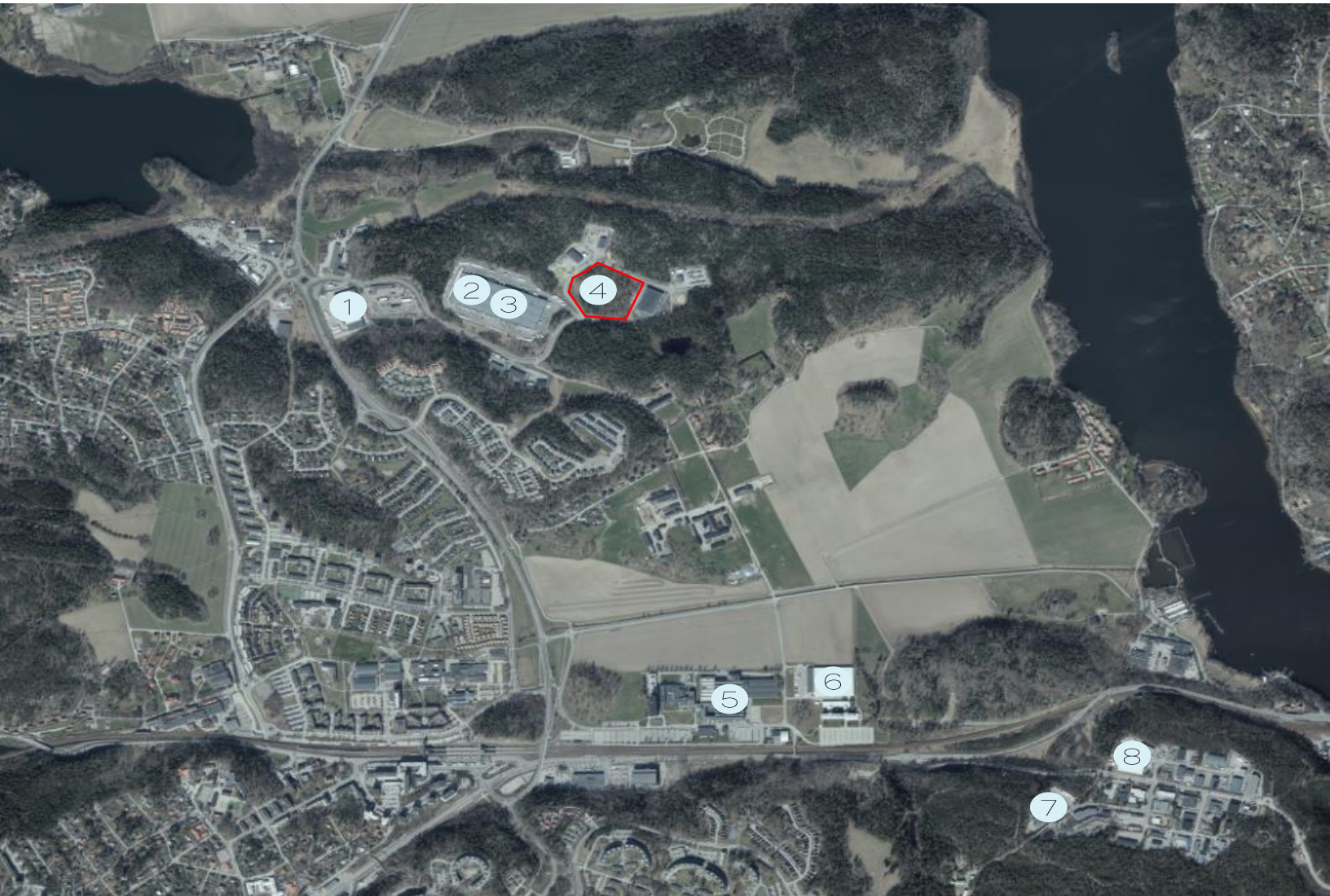




# UNIQUE OPPORTUNITY IN SOUTHERN STOCKHOLM



# LOCATION OVERVIEW & ESTABLISHED OCCUPIERS

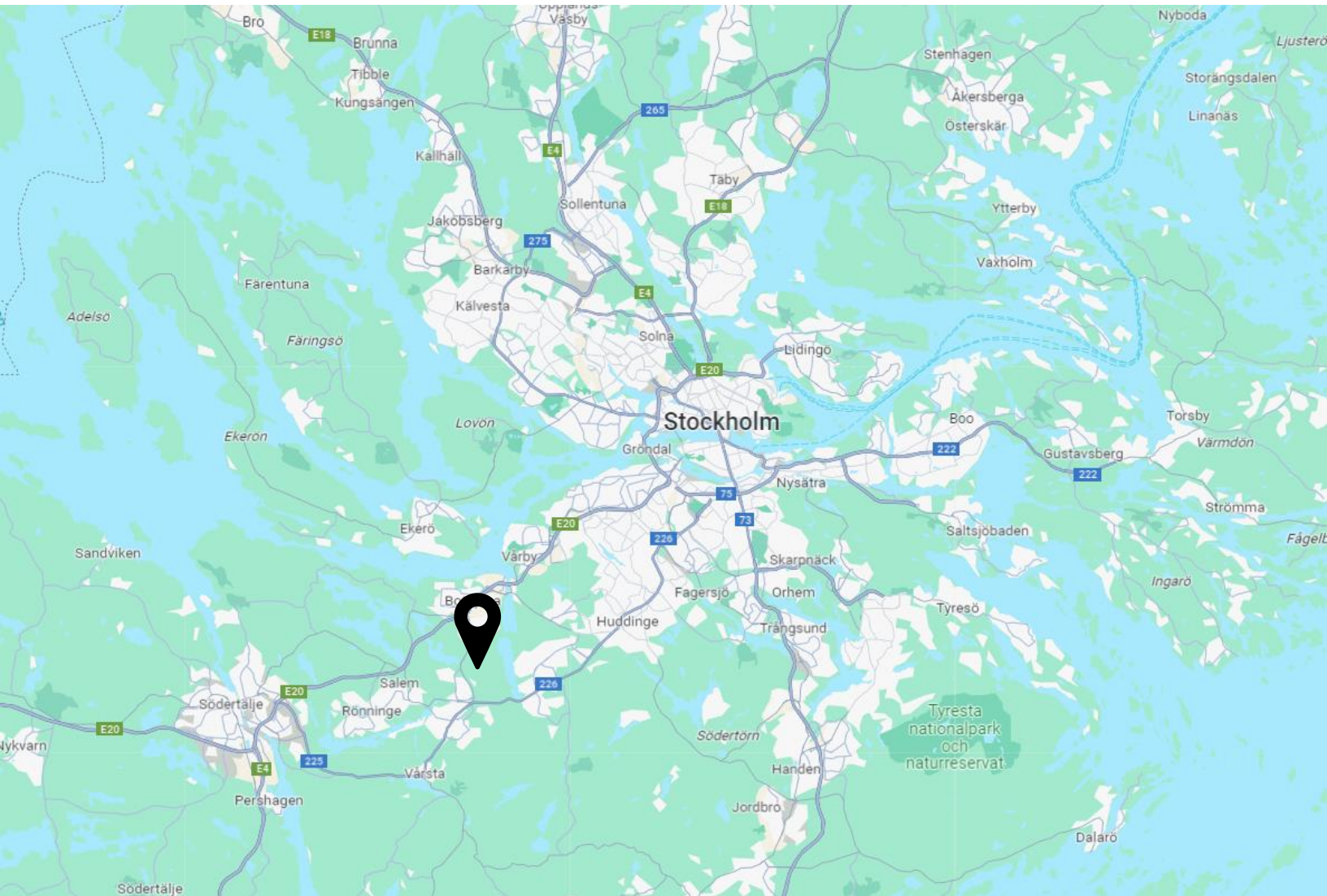


1. Havi Logistics
2. Dachser
3. AX Transport
4. Hälsokraft (leasing part of Loviseberg 9)
5. Alfa Laval
6. DeLaval
7. Freja Logistics
8. Movator



# LOCATION OVERVIEW & DIRECTIONS

From Stockholm Central Station - Take the E20/E4 towards Sankt Botvids väg in Botkyrka. Take exit 146b from E20/E4 and follow R258



FOR LEASE

6,900 sqm

# Loviseberg 9

TUNA GÅRDSVÄG 24 • TUMBA, STOCKHOLM

## CONTACT US

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# CBRE



# DETAILED INFORMATION

Specification	
Construction year	2023
Warehouse [sqm]	6,575
Offices and social rooms [sqm]	318
Clear height [m]	11.2
Floor load capacity	5 t/sqm
Quantity of dock doors	6
Quantity of floor level doors	1
Quantity car parking spaces [#]	19
Quantity truck parking spaces [#]	8
Environmental certification	Silver
Heating	GeoThermal
Solar panels & charging poles	To be added

