



Prime build to suit opportunities adjacent to Stockholm's Arlanda Airport



Verdion is pleased to present a major new build to suit logistics opportunity at a strategic site located adjacent to Stockholm's Arlanda Airport.

This rare, prime development site is ideally located to serve air freight industries, freight forwarders and last mile operators to both Stockholm and Uppsala.



Key facts

- 116.9 ha development-ready greenfield site
- Zoned for industrial and logistics
- The right to build up to 110,000 sq m
- Direct access to the E4 motorway
- Excellent visibility along the motorway
- Further infrastructure improvements planned
- <5 minute drive to Arlanda Airport Cargo Centre
- Established local occupiers including DHL, Lidl, DB Schenker and Bring
- 150,000+ people live within a 30-minute drive of the site
- 30 minutes to Central Stockholm and Central Uppsala



Sweden's busiest freight airport

Arlanda Airport operates 24/7, handling around 84,700 metric tons of freight in 2023. Its three runways can accommodate large cargo planes including Boeing 747s and it is served by a number of dedicated cargo carriers.

Cargo City, its on-site freight area houses terminals for DHL, FedEx, Swedish postal service Posten, and others, including warehouses, cold storage and customs clearance areas.

Last mile potential

In addition to its airport location, this site benefits from last mile potential. Both Stockholm and Uppsala – Sweden's fourth largest city – are located within a 30-minutes' drive.

Förbifart Stockholm

The Stockholm Bypass is a major infrastructure project in Sweden aimed at reducing congestion in central Stockholm by creating a new highway bypass west of the city. When completed in 2030, this new infrastructure will drastically reduce the transportation time from the northern to the southern parts of Stockholm making the Arlanda area even more attractive for last mile logistics.

Transport links

This site benefits from outstanding road, rail and air connections for incoming and outgoing goods. More than 150,000 people live within a 30-minute drive.

Place	Distance (km)	Travel Time (minutes)
Arlanda Airport Cargo Centre	2.9	4
Central Stockholm	41.1	32
Central Uppsala	32.2	28
Rosersberg	9.6	9
Brunna	33.6	35
Södertälje	72.3	54
Jordbro	66.7	56
Nykvarn	85.8	1hr 1
Västerås Logistics Hub	114	1hr 11
Eskilstuna Logistics Park	132	1hr 29

Source: Google Maps

Navigation address:

Kolstavägen 16,
195 91 Märsta, Sweden



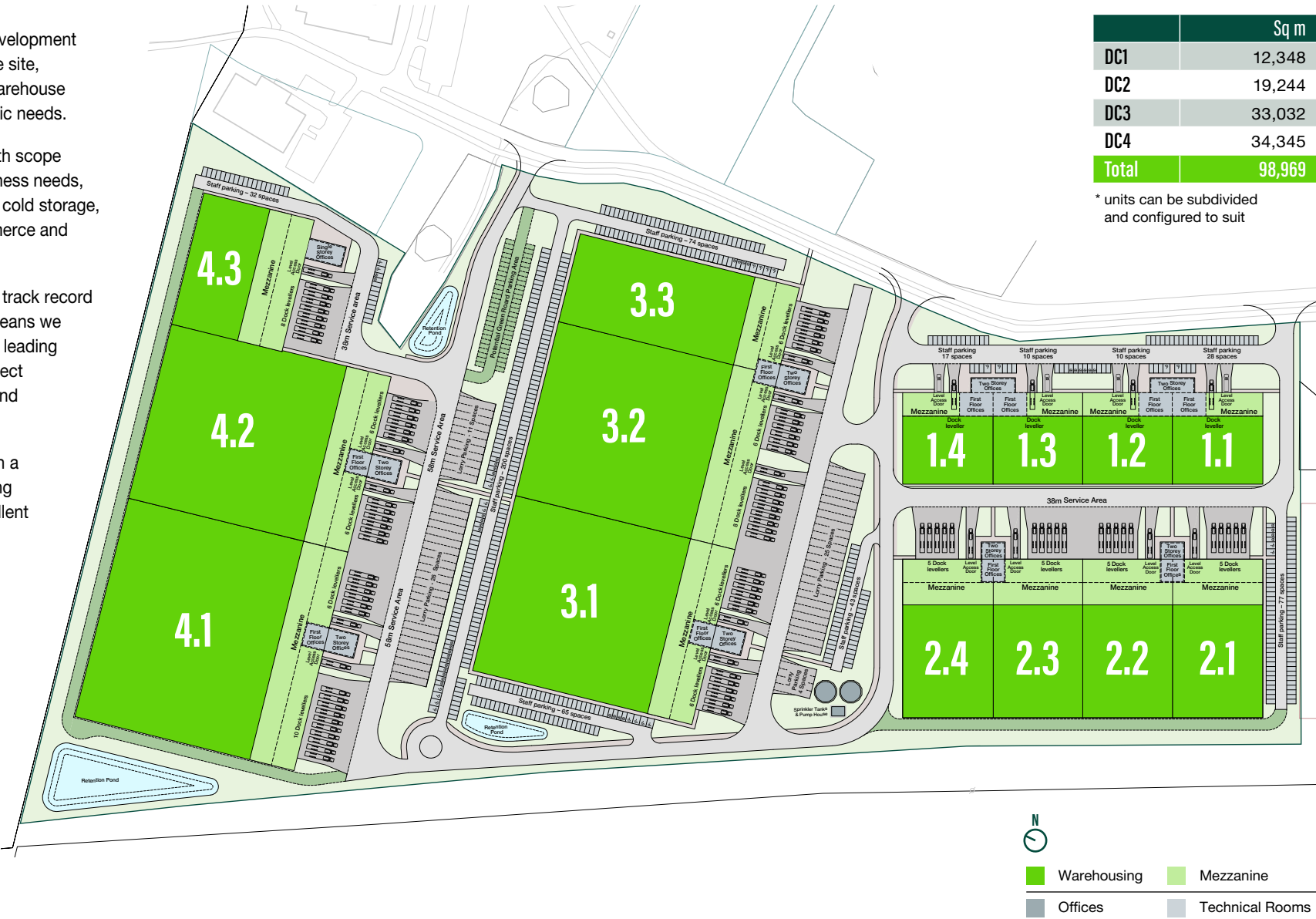
Concept masterplan

Verdion will undertake the development and asset management of the site, delivering turnkey logistics warehouse facilities to suit clients’ specific needs.

Our masterplan is flexible, with scope to meet a wide range of business needs, including for pharmaceutical, cold storage, production, complex e-commerce and distribution requirements.

Verdion’s local presence and track record of development in Sweden means we have direct relationships with leading General Contractors and Project Managers, providing speed and certainty of delivery.

Plans would be executed with a strong focus on ESG, targeting a minimum of BREEAM Excellent and scope to accommodate specific requests.



Masterplan not to scale. For indicative purposes only.

About Verdion

Verdion is a real estate investor, developer, asset and investment manager specialising in the industrial and logistics sector and operating across Europe.

From central London headquarters and offices in Düsseldorf, Frankfurt, Copenhagen, Stockholm and Gothenburg, we develop high specification facilities for major retail,

manufacturing and third-party logistics clients and acquire strategic development land as well as existing built assets with potential for added value through technical innovation and development expertise.

Our excellent relationships with major e-tailers, retailers, 3PLs and manufacturers is strengthened by a deep understanding of their requirements and a track record of delivery.

Verdion's ability to execute is underpinned by market-leading technical expertise, meaning that our team can deliver the most complex projects and most demanding requirements.

Since 2013 Verdion has created a €2.5 billion pan-European investment portfolio, most of which we continue to manage on behalf of our investor partners following completion, thereby

maintaining our customer relationships for the long-term.

Verdion's core values are founded on sustainable business practices, working with professionalism and respect for the environment and the needs of our occupiers, local communities and our investor partners.



Track record

E4 Park, Rosersberg

E4 Park Rosersberg is a new, high quality logistics park situated in Stockholm's foremost northern logistics cluster, developed speculatively by Verdion from 2022-23 in partnership with Tritax EuroBox.

Located on the E4 motorway connecting central Stockholm with Arlanda Airport, this opportunity was chosen for its connections across the Nordics and into Continental Europe as well as the potential for highly specified, energy-efficient buildings close to local transport links and the amenities of Rosersberg's town centre.



DHL, Copenhagen

Verdion has developed two Grade A logistics facilities near Copenhagen for DHL.

The first was completed in 2014 – over 15,000 sqm on a 4-ha strategic site in Greve, south of the city.

In 2018 we completed this second facility, the first building to be developed at Verdion iPark Copenhagen. The 12,000 sqm state-of-the-art building was developed specifically to support DHL's storage and distribution contract with one of the world's largest healthcare companies.



BMW, Verdion Park Fosie Malmö

Verdion Park Fosie Malmö offers up to 29,558 sqm of high quality industrial/logistics space available on a built to suit basis.

Located in the city's primary industrial submarket of Fosite, this new opportunity benefits from outstanding transport connections and close proximity to the city's businesses and consumers.

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iPort, Doncaster

Setting a new UK standard

iPort is our flagship development in the UK and the country's most advanced multimodal logistics hub. This €1bn park outside Doncaster, South Yorkshire, has capacity for 600,000 sq m of logistics space operating 24/7, with an on-site intermodal rail terminal and substantial areas given over to wildlife and biodiversity.

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Xylem, Weilheim

Xylem appointed Verdion to deliver a 15,000 sq m facility at the Achalaich business park in Weilheim, Upper Bavaria. Its analytics division manufactures physical-chemical analysis devices for applications in the areas of water, wastewater, marine and coastal waters, food, beverages, the environment, chemistry and pharmaceuticals.

We were selected with our partner the Healthcare of Ontario Pension Plan (HOOPP) for designs that incorporated a production plant, distribution centre, research and development laboratory, and offices and communal areas surrounded by landscaping and open space on a 27,000 sq m plot.

Kalhoff, Emstek

Kalhoff – formerly Derby Cycle – is a major bicycle manufacturer and a leading manufacturer of e-bikes.

In 2015, it needed a new distribution warehouse for its bicycles. Verdion was selected and we built and handed over the 25,381 sq m logistics facility where the company now stores around 150,000 bikes for distribution around Europe.

With our funding partner, the Healthcare of Ontario Pension Plan (HOOPP), we then delivered a new 32,230 sq m facility in 2021, adjacent to the first logistics warehouse and incorporating 26,500 sq m of state-of-the-art production and storage facilities, 5,730 sq m of inspiring office and communal accommodation, as well as car and cycle parking.



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