



# Verdion Park Backa Gothenburg

Grade A logistics space with riverfront access  
Units from 6,800 - 17,100 sqm  
BREEAM Excellent

To Lease  
Available from Q2 2026  
[www.verdion-backa.com](http://www.verdion-backa.com)



# Energy-efficient warehousing with riverfront access

**Verdion Park Backa offers 17,097 sqm of new, high quality distribution space available to lease from Q2 2026.**

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 new facility is being constructed to high standards of energy efficiency and sustainability, targeting BREEAM Excellent on completion.

The building can be let as a whole or subdivided into two separate units of 6,803 and 10,294 sqm respectively.



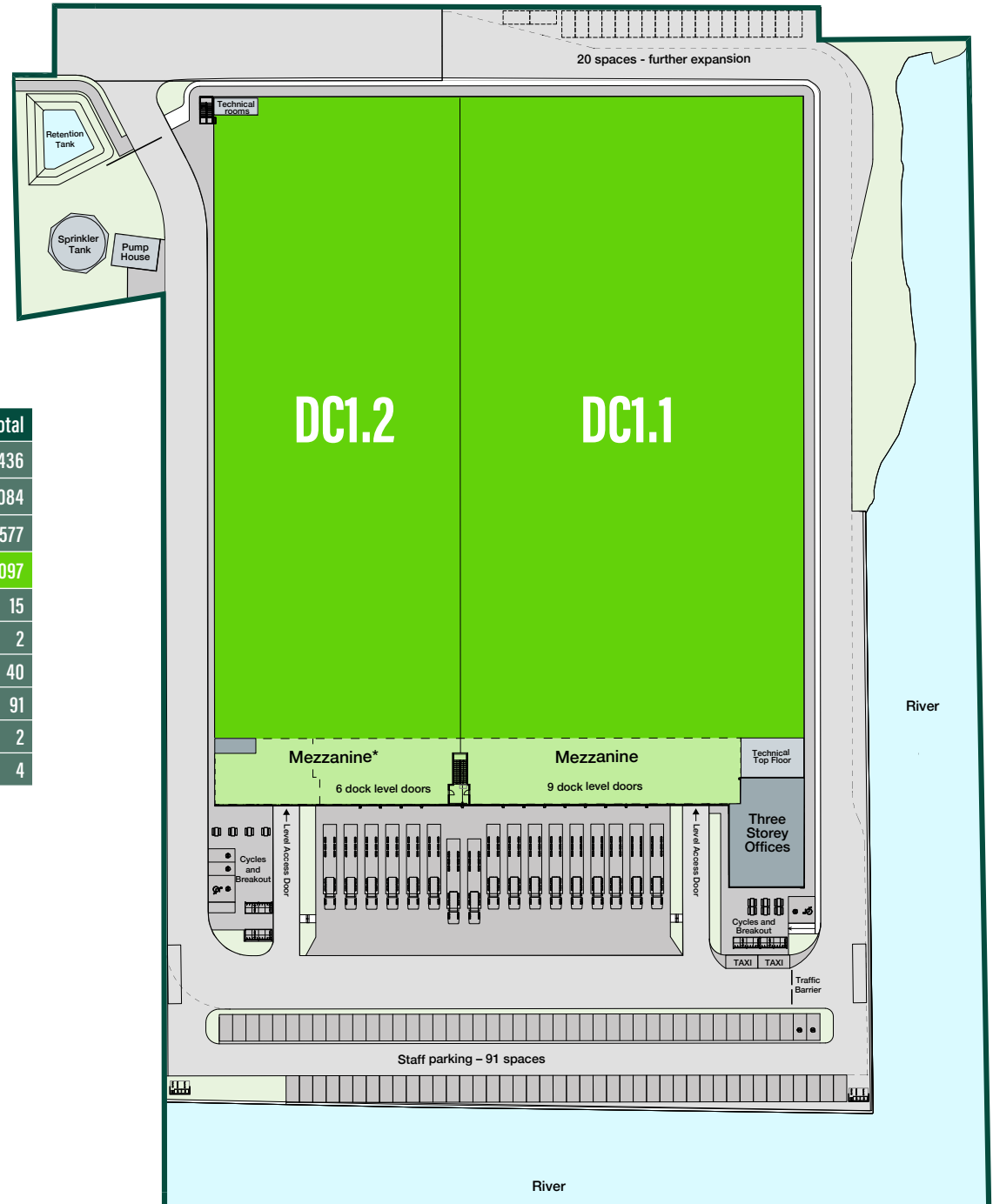


## Sweden's logistics capital

- 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.



# Masterplan



	DC1.1	DC1.2	Total
Warehouse including technical rooms (sqm)	8,433	6,003	14,436
Offices and welfare (sqm)	933	151*	1,084
Mezzanine (sqm)	928	649*	1,577
<b>Total (sqm)</b>	<b>10,294</b>	<b>6,803</b>	<b>17,097</b>
Dock level doors	9	6	15
Level entry doors	1	1	2
Bicycle shelter	20 Bicycles	20 Bicycles	40
Car parking	-	-	91
Including:			
Accessible spaces	-	-	2
Additional EV spaces	-	-	4

\*209 sqm can be converted from mezzanine to offices if required



- 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 16°C in warehouse, 21°C in offices
- Fitted offices and social areas provided with climate control
- PV panel-ready
- Secured fenced yard with sliding gate on south and folding gate on northwest
- Bicycle parking with electric charging is designed into both facilities
- Both facilities are located in a landscaped setting with trees, planting, outside shelters.

## Sustainability and energy efficiency

- Highly insulated roof and façade ( $U = 0.16 \text{ W/m}^2\text{K}$ )
- 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.



# 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 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.



## 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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