Verdion LiteHub Södra Porten

New urban warehouse space in Stockholm's southwestern corridor

1,755 - 21,716 sqm

Available Q2 2027

Kumla Gårdsväg 1, 145 63 Norsborg

www.verdion-södraporten.com



Flexible space for growing businesses

Verdion LiteHub Södra Porten is a new generation of urban logistics and commercial space designed to support businesses as they grow.

Offering six flexible units in different sizes and configurations, this new hub has been designed to meet a range of needs in sustainable new space designed for operational efficiency.

Businesses will benefit from an outstanding location in the southwest Stockholm logistics corridor, 25 minutes from the city centre.

Good connections to the metro and upcoming Södertörn Crosslink are matched by close proximity to the E20 motorway, connecting with Gothenburg, Malmö and other major cities.

Construction is now underway and the new buildings will be completed by Q2 2027.

From local companies needing new premises to national firms looking for a new local hub, we welcome the chance to talk further about how this opportunity can meet your requirements.





Overview

Verdion LiteHub Södra Porten is located in a landscaped setting with trees and planting. Each unit has been individually designed, with a choice of configurations for businesses to choose from.





Masterplan

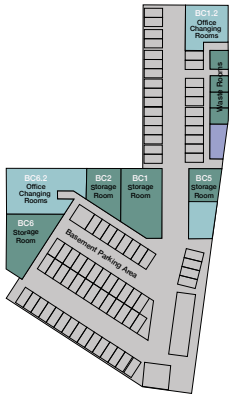
	BC1	BC2	BC3	BC4	BC5	BC6	Total
Warehouse* (sqm)	3,462	3,098	1,389	2,035	3,027	2,691	15,702
Mezzanine (first floor) (sqm)	545	652	–	76	464	574	2,311
Offices and social areas (sqm)	811	700	366	360	625	841	3,703
Total (sqm)	4,818	4,450	1,755	2,471	4,116	4,106	21,716
External loading docks	2	2	2	2	2	2	
Level access doors	1	1	1	1	1	1	
Loading dock area depth (m)	17	20	12	12	22	17	

*Including basement waste management room and archive space

First floor



Basement



Ground floor

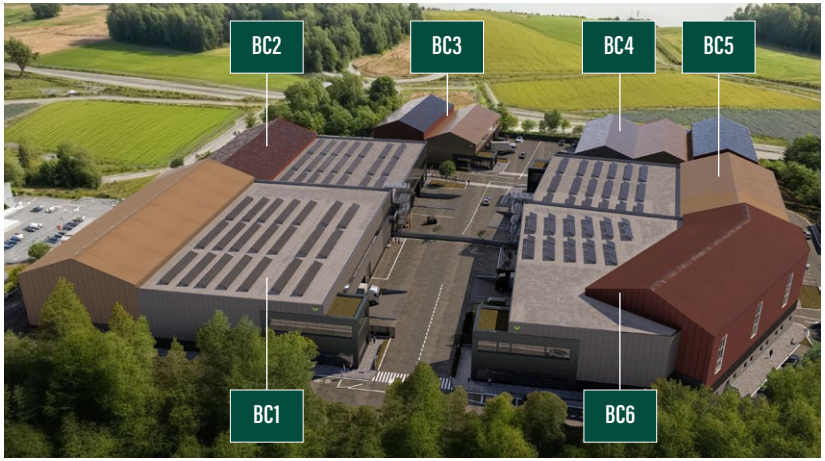


N

Warehouses
Mezzanines
Office Changing Rooms
Offices & Entrance
Parking spaces
Storage/Waste/ Technical Rooms

Masterplan not to scale. For indicative purposes only.

Specification



BREEAM
CODE FOR A SUSTAINABLE BUILT ENVIRONMENT
BRE GLOBAL
EXCELLENT

High-quality building management support

Verdion will manage the building and be 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.

	BC1	BC2	BC3	BC4	BC5	BC6
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First floor mezzanine (sqm)	545	652	-	76	464	574
Offices and social areas (sqm)	811	700	366	360	625	841
Total (sqm)	4,818	4,450	1,755	2,471	4,116	4,106
Unit width, depth (m)	61.0, 59.5	54.5, 59.5	39.0, 36.0	39.0, 54.0	52.0, 61.5.0	55.0, 60.5
Floor flatness	In accordance with DIN 18202 Table 3 Line 3					
Floor loading	50kN/m² floor loading in warehouse areas; Rack loadings of 90kN/leg on footplates					
Wall protection	2.4m high concrete plinth around warehouse area					
Internal clear height (m)	10.0-12.5	10.0-12.5	7.5-15.3	7.7-11.7	10.0-12.5	10.0-12.5
Mezzanine depth (m)	12	12	-	9	12	12
Clear height under mezzanine (m)	4.9	4.9	3.9	3.9	4.9	4.9
Mezzanine floor loading	6.5kN/m²	6.5kN/m²	-	6.5kN/m²	6.5kN/m²	6.5kN/m²
Loading dock area depth (m)	17	20	12	12	22	17
External loading docks	2	2	2	2	2	2
Dock spacing (m, centre to centre)	4.10	4.10	3.85	3.85	4.10	4.10
Level access doors	1	1	1	1	1	1
Yard depth per unit excluding wider shared yard (m)	17.00	20.40	12.95	12.85	22.00	17.00
Security	Fence and gate for secure loading yard on request					
Open plan office capacity (people)	31	22**	23	18	30	33
Office ceiling height (m)	3	3	3	3	3	3
Lunch room capacity (people)	42	28	16	16	30	26
Meeting rooms	1 x small***	-	1 x medium	2 x medium	1 x small	1 x small 1 x large
Power per unit	500A with more available on request					
Heating	16°C in warehouse, 21°C in offices					
Cooling	Comfort cooling on request					
Building envelope	U = 0.20W/m²K					
Roofing prepared for photovoltaic energy generation	Y	Y	N	N	Y	Y
Elevators	1 in each unit					
Electric vehicle charging points	5	5	On request	On request	4	4
Cycle parking	Secure covered bike parking facilities provided in basement. Secure electric bike battery charging cabinet (3 per unit) provided in each unit.					

*Including basement waste management room and archive space
**Excluding BC2 showroom space at ground level (which could also be an office)
***4 person office can be converted to large meeting rooms

Multimodal transport links

Verdion LiteHub Södra Porten benefits from good road, rail, air and port connections for the rapid movement of goods across Stockholm and the wider region.

Around 2.9 million people live within an hour of the site – Sweden's highest population density.

Location	Distance (km)	Travel Time (minutes)
Central Stockholm	26	25
Södertälje	19	20
Årsta Kombiterminal	20	20
Port of Södertälje	21	20
Port of Stockholm	48	50
Port of Nynäshamn	49	50
Rosersberg Kombiterminal	57	45
Stockholm Arlanda Airport	61	45
Stockholm Skavsta Airport	89	1h
Jönköping	308	3h 15
Gothenburg	452	4h 50
Oslo	504	5h 55
Helsingborg	540	5h 50
Malmö	597	6h 30

Source: Google Maps

Navigation address:

Kumla Gårdsväg 1
145 63 Norsborg







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.



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