

LEASING OPPORTUNITY

27,000 sq m Prime Logistics in The Port of Gothenburg

Göteborg Arendal 1:13 – Accessible from Jan 1 2027



Warehouse in a Prime Location with Direct Access to the Port of Gothenburg!

The Port of Gothenburg offers unique logistical advantages through the international network and multimodal transport solutions it provides, with a strong focus on green logistics.

The port's world-class infrastructure provides access to rail, road, and sea transport, making it an optimal location for large companies with global flows.

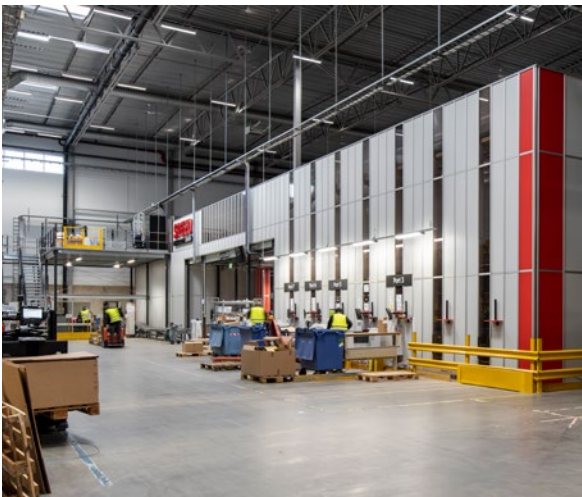
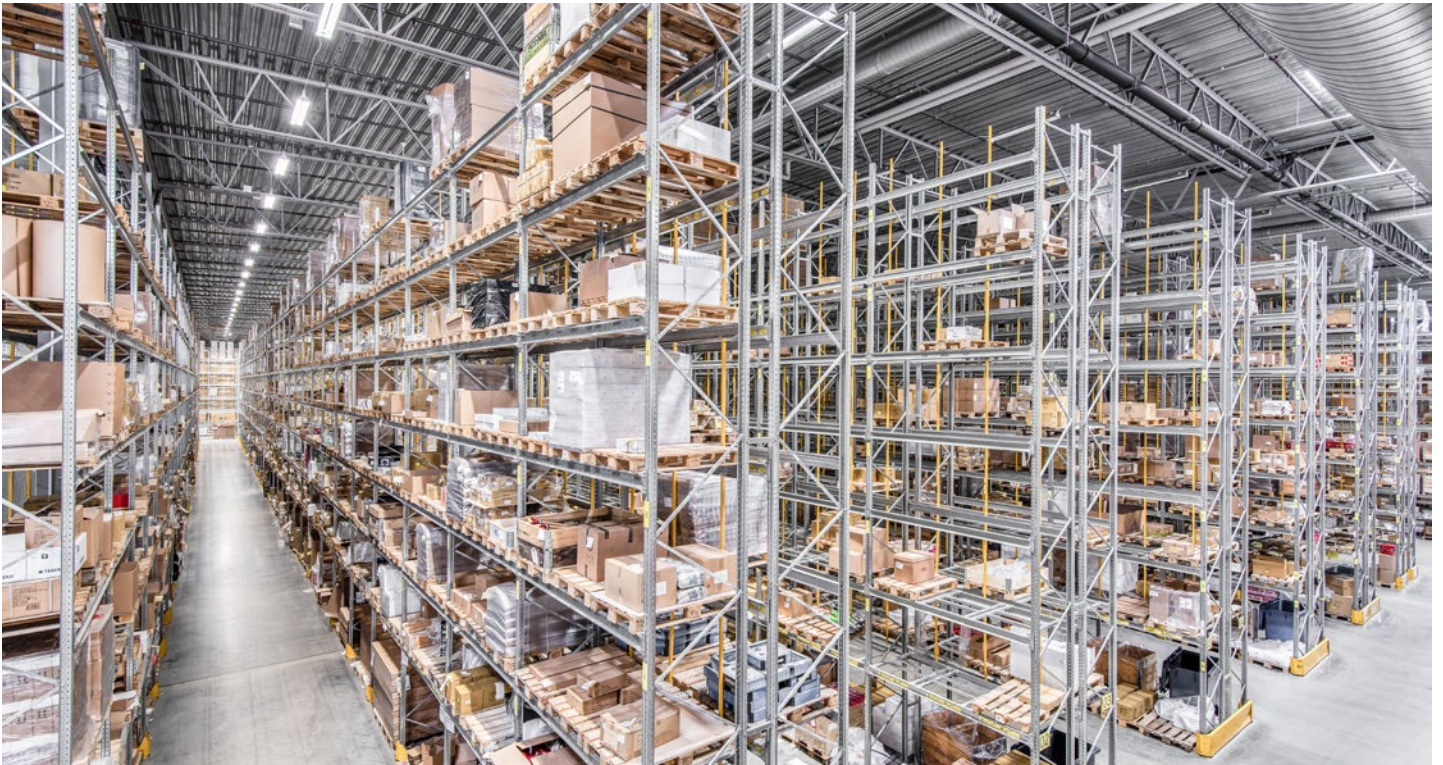
Port of Gothenburg, the largest port in the Nordic region, handles approximately 30% of Sweden's foreign trade, with direct routes to Asia, the United States, and other global markets.

Several major international logistics operators are already established here, including Volvo, DHL, Maersk, DSV, DB Schenker, among others.

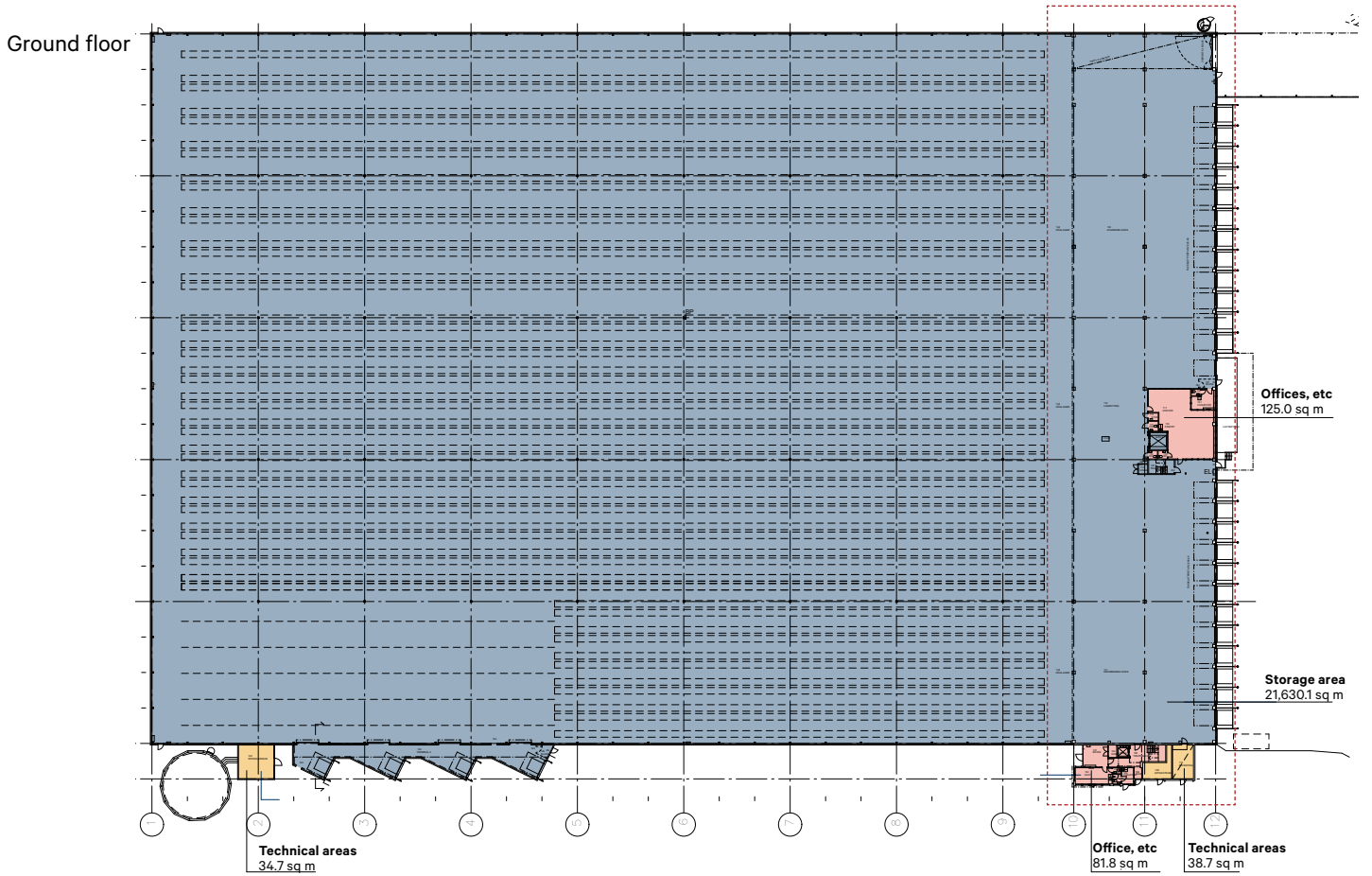


Lettable area, sq m	Storage area, sq m	Clear eaves height	No. loading doors	Available from
27,738	26,249	11.9 m	30	01/01/2027

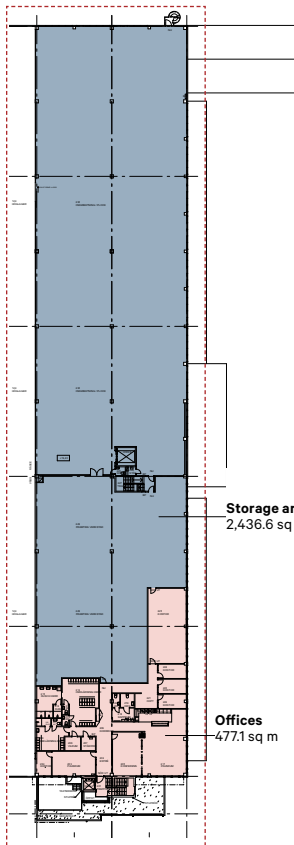
Port-adjacent warehouse situated in the attractive Arendal area, in immediate proximity to the Port of Gothenburg – the largest port in the Nordic region. An unbeatable location for both import and export, offering excellent logistic connections to all of Scandinavia! The warehouse is available from January 1 2027, early access is possible.



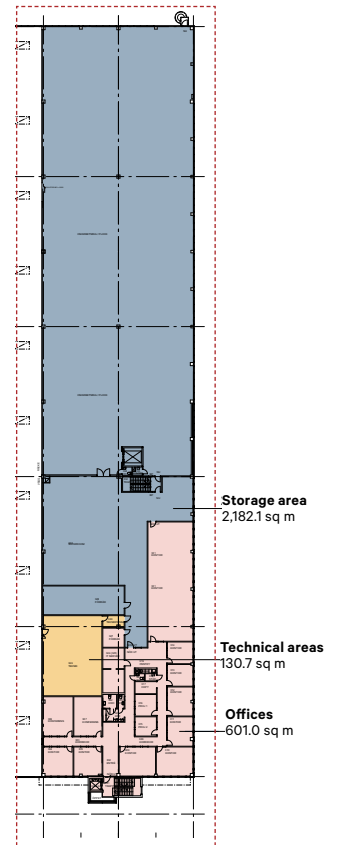
Floorplans



Floor 1



Floor 2



AREA DESCRIPTION

Floor	Type of area	Area, sq m
Ground floor	Offices, etc	207
Ground floor	Storage	21,630
Ground floor	Technical	73
Floor 1	Offices	477
Floor 1	Storage	2,437
Floor 2	Offices	601
Floor 2	Storage	2,182
Floor 2	Technical	131
Total area, sq m		27,738

Property Information

PROPERTY FACTS

Address	Styckegodsgatan 4
Property name	Göteborg Arendal 1:13
Google Maps	https://maps.app.goo.gl/k2ySRZnUiECdJmQG7
Building year	2006
Total area	27,738 sq m
Storage area	Ground floor: 21,630 sq m Floor 1: 2,437 sq m (mezzanine) Floor 2: 2,182 sq m (mezzanine)
Other areas	1,489 sq m, offices, social areas, dressing rooms

TECHNICAL INFORMATION

Clear eaves height	11.9 m
Weather-proofed loading doors	30
Ground-level doors	1
Marshalling yard	68 m
Sprinkler system	Yes
Floor load capacity	Ground floor: 3,000 kg/sq m Floor 1: 500 kg/sq m (mezzanine) Floor 2: 500 kg/sq m (mezzanine)
Parking	55 spaces
Environmental certification	BREEAM In-Use: Very Good
Energy performance certificate	Energy Class A





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