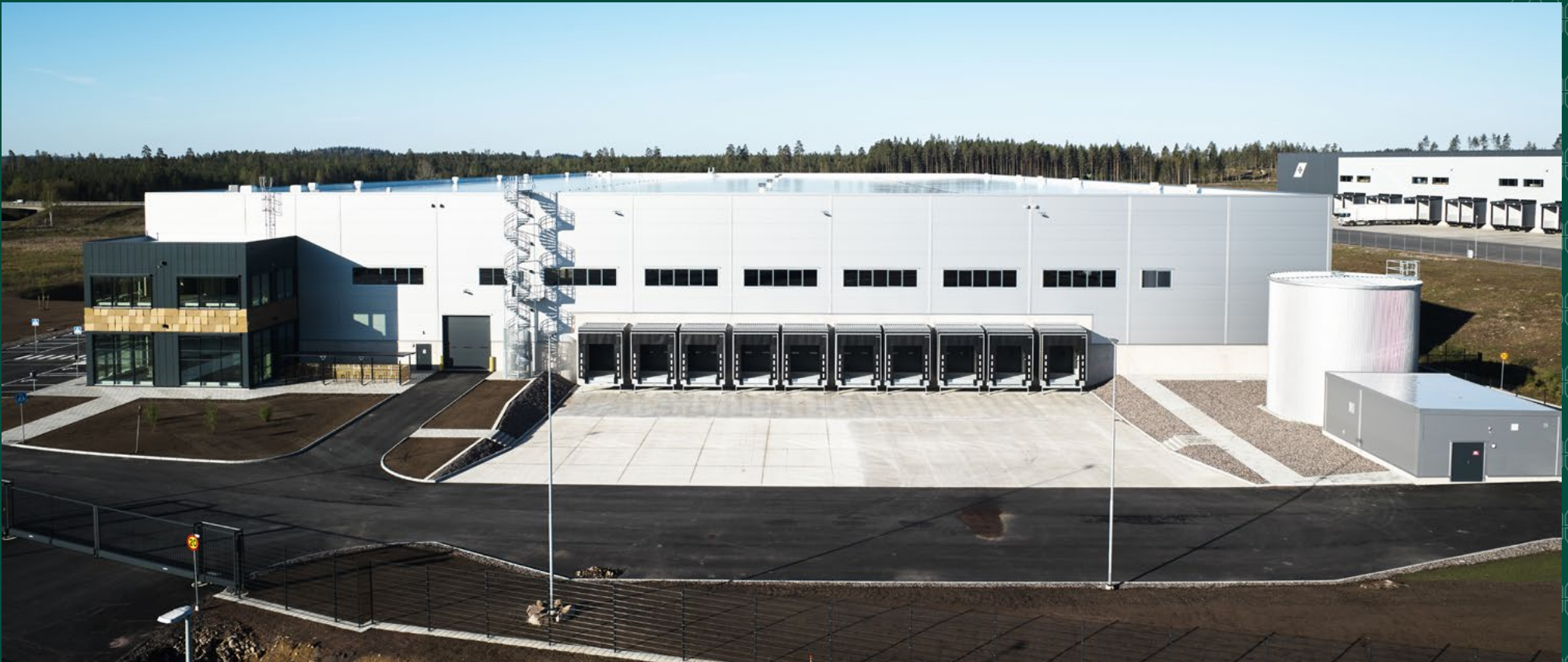


Verdion Park Jönköping Stigamo

Grade A logistics space to lease
Units from 4,000 sqm to 20,500 sqm
BREEAM Very Good

Available immediately

www.verdion-jönköpingstigamo.com



New warehousing in Stigamo South

Verdion Park Jönköping Stigamo offers new, high quality distribution space available to lease in a growing submarket of the Jönköping logistics hotspot.

This new warehousing benefits from some of the Nordics' best transport infrastructure, sitting close to the E4 motorway and within 20 minutes of an airport and two major intermodal freight terminals.

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. The building can be let as a whole or subdivided into units from circa 4,000 sqm upwards.

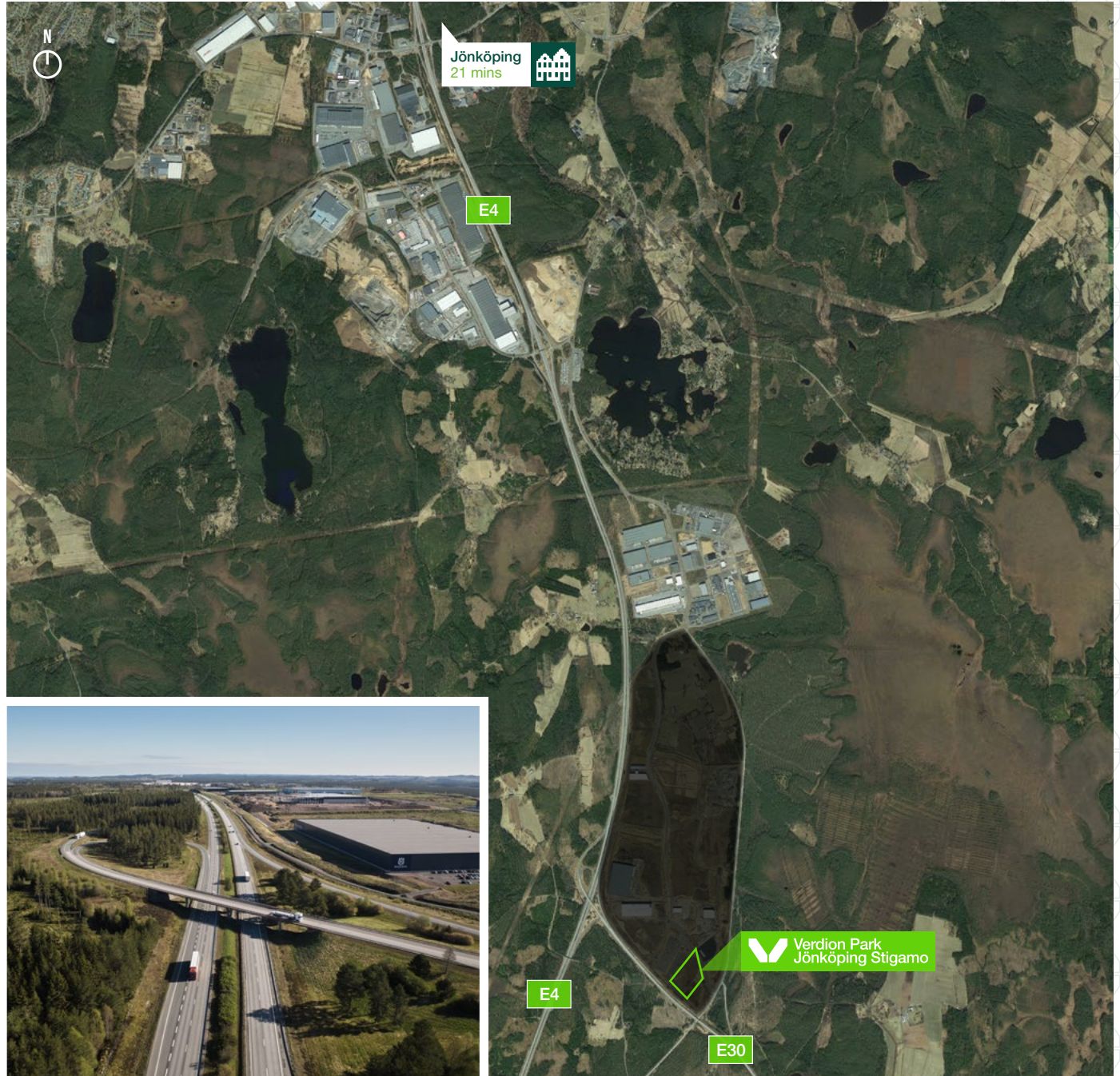


Nordics logistics hotspot

Jönköping is one of Scandinavia's most established logistics hotspots, with excellent transport links enabling access to all major Nordics markets within 24 hours and a number of leading businesses already located here.

Its Stigamo South submarket is growing quickly, with a number of established businesses in the logistics sector already located here.

It also benefits from proximity to the International Handelshögskolan and Jönköping University School of Engineering which offer programmes in logistics and supply chain management.



Multimodal transport links

Verdion Park Jönköping Stigamo benefits from outstanding road, rail and air connections for national, international and local journeys.

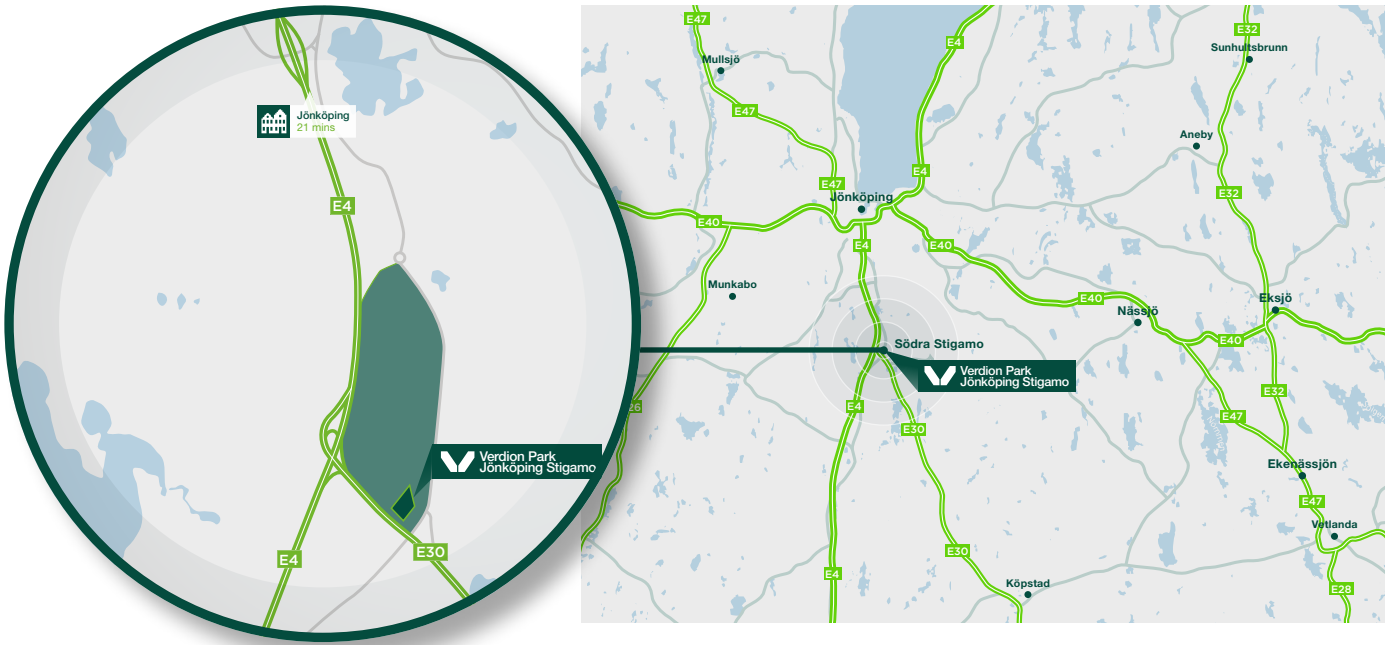
Its central location within Sweden's big box logistics hotspot means that occupiers are well-positioned between Stockholm, Oslo, Gothenburg and Copenhagen allowing distribution to most of the Nordics region within 24 hours.

City	Distance (km)	Travel Time (minutes)
Jönköping intermodal terminal	8.5	8m
Jönköping city	21.7	21m
Vaggeryds intermodal terminal	24.3	17m
Jönköping airport	26.2	22 m
Växjö	100	1h 24
Gothenburg	159	1h 49
Port of Gothenburg	161	1h 56
Norrköping	185	1h 54
Helsingborg	220	2h 29
Örebro	232	2h 32
Malmö	278	2h 58
Copenhagen	322	3h 31
Stockholm	340	3h 36
Oslo	409	4h 52

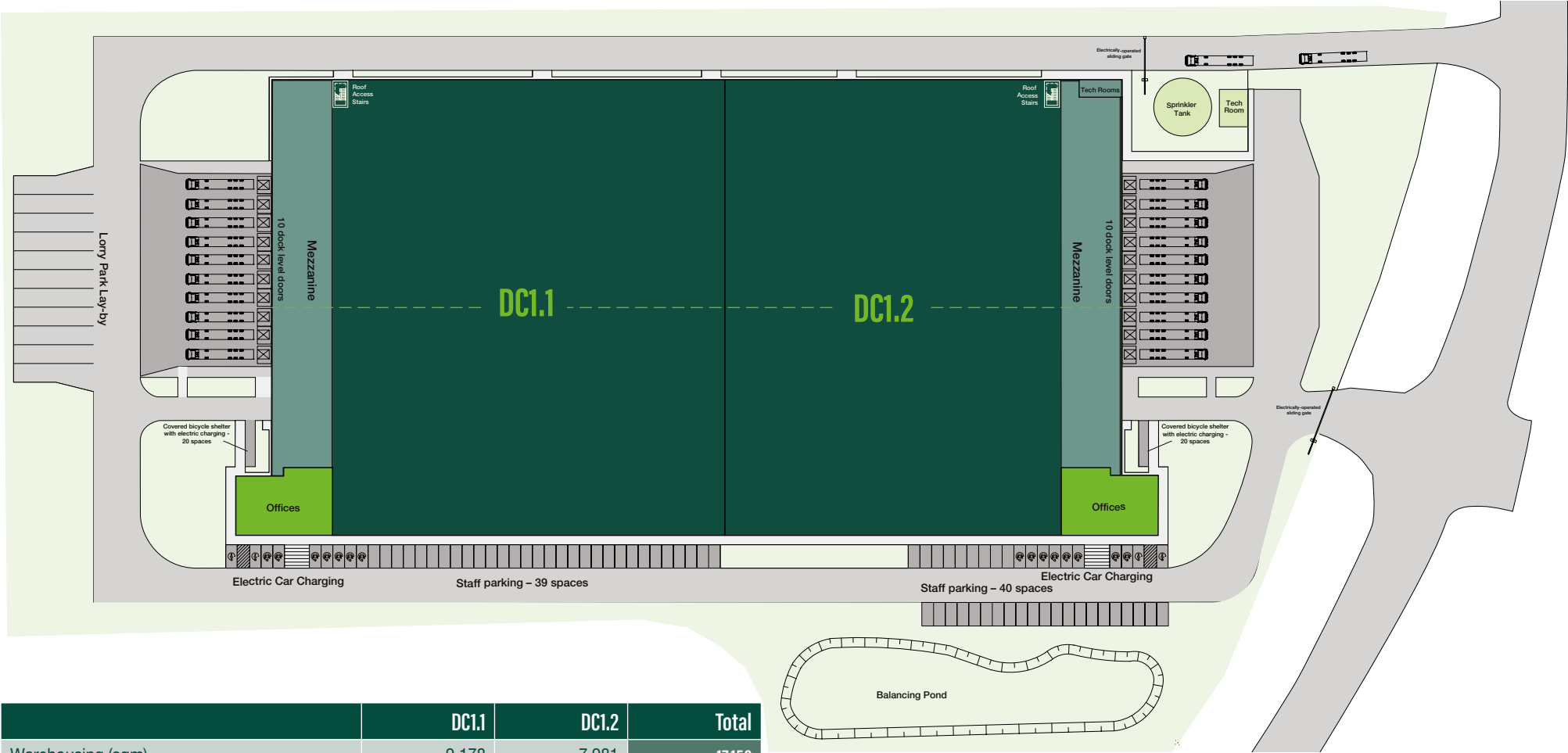
Source: Google Maps

Navigation Address:

Fraktvägen 1, 556 50 Jönköping



Masterplan



	DC1.1	DC1.2	Total
Warehousing (sqm)	9,178	7,981	17,159
Mezzanine (sqm)	1,139	1,139	2,278
Offices & welfare (sqm)	494	494	988
Technical areas (sqm)	-	81	81
Total	10,811	9,695	20,506
Loading bays	10	10	20
Car parking including accessibility and EV spaces	39	40	79

Space can be leased as shown or subdivided further if required.



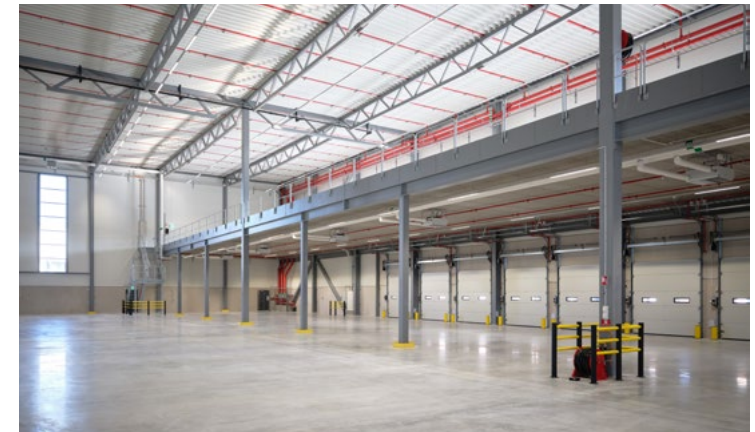
- Warehousing
- Offices
- Mezzanine
- Technical Areas

Masterplan not to scale. For indicative purposes only.

Specification

- 12m internal clear height
- 38m-deep yard (28m in concrete)
- 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
- 1,000A power supply
- 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

These facilities are located in a landscaped setting with trees, planting, outside shelters and seating. Bicycle parking and electric charging is designed into both facilities.



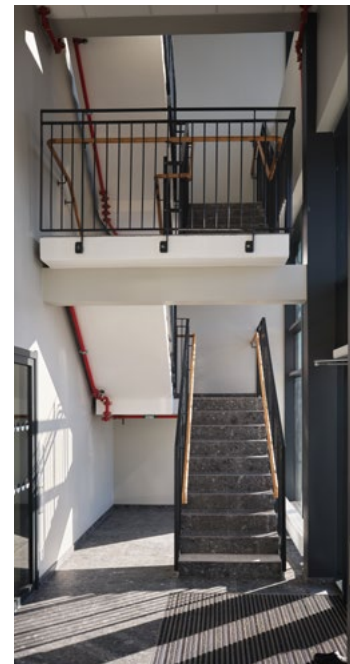
Sustainability and energy efficiency

- Highly insulated roof and façade ($U = 0.2 \text{ W/m}^2\text{K}$)
- Roofing prepared for photovoltaic energy generation
- Electric vehicle charging points for all units
- Targeting BREEAM Very Good sustainability rating

High-quality building management support

Verdion will manage the building following completion and be occupiers' main point of contact.

Our team will handle all commercial and insurance requirements and work closely with the facilities manager to ensure that the space meets occupiers' needs.



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 Södertälje

Verdion Park Södertälje offers 31,546 sqm of new high quality distribution space completed in 2025.

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.



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.

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



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