



Nordsten Park

Eskilstuna

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Newly Built Logistics Property

Savills is pleased to present a newly developed logistics property in the established Svista industrial area, offering the opportunity for immediate occupancy.

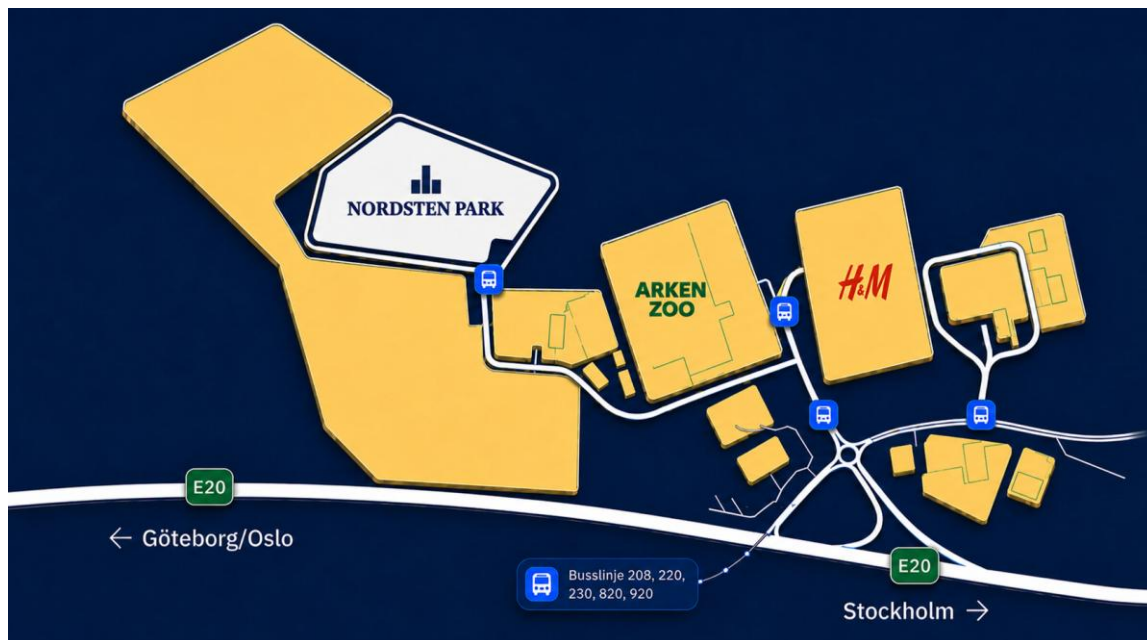
The state-of-the-art distribution and logistics facility comprises approximately 36,000 sq m of lettable space. The premises can be subdivided and tailored to meet the specific requirements of individual tenants.



Strategic Location

Svista is a well-established logistics hub in Eskilstuna, strategically located with direct access to the E20. Its proximity to the city centre also ensures excellent accessibility by car, public transport and bicycle.

Strategically located just ten minutes west of the property, the Eskilstuna Intermodal Terminal represents a key logistics hub for the Mälardalen and Greater Stockholm regions. As one of the largest inland ports in the region, the fully electrified terminal offers direct rail connections to major Scandinavian ports, including Gothenburg, Stockholm Norvik, Malmö, Trelleborg and Oslo. This provides occupiers with efficient, sustainable and multimodal access to key domestic and international markets.



11 km (10 min)

Intermodal Terminal



0,4 km (2 min)

E20



95 km (55 min)

Stockholm



An aerial photograph of a large industrial complex, identified as the H&M Arken Zoo. The main building is a massive, dark-colored warehouse with a flat roof, featuring a long row of loading docks along one side. A large, rectangular solar panel array is installed on the roof. The building is surrounded by extensive parking areas, some of which are currently empty. In the background, there are other industrial buildings and a dense forest under a blue sky with scattered white clouds. The H&M logo is visible in the top left corner, and the text 'ARKEN ZOO' is overlaid in green. A yellow vertical bar on the right side contains the text 'FÖRETAG I OMRÅDET'.

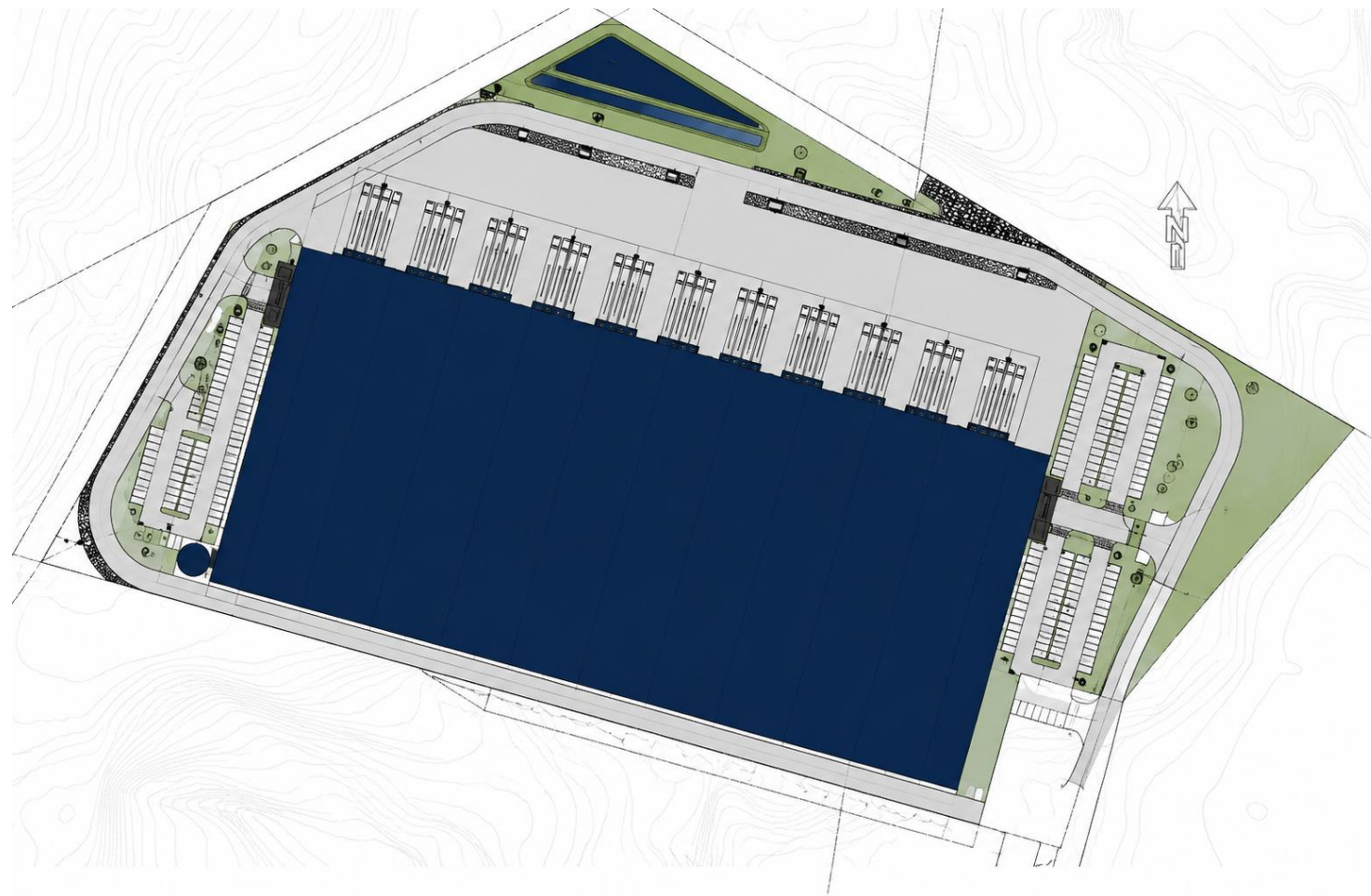
H&M

ARKEN ZOO

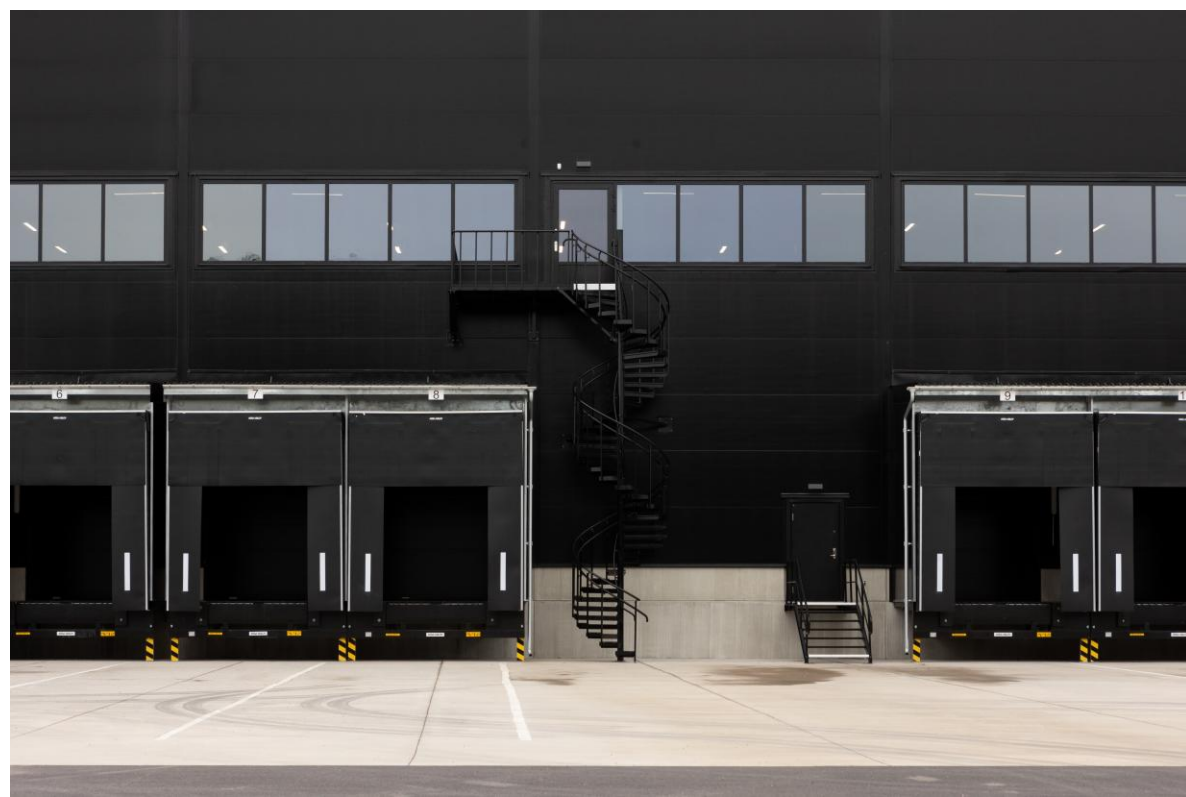
Property Info

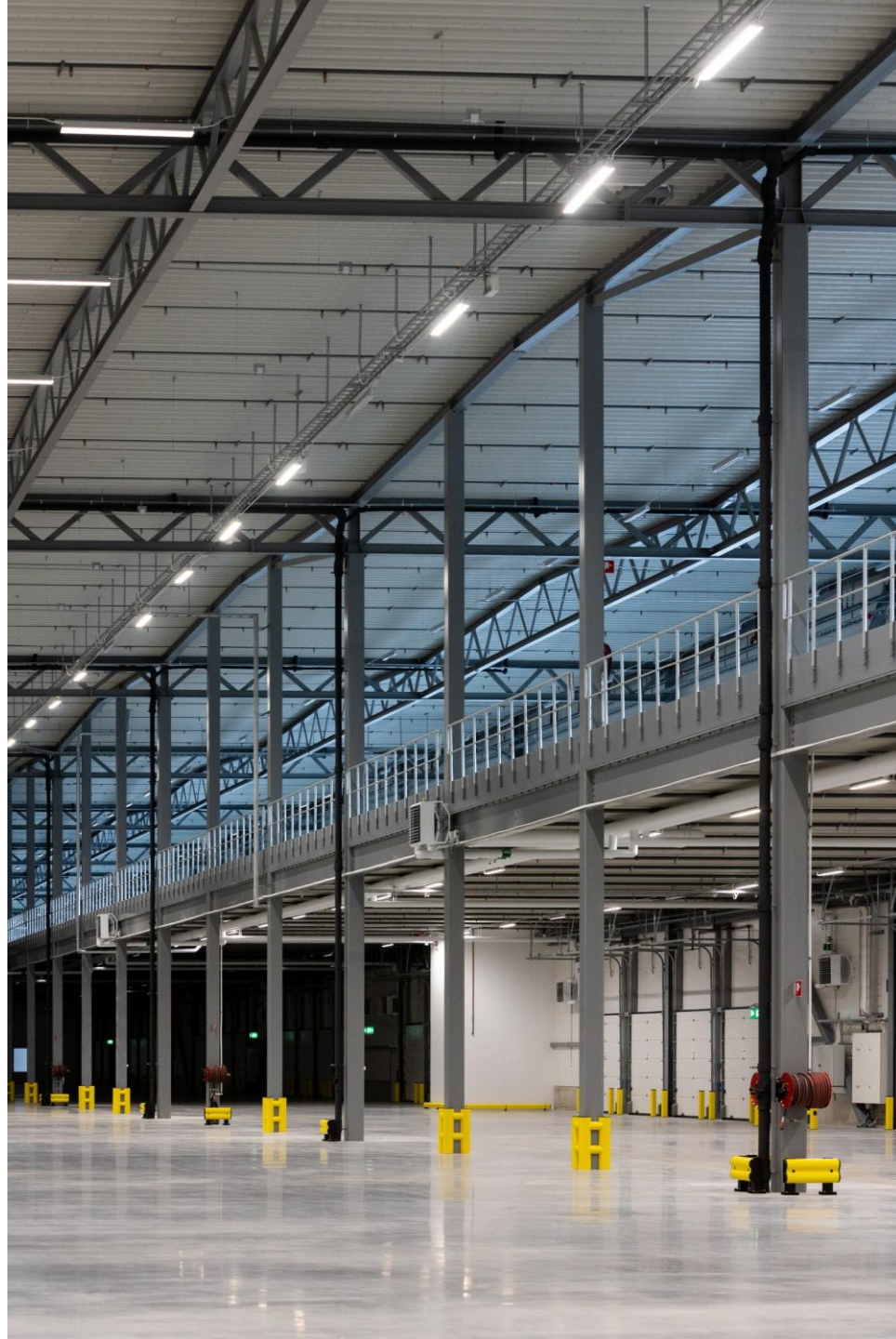
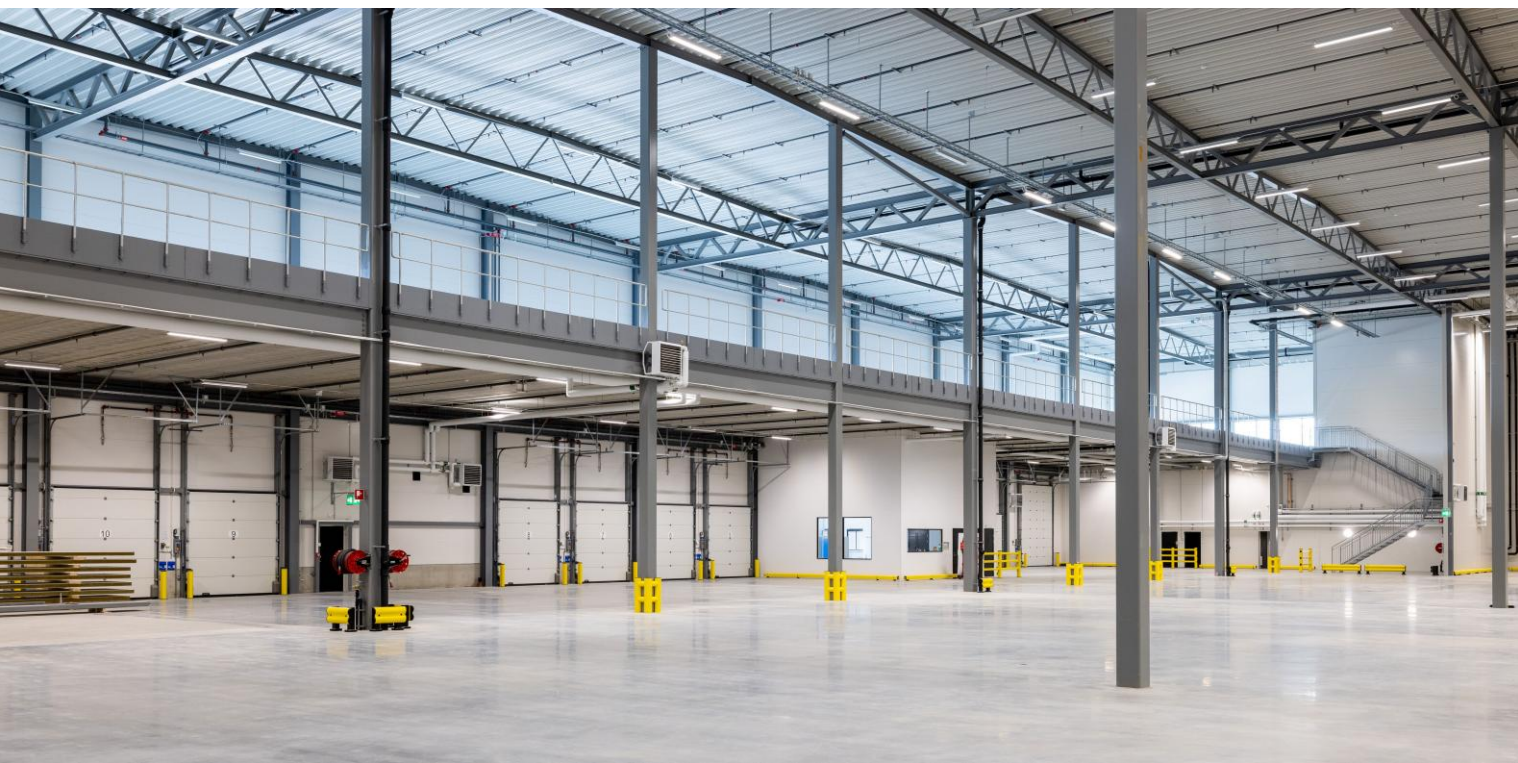


Address	Svista Lagerväg 11
Year Built	2024/2025
GLA	36 000 m ²
Warehouse Area	32 000 m ²
Mezzanine / Office	4 000 m ²
Ceiling Height	12 metres
Loading Bays	44
Gates	2
Floor Load Capacity	5 000 kg/m ²
Electrical Capacity	10 Megawatts
Heating	District Heating
Parking Spaces	208
Solar Panels	Roof Installation
Environmental Certification	BREEAM Excellent



Grönsta 1:34





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