Verdion Park Backa Gothenburg

Exportgatan 19,
422 46 Hisings Backa

Grade A logistics space with riverfront access
Units from 6,900 - 17,200 sqm
BREEAM Outstanding

To lease
Available immediately
www.verdion-backa.com



Energy-efficient warehousing with riverfront access

Verdion Park Backa offers 17,217 sqm of new, high quality distribution space.

Located in the prime Gothenburg submarket of Backa, this new facility offers businesses outstanding links to the city's transport connections and close proximity to its workforce and consumers.

In addition to being designed with efficient operations in mind, this facility has been completed to high standards of energy efficiency and certified BREEAM Outstanding.

The building can be let as a whole or subdivided into two separate units of 6,883 and 10,334 sqm respectively.







Sweden's logistics capital

- 70% of Scandinavia's population and industry is within 500 km of Gothenburg
- Gothenburg is Scandinavia's largest port handling 53% of Sweden's container traffic and 30% of the country's foreign trade
- It offers direct shipping services to and from destinations in Asia, the Middle East, North Africa, and North America and has strong rail links throughout Sweden and Norway
- Göteborg Landvetter Airport handles heavy cargo and has one of the fastest air cargo turnarounds in Europe
- The city also boasts advanced logistics education programmes and research, with two universities – Chalmers University of Technology and the University of Gothenburg – both very strong in logistics with close ties to industry.

Source: Invest in Gothenburg

Multimodal transport links

Verdion Park Backa Gothenburg benefits from outstanding road, rail and air connections for incoming goods as well as a local catchment of around 700,000 people living within a 30 minute drive.

City	Distance (km)	Travel Time (minutes)
Gothenburg Central Station	5.7	13
Port of Gothenburg	9.3	14
Landvetter Airport	26.3	35
Jönköping	148	2
Helsingborg	148	2hr 32
Växjö	221	3hr 5
Karlstad	259	3hr 8
Malmö	277	3hr 6
Örebro	281	3hr 27
Oslo	290	3hr 14
Norrköping	314	3hr 39
Copenhagen	319	3hr 37
Stockholm	473	5hr 20

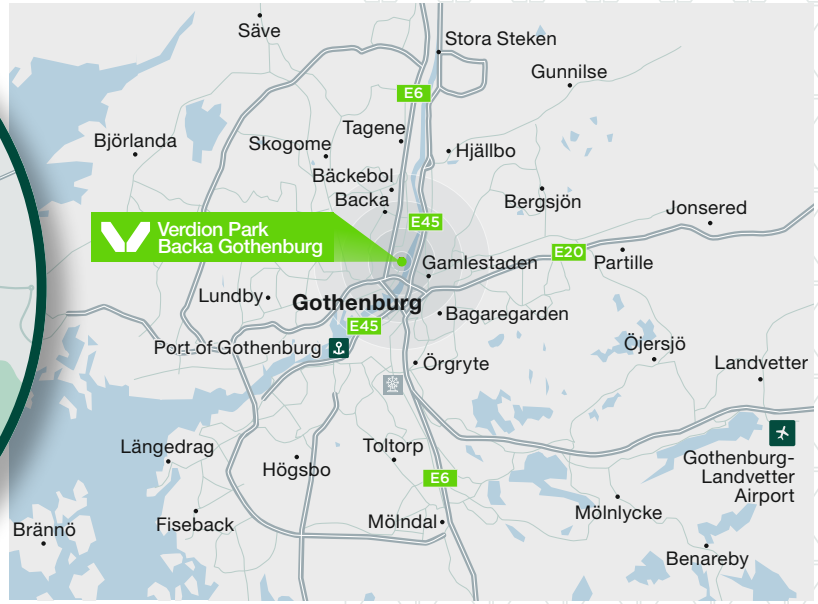
Source: Google Maps

Navigation address:

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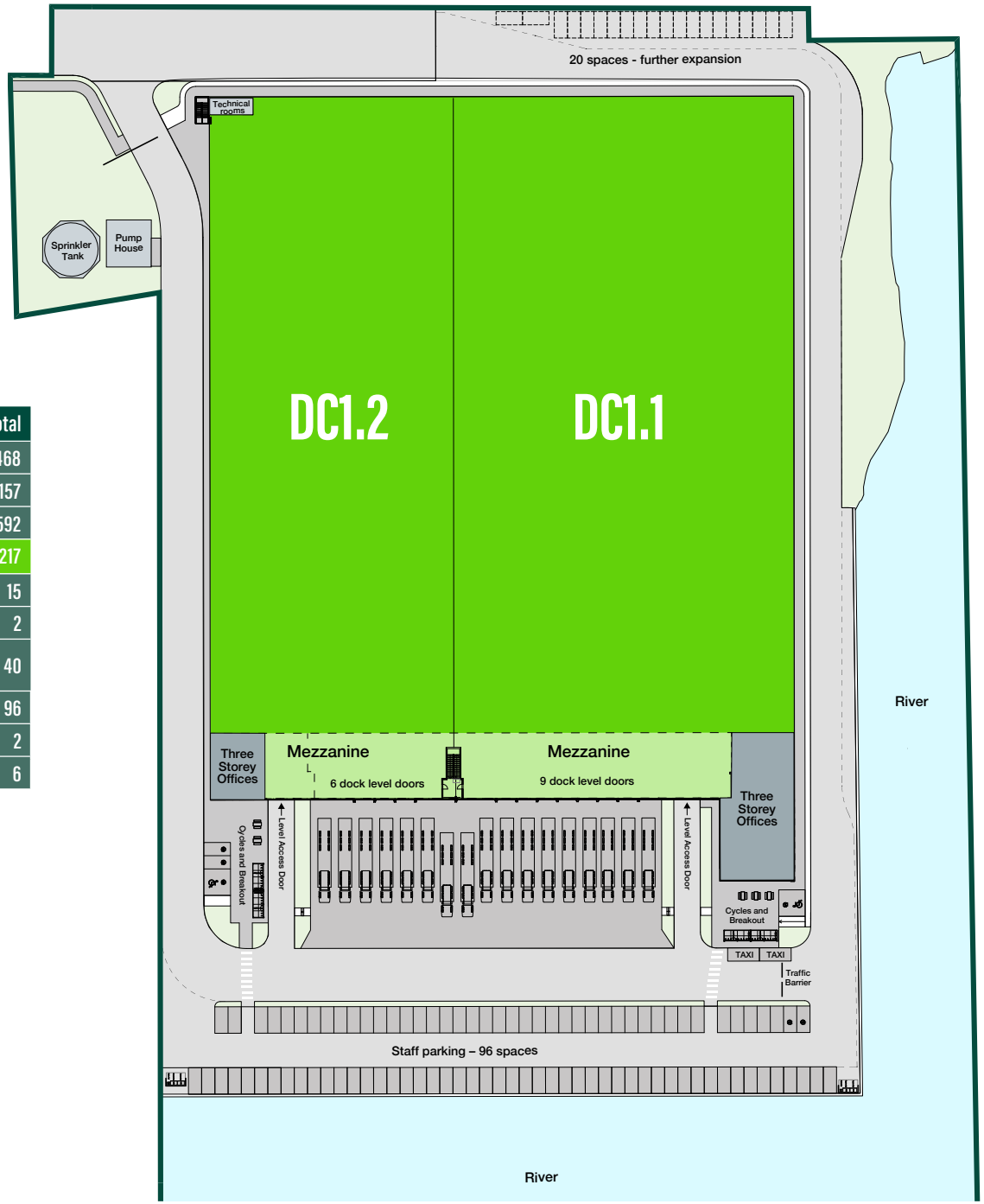






Masterplan

		DC1.1	DC1.2	Total
Warehouse including technical rooms (sqm)		8,432	6,036	14,468
Offices and welfare (sqm)		977	180	1,157
Mezzanine (sqm)		925	667	1,592
Total (sqm)		**10,334**	**6,883**	**17,217**
Dock level doors		9	6	15
Level entry doors		1	1	2
Bicycle shelter including electric bike charging points		18	22	40
Car parking		-	-	96
Including:	Accessible spaces	-	-	2
	Additional EV spaces	-	-	6



N

Warehousing | Mezzanine

Offices | Technical Rooms

Masterplan not to scale. For indicative purposes only.

Specification

- 10m internal clear height
- 38m-deep yard (28m in concrete)
- FM-approved ESFR sprinkler system
- 50kN/sqm floor loading, 75kN per leg footplate
- 2.4m concrete plinth around the building exterior
- Floor flatness in accordance with DIN 18202 Table 3 Line 4
- 1,250A power supply
- 300 lux LED lighting in warehouse, storage and handling areas and 500 lux lighting in offices
- Heating to 16ºC in warehouse, 21ºC in offices
- Fitted offices and social areas provided with climate control
- Whole roof PV ready
- Secure fenced yard with folding gates
- Bicycle parking with electric charging is designed into both facilities
- Both facilities are located in a landscaped setting with trees, planting and outside shelters.

Sustainability and energy efficiency

- Highly insulated roof and façade (U = 0.16 W/m²K)
- Entire roof prepared for photovoltaic energy generation
- Electric vehicle charging points for all units
- Certified BREEAM Outstanding

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.









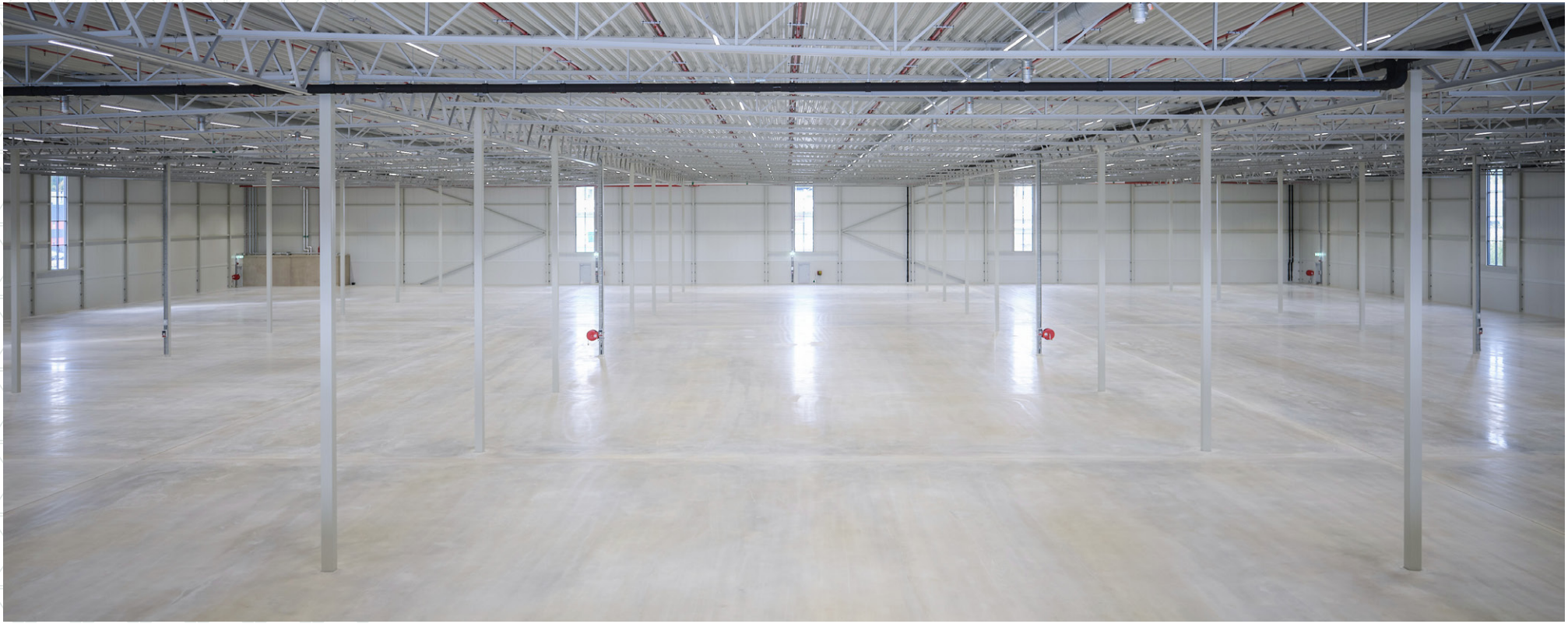

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About Verdion

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 €3.3 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

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 Bäckebol, 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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