

Grade A logistics space
8,800 sqm to lease
BREEAM Excellent

Available Immediately
www.verdion-sodertalje.com



Large-scale warehousing with multimodal connections

Verdion Park Södertälje offers 31,546 sqm of new high quality distribution space.

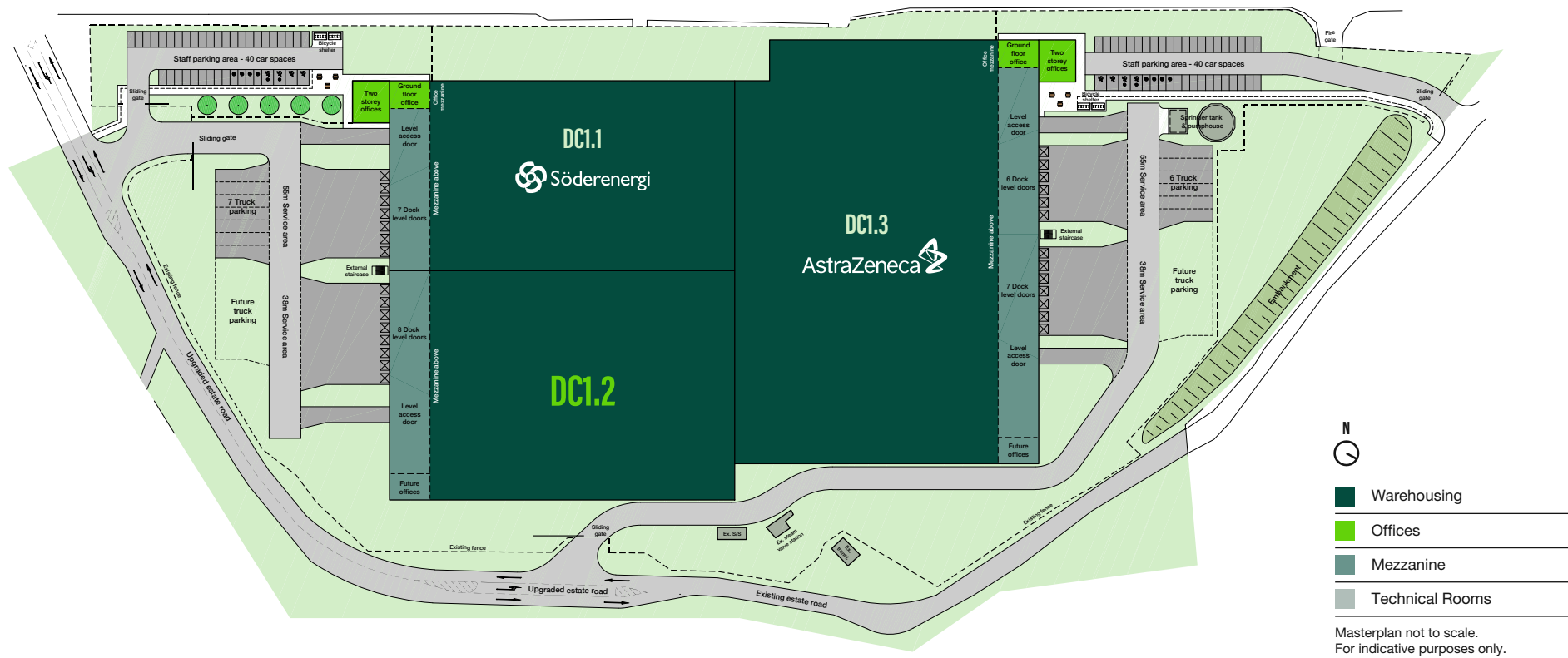
Located close to the E4 and E20 motorways and the Port of Södertälje, it benefits from excellent multimodal connections and around 2 million people living within an hour of the site.

In addition to being designed with efficient operations in mind, this new facility has been constructed to high standards of energy efficiency and sustainability, targeting BREEAM Excellent.

Following lettings to AstraZeneca and Söderenergi, one 8,800 sqm unit remains available to lease.



Masterplan

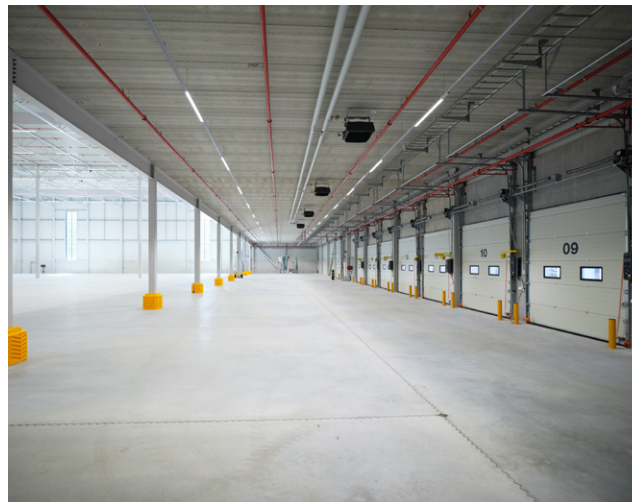


	DC1.1	DC1.2	DC1.3	Total
Warehouse including technical rooms (sqm)	Söderenergi	7,876	AstraZeneca	26,966
Mezzanine (sqm)		925		3,014
Offices and welfare (sqm)		–		1,566
Total (sqm)		8,801		31,546
Dock level doors		8		28
Level entry doors		1		4
Bicycle shelter		Yes		
Car parking	Including: EV spaces	28		74
		4		

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
- 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 is located in a landscaped setting with trees and planting. Bicycle parking and electric charging are designed into the facilities.



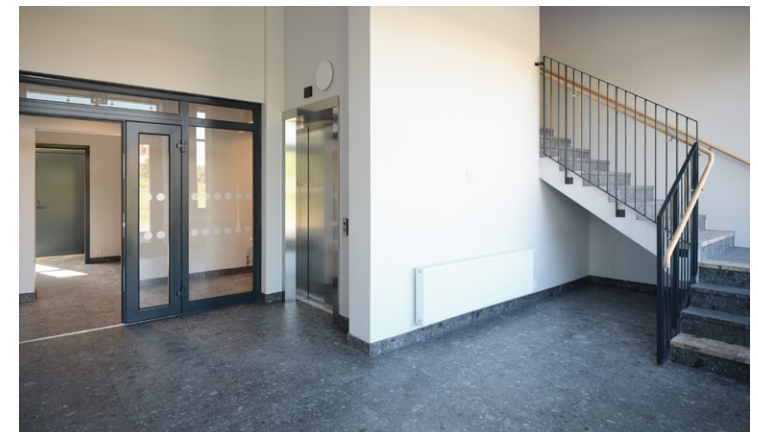
Sustainability and energy efficiency

- 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 manages the building and is the main point of contact for occupiers.

Our team handles all commercial and insurance requirements and works 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.

Around 2 million people live within an hour of the site.
(Source: CBRE)

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

Source: Google Maps

Navigation address:

Astraallén 10
152 57 Södertälje



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 and Stockholm, 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.



Verdion track record

Verdion Park E6 Gothenburg

Verdion Park E6 Gothenburg offers 18,000 sqm of new, high quality distribution space completed in 2024.

Located in the prime submarket of Bäckebo, within Sweden's top city for logistics, this site offers retailers and distribution specialists a new opportunity close to customers and within easy reach of the area's workforce and transport connections.

In addition to being designed with efficient operations in mind, this new facility has been constructed to high standards of energy efficiency and sustainability, targeting BREEAM Excellent.



Verdion Park Jönköping Stigamo

Verdion Park Jönköping Stigamo provides new, high quality distribution space in a growing submarket of the Jönköping logistics hotspot.

Stigamo is one of the strongest and best-established logistics locations in the Nordics, located approximately 15km south of Jönköping, a 20-minute drive from the airport and eight minutes from Jönköping's railfreight terminal.

In addition to being designed with efficient operations in mind, the new facility has been constructed to high standards of energy efficiency and sustainability, targeting BREEAM Very Good.

For all enquiries and commercial terms subject to tenants' requirements please contact:



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