Verdion Park Fosie Malmö

Grade A logistics space to lease
Built to suit opportunities up to 29,600 sqm
Delivery within 12 months

Kantyxegatan 2, 213 76 Malmö

www.verdion-malmo.com

A new industrial/logistics opportunity close to Malmö city centre

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 Fosie, this new opportunity benefits from outstanding transport connections and proximity to the city's businesses and consumers.

The following pages set out indicative proposals that could be delivered within 12 months of terms being agreed. They have been designed to maximise operational efficiency, reflect local market requirements and achieve a BREEAM Excellent sustainability rating.

There is further scope to adjust layout, specification and other elements to suit occupier requirements.

Malmö

- A key entry point between Scandinavia and mainland Europe.
- Excellent transport infrastructure, with direct access to major roads connecting with locations across Sweden, Denmark, Norway, and Germany.
- Proximity to major ports, airports and freight terminals.
- Access to Danish and Swedish labour markets through Öresund Region integration.

Fosie Industrial Area

- A prime industrial and logistics submarket of Malmö.
- Established business park location zoned for industrial and logistics operations.
- Home to distribution centres, warehouses, and manufacturing space for business ranging from multinational logistics providers and specialist businesses to local logistics and transport firms.
- Opportunity for occupiers seeking 10,000 sqm+ in an undersupplied market.

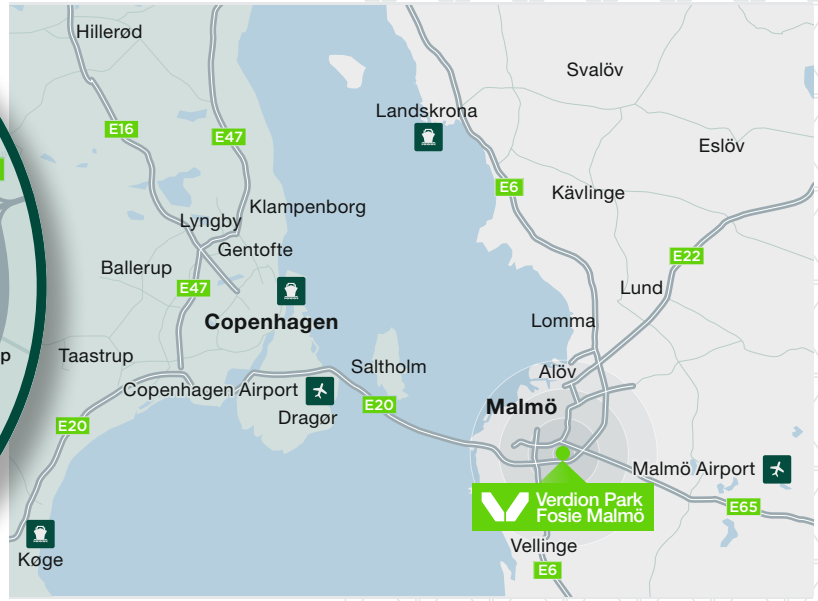
Multimodal transport links

Verdion Park Fosie Malmö benefits from outstanding road, rail and air connections for incoming goods as well as a local catchment of around 1.3 million people living within a 30-minute drive.

	Distance (km)	Travel Time (minutes)
Central Malmö	10.1	17
Malmö Kombiterminal	11	12
Norra Hamnen Combi Terminal	13.6	18
Malmö Airport	23.7	18
Copenhagen Airport, Kastrup	29	24
Port of Copenhagen	38.1	39
Central Copenhagen	40.8	38
Helsingborg	69.6	48
Växjö	204	2hr 45
Aarhus	225	3hr 24
Gothenburg	277	3hr
Jönköping	299	3hr 23
Frederikshavn	407	5hr 26
Norrköping	471	5hr 16
Örebro	502	5hr 50
Oslo	567	6hr 10
Stockholm	626	6hr 58

Source: Google Maps

Navigation address:
Kantyxegatan 2, 213 76 Malmö



Flexibility to suit a range of occupiers

This 49,800 sqm site is zoned for development with a building permit already in place.

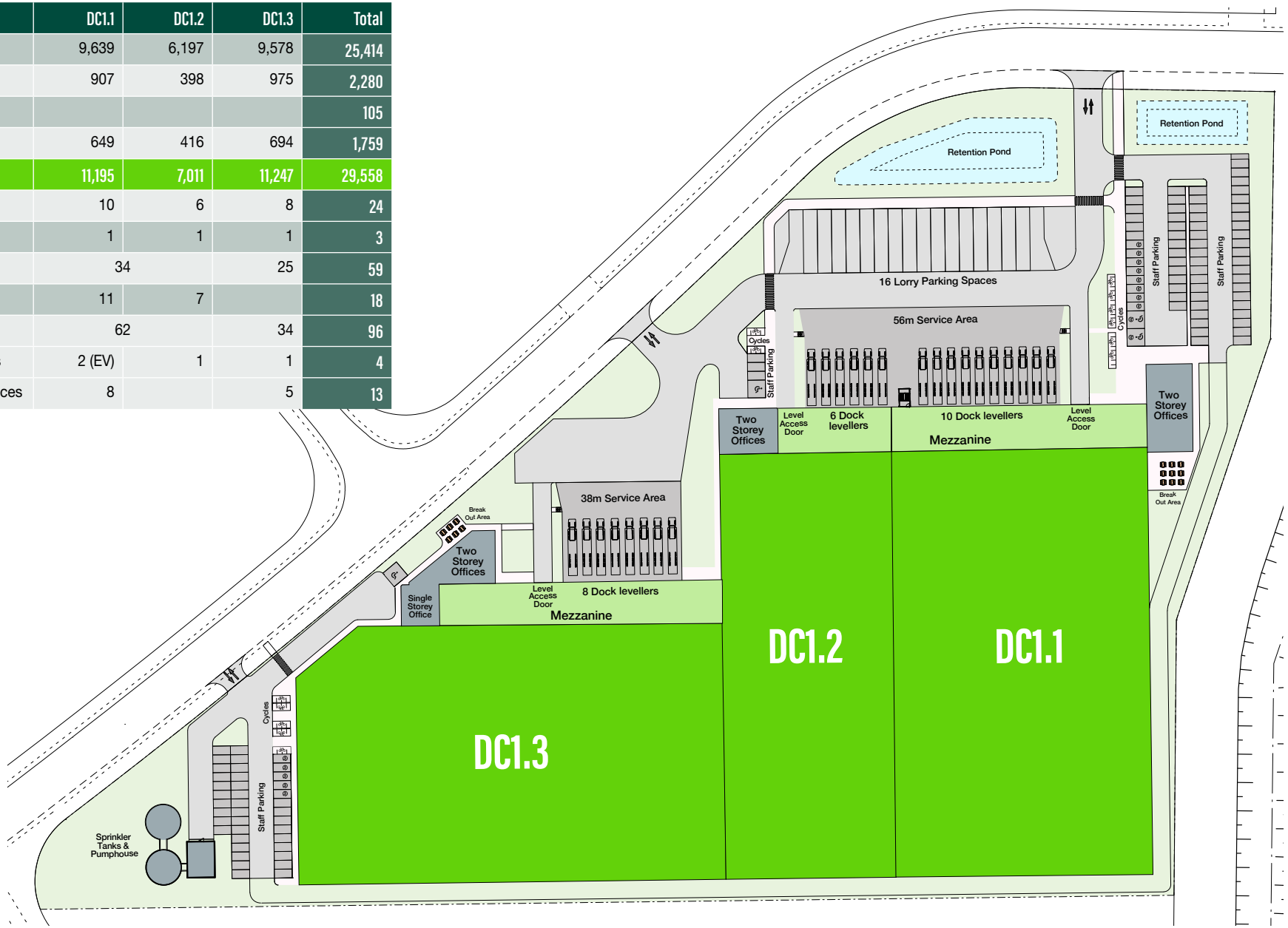
Verdion can accommodate pharma, cold storage, production and complex e-commerce requirements, as well as high quality last mile distribution space.

This following plan and specification are indicative examples showing one way that this site could be developed to maximise this opportunity. Other sizes, configurations and specifications to meet specific occupier requirements can also be accommodated.

1. HEDIN AUTOMOTIVE
2. ettiketto
3. ABB
4. Skåne mejerier
5. KIA
5. PORSCHE
5. LEXUS
5. BMW
6. DB SCHENKER
7. MGG EXPRESS
8. ahlsell
9. TePe
10. MEDI PLAST
11. Ball
12. STILL
13. HYDROSCAND

Indicative masterplan

		DC1.1	DC1.2	DC1.3	Total
Warehouse (sqm)		9,639	6,197	9,578	25,414
Mezzanine (sqm)		907	398	975	2,280
Technical rooms (sqm)					105
Offices and welfare (sqm)		649	416	694	1,759
Total (sqm)		11,195	7,011	11,247	29,558
Dock level doors		10	6	8	24
Level entry doors		1	1	1	3
Bicycle shelter		34		25	59
HGV parking		11	7		18
Car parking total		62		34	96
Including:	Accessible spaces	2 (EV)	1	1	4
	Accessible EV spaces	8		5	13



N

- Warehousing
- Mezzanine
- Offices
- Technical Rooms

Masterplan not to scale.
For indicative purposes only.

Indicative specification

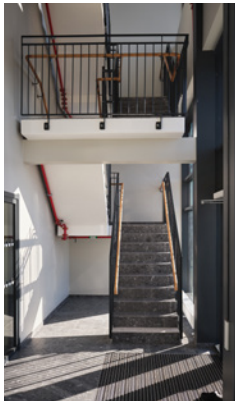
- 10m internal clear height
- 38m-deep yard (28m in concrete) excluding HGV parking
- FM-approved ESFR sprinkler system
- 50kN/sqm, 90kN/leg on footplate 120 x 100mm
- 2.4m concrete plinth around the building exterior
- Floor flatness in accordance with DIN 18202 Table 3 Line 4
- 1,600A power supply
- 300 lux LED lighting in warehouse, storage and handling areas and 500 lux lighting in offices
- Heating to 16°C in warehouse, 21°C in offices
- Fitted offices and social areas provided with climate control
- PV panel-ready roof
- Fenced perimeter with three sliding gates
- Landscaping, trees and outside shelters

Sustainability and energy efficiency

- Highly insulated warehouse roof (U = 0.20 W/m²K)
- Roofing prepared for photovoltaic energy generation
- Electric vehicle charging points for all units
- Targeting BREEAM Excellent 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.



Indicative interior photography

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.

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 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.

Kalkhoff, Cloppenburg

Verdion has undertaken the construction of a new built to suit logistics facility, manufacturing facility and brand experience for Kalkhoff, Germany's largest bicycle manufacturer and leading manufacturer of e-bikes and premium bicycles.

Extending to 25,400 sqm of logistics space, 26,500 sq m of production and 5,700 sqm of office and communal areas, plus car and cycle parking, the facility was completed in 2022.

A highlight is the Kalkhoff brand world, showcasing new models and telling the story of the brand. Customers can take bikes for a trial spin on a dedicated on-site test track.

Xylem, Weilheim

In 2021, Verdion completed the development of a 15,000 sqm facility in Weilheim, Upper Bavaria designed and built for the analytics division of water technology specialist Xylem.

The aim was to create an inspiring and productive working environment in line with Xylem's corporate philosophy, including production plant, distribution centre, research and development laboratory, offices and communal areas on a 27,000 sqm site with green space and rooftop terrace with views of the Bavarian Alps.

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

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