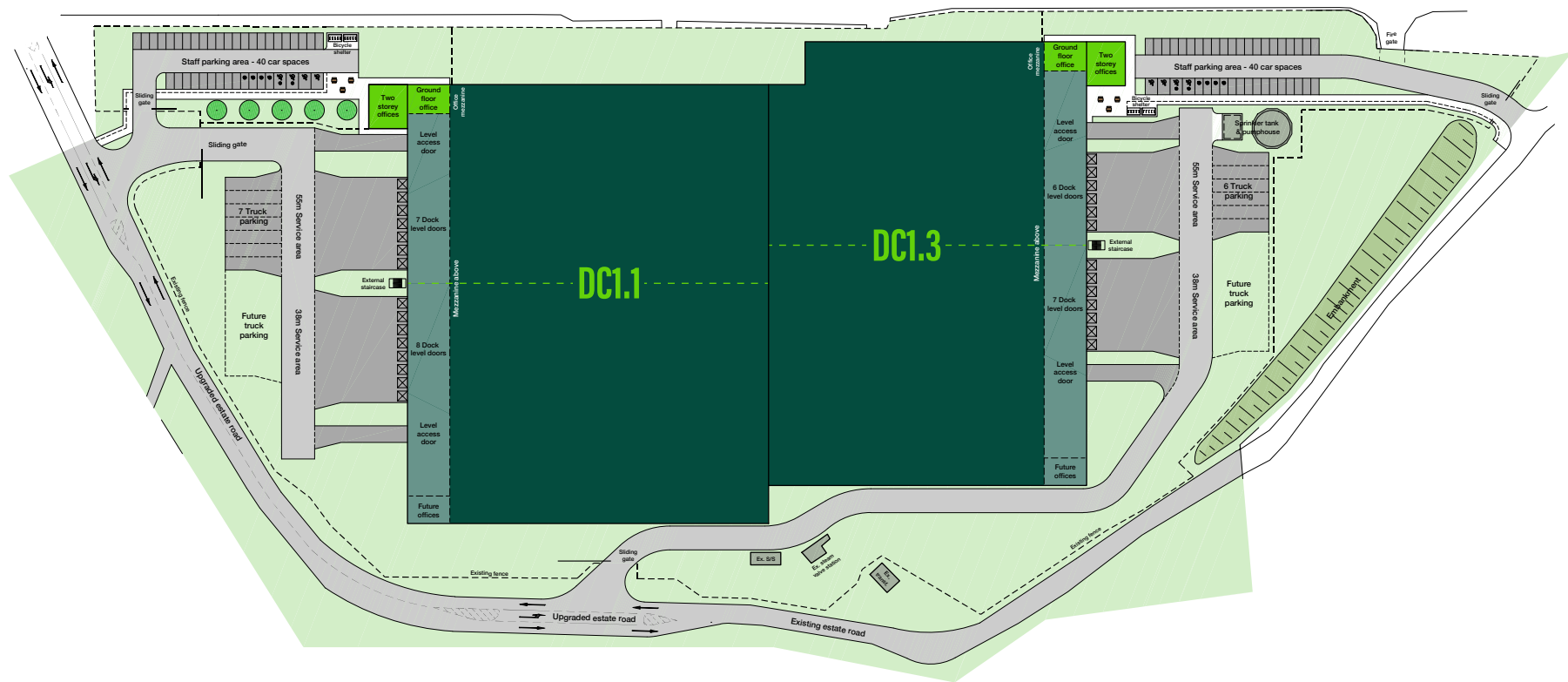


Grade A logistics space to lease
Units up to 31,360 sqm
BREEAM Excellent

Available Spring 2025
www.verdion-sodertalje.com



New logistics space under construction



Verdon Park Södertälje offers 31,360 sqm of warehousing, with mezzanine, offices and welfare areas, close to the E4 and E20 motorways and the Port of Södertälje.

Space can be leased as shown or subdivided further if required.

	DC1.1	DC1.3	Total
Warehouse including technical rooms (sqm)	14,441	12,633	27,074
Offices and welfare (sqm)	606	606	1,212
Mezzanine (sqm)	1,537	1,537	3,074
Total (sqm)	16,584	14,776	31,360
Dock level doors	15	13	28
Level entry doors	2	2	4
Bicycle shelter	Yes	Yes	
Car parking	50	42	92
Including:			
Accessible spaces	4	4	
EV spaces	6	4	
Truck parking	7	6	13

N

Warehousing

Offices

Mezzanine

Technical Rooms

Potential Dividing Wall

Masterplan not to scale.
For indicative purposes only.



Specification

- 12m internal clear height
- 38m-deep yard (28m in concrete) excluding truck parking spaces
- FM-approved ESFR sprinkler system
- 50kN/sqm floor loading, 90kN per leg footplate
- 2.4m concrete plinth around the building exterior
- Floor flatness in accordance with DIN 18202 Table 3 Line 4
- 22KV (medium voltage) power supply, total available load of 13MW
- 1,400A power supply
- 300 lux LED lighting in warehouse, storage and handling areas and 500 lux lighting in offices
- Heating to 17°C in warehouse, 21°C in offices
- Fitted offices and social areas provided with climate control
- PV panel-ready
- Highly energy efficient building design

The distribution centre will be located in a landscaped setting with trees, planting, outside shelters and seating. Bicycle parking and electric charging are designed into the facilities.

Sustainability and energy efficiency

- Highly insulated roof and façade ($U = 0.2 \text{ W/m}^2\text{K}$)
- Roofing prepared for photovoltaic energy generation
- Electric vehicle charging points
- Targeting BREEAM Excellent sustainability rating
- District heating and central steam supply available

High-quality building management support

Verdion will manage the building following completion and be occupiers' main point of contact.

Our team will handle all commercial and insurance requirements and work closely with the facilities manager to ensure that the space meets occupiers' needs.



Multimodal transport links

Verdion Park Södertälje benefits from outstanding road, rail and port connections for the rapid movement of goods across Sweden and the wider region.

More than 292,787 people live within a 30-minute drive of the site.

City	Distance (km)	Travel Time (minutes)
Port of Södertälje	5.7	10
Årsta Intermodal terminal	30	28
Central Stockholm	37	35
Bromma Airport	38	37
Port of Nynäshamn	48	49
Arlanda Airport	71	55
Jönköping	292	3hr 20
Gothenburg	437	5hr
Oslo	493	5hr 50
Malmö	581	6hr 30
Copenhagen	623	7hr

Sources: Google Maps

Navigation address:

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