

**Brookfield
Properties**

Stockholm North Distribution Centre

Kromgatan 8-10

Available Now

195 72 Rosersberg,
Sweden

—
7,000 SQ M - 40,000 SQ M



Situation



Introduction

Located in Rosersberg, this newly developed logistics scheme offers modern, sustainable warehouse and light industrial accommodation across two high-quality buildings totalling approximately 40,000 sq m.

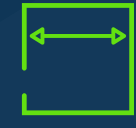
Positioned in a prime logistics location adjacent to the E4, the site provides excellent connectivity to Stockholm, Arlanda Airport, Uppsala and the wider Nordic region, while benefiting from direct access to one of Sweden's largest full-service intermodal terminals, supporting efficient and environmentally responsible transport.



Direct E4
Motorway Access



Total Area
40,000 sq m



55m
Yard Depth



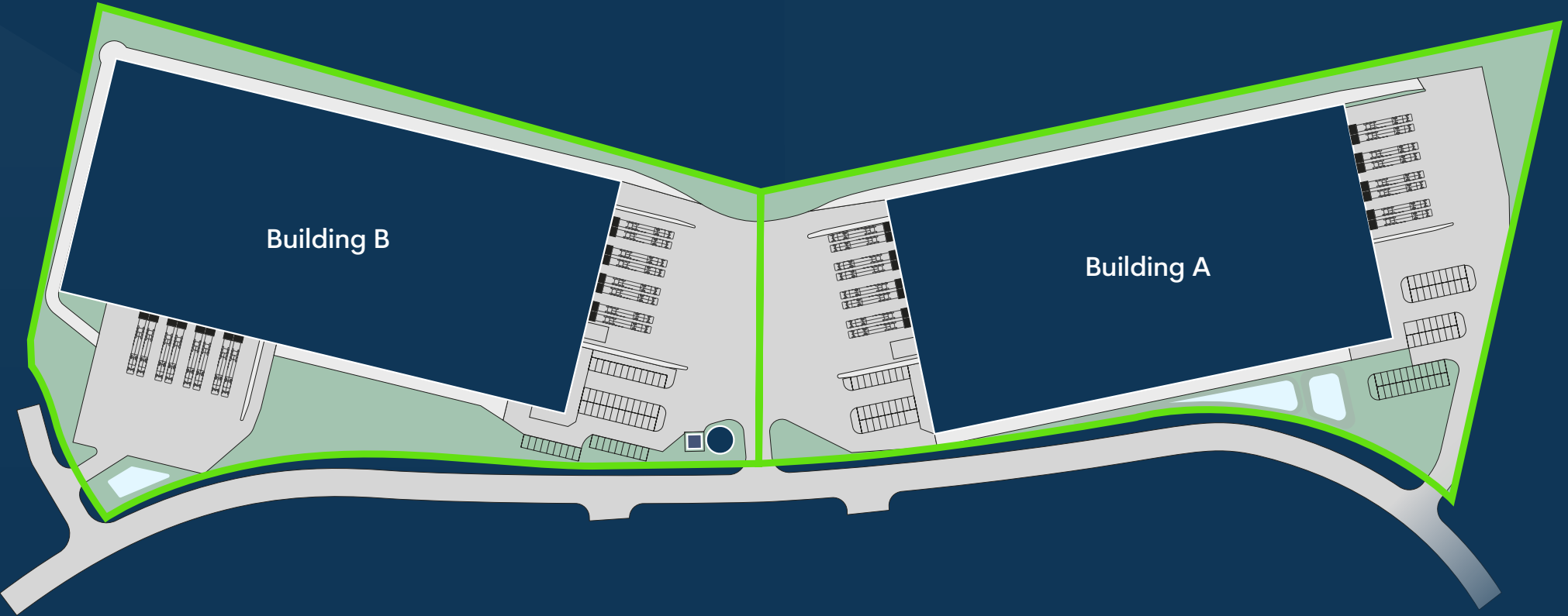
Office
Space

BREEAM®

BREEAM
'Excellent'



PV Ready
Roofs

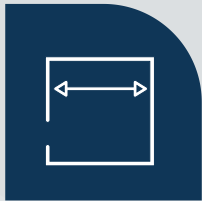


Building A

21,000 SQ M



Specification



55m
Yard Depth



12m
Clear Height



20t/m2
Floor Loading



Lux 300
LED Lighting



Column Grid
22.5 x 22.5m



16
Loading Doors



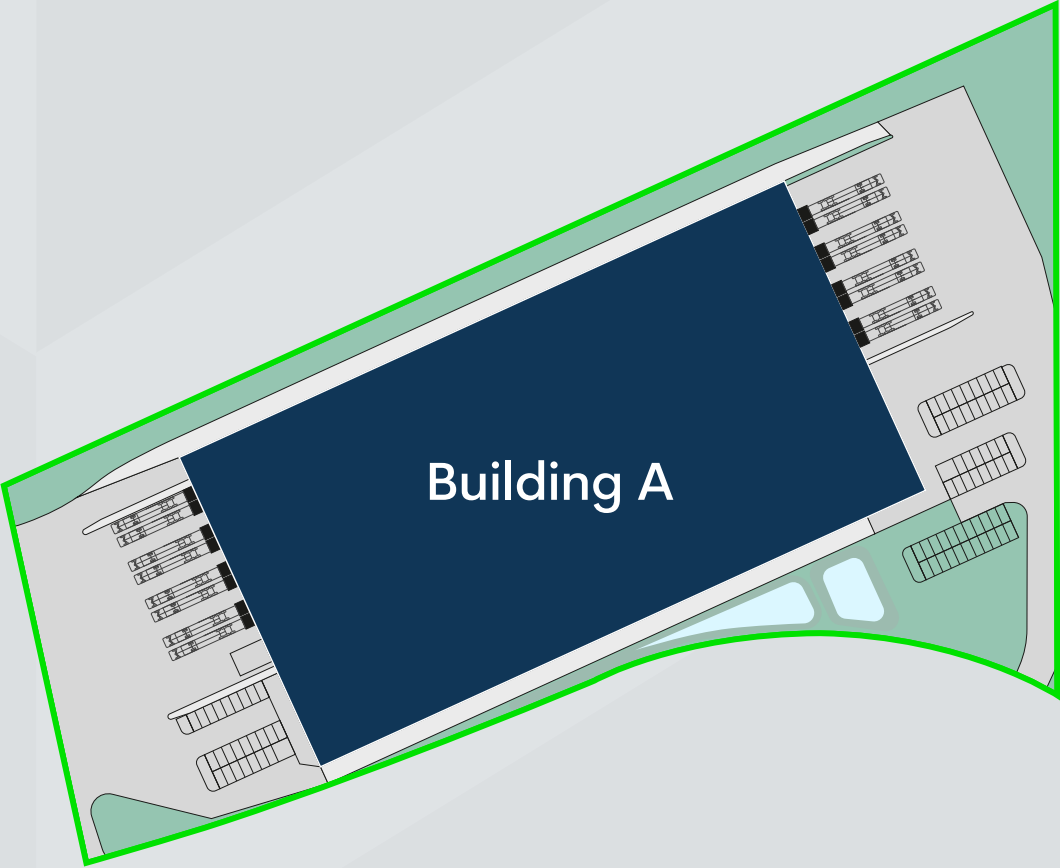
PV Ready
Roofs



BREEAM
'Excellent'



EV Charging
Points



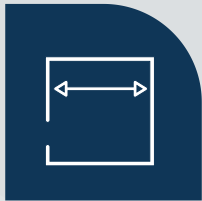
Unit	sq m	sq ft
Warehouse	20,765	223,519.9
Office	395	4,251.8
Total GIA	21,000	227,771.7

Building B

19,000 SQ M

Building B

Specification



55m
Yard Depth



12m
Clear Height



20t/m2
Floor Loading



Lux 300
LED Lighting



Column Grid
15 x 22.5m



16
Loading Doors



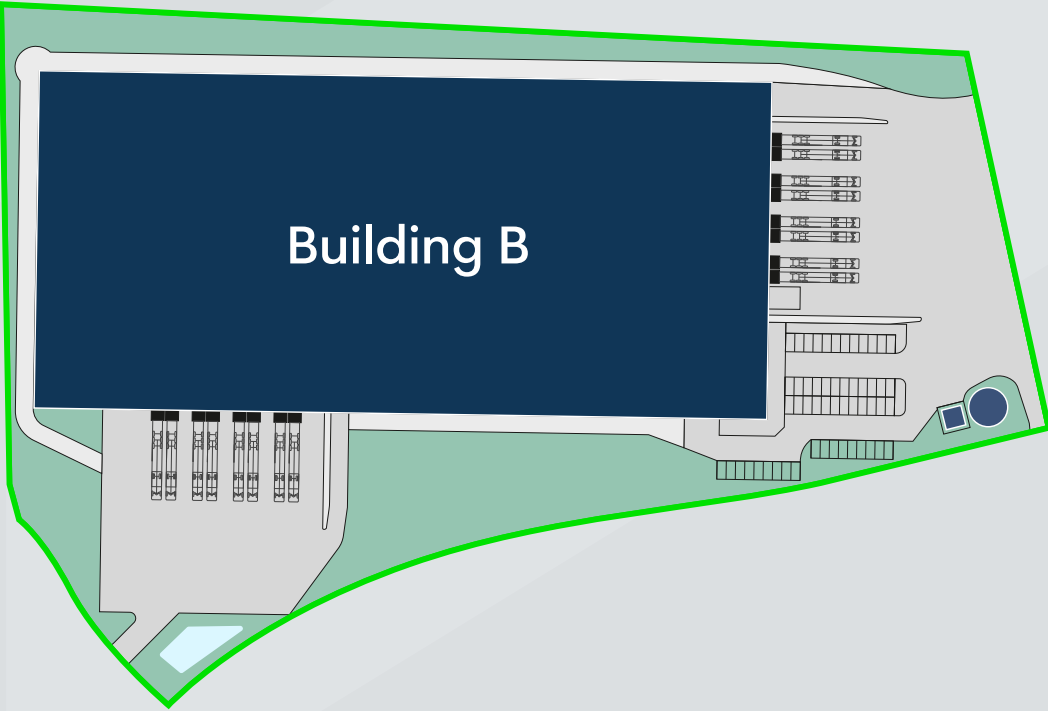
PV Ready
Roofs



BREEAM
'Excellent'



EV Charging
Points



Unit	sq m	sq ft
Warehouse	18,925	203,713.6
Office	395	4,251.8
Total GIA	19,000	207,965.4

Location

	Km	Time
E4 Motorway	Adjacent	2 mins
E18 Motorway	14.5	15 mins

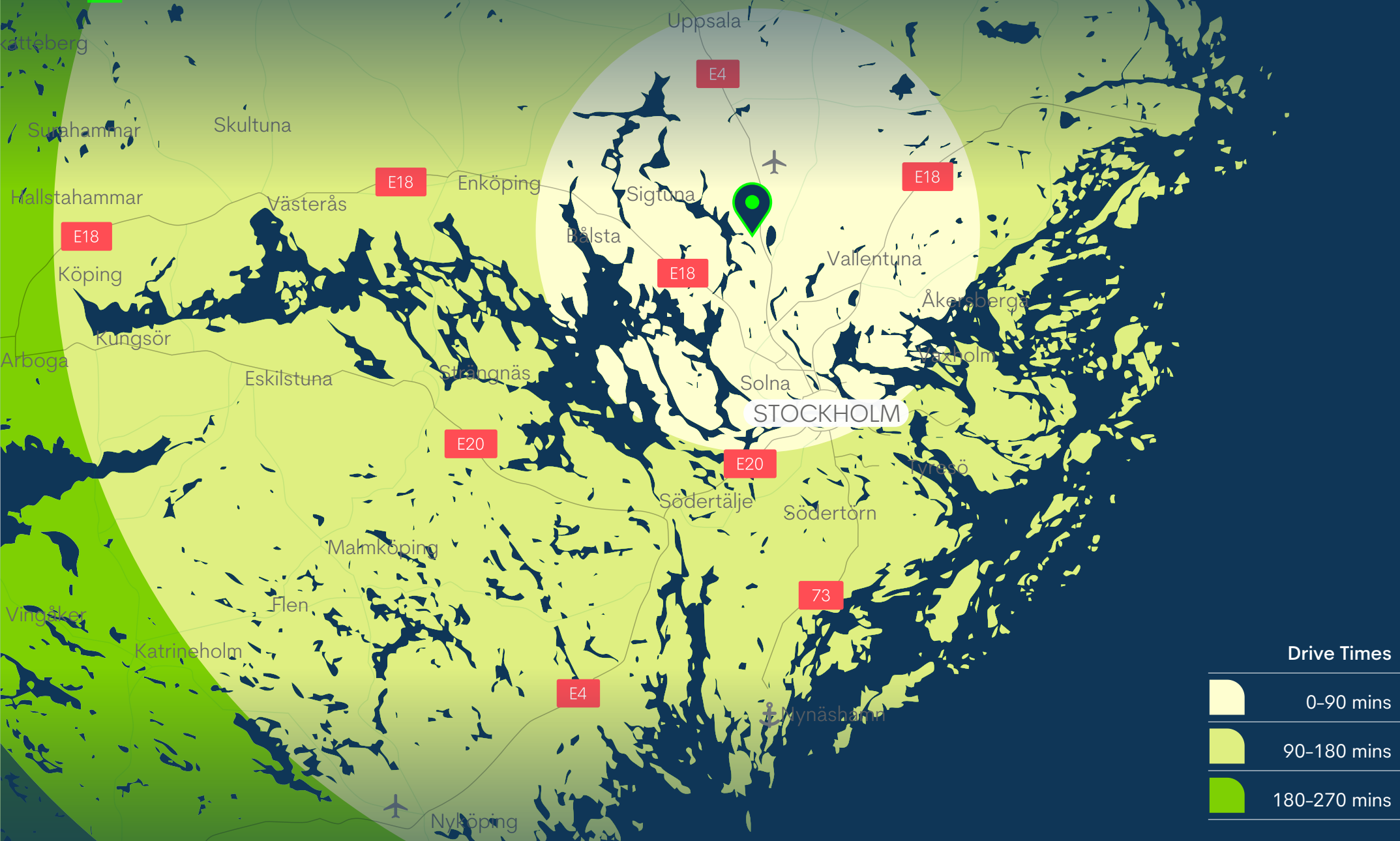
	Km	Time
Stockholm Arlanda Aiport	9.7	12 mins

	Km	Time
Rosersberg Intermodal Terminal	Adjacent	1 min
Port of Stockholm	40	40 mins
Port of Kapellskär	71	50 mins

	Km	Time
Rosersberg Railway Station	1.6	5 min
Stockholm Central Station	35	35 mins



Demographics



Drive Times	
	0-90 mins
	90-180 mins
	180-270 mins

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To Let

For further information, please contact the
agents below:

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Stockholm's premier logistics area with further expansion potential. Excellent location 30 km north of Stockholm city centre and less than 10 km south of Arlanda airport. Unbeatable infrastructure adjacent to the E4 motorway and the East Coast Railway. Home to one of Sweden's largest intermodal terminals connecting to the Port of Gävle, the Port of Gothenburg and continental Europe. Outstanding public transport connections with several bus routes. Bus stop directly at the property, as well as Rosersberg train station.



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