

Verdion Park E6 Gothenburg

Grade A logistics space to lease
Units from 5,100-18,000 sqm
BREEAM Excellent

Available Immediately
www.verdion-E6Gothenburg.com



Well-connected new warehousing

Verdion Park E6 Gothenburg offers 18,000 sqm of new, high quality distribution space available to lease.

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 on completion. The building can be let as a whole or subdivided into smaller units as required.





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
- Its 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

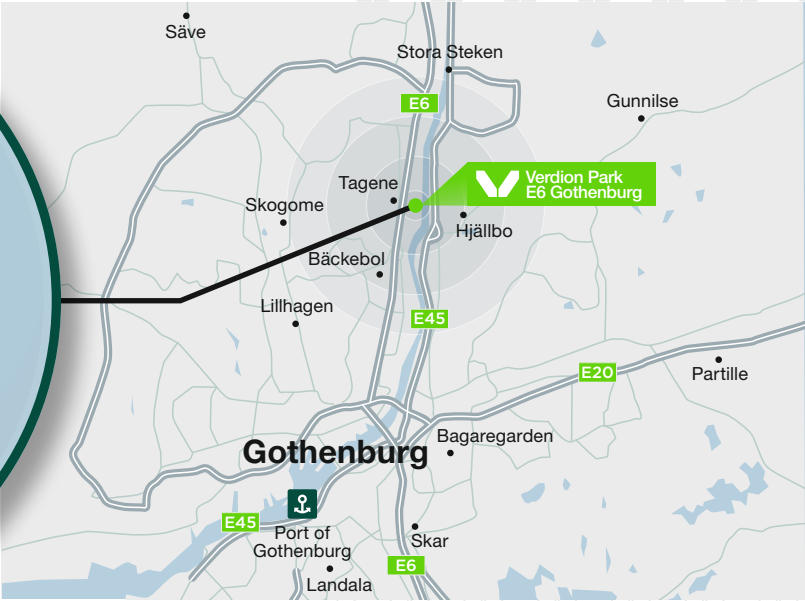
Verdion Park E6 Gothenburg benefits from outstanding road, rail and air connections for incoming goods as well as a local catchment of around 700,000 people living within a 30-minute drive.

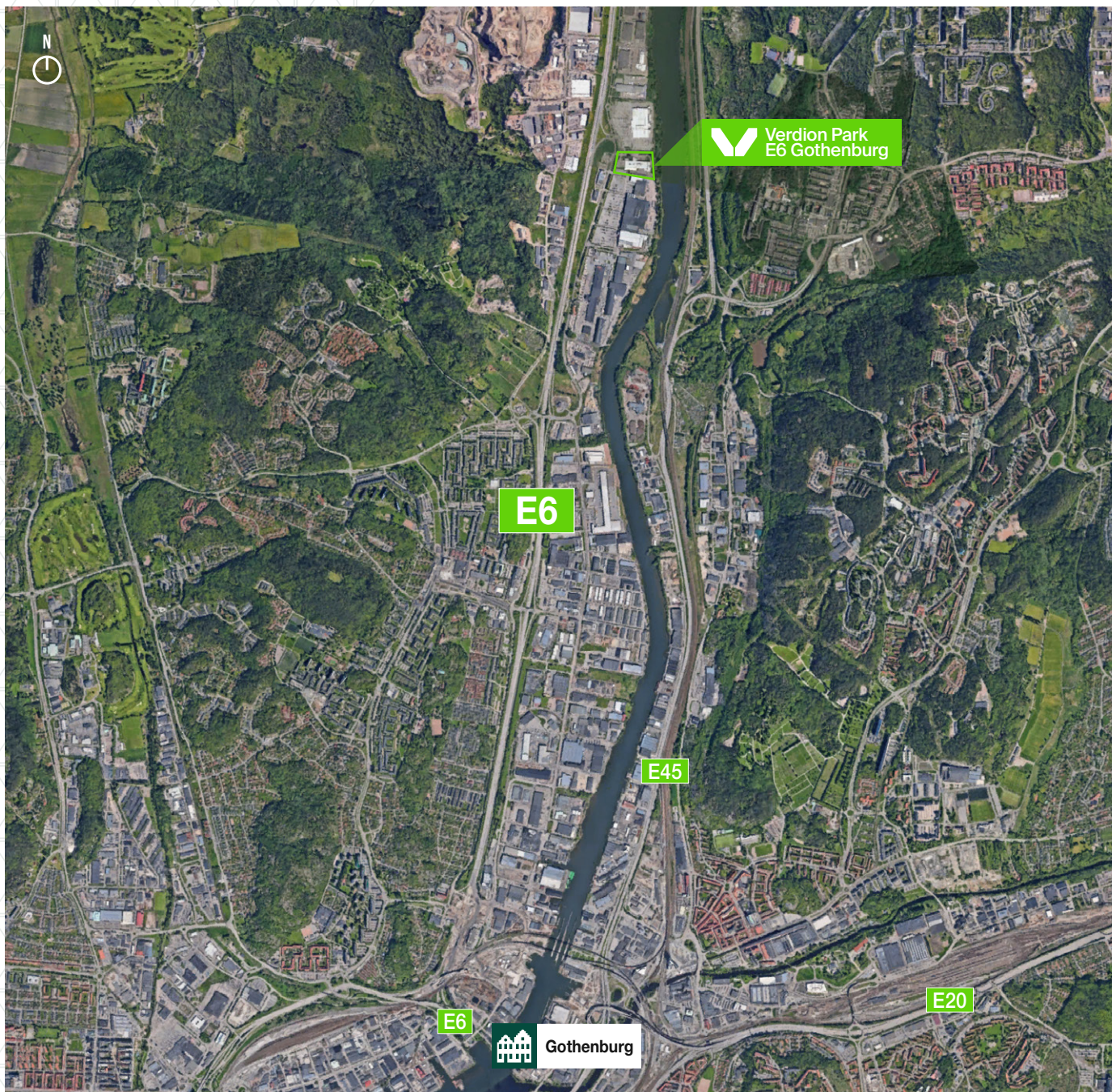
City	Distance (km)	Travel Time (minutes)
Gothenburg city	9.4	13
Port of Gothenburg	10.7	12
Landvetter airport	30.6	23
Jönköping	152	1h 45
Helsingborg	221	2h 20
Växjö	235	2h 51
Malmö	278	2h 53
Oslo	285	3h 11
Norrköping	318	3h 24
Copenhagen	322	3h 27
Örebro	285	3h 27
Stockholm	473	5h 8

Sources: Google Maps

Navigation address:

Transportgatan 22, 422 46 Gothenburg





Prime submarket location

Bäckebol is one of Gothenburg's prime submarkets when it comes to retail and logistics, with established names already located in the area and direct connections through the E6 motorway as well as the E45 and E20 nearby.

IKEA

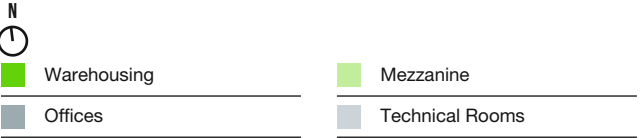
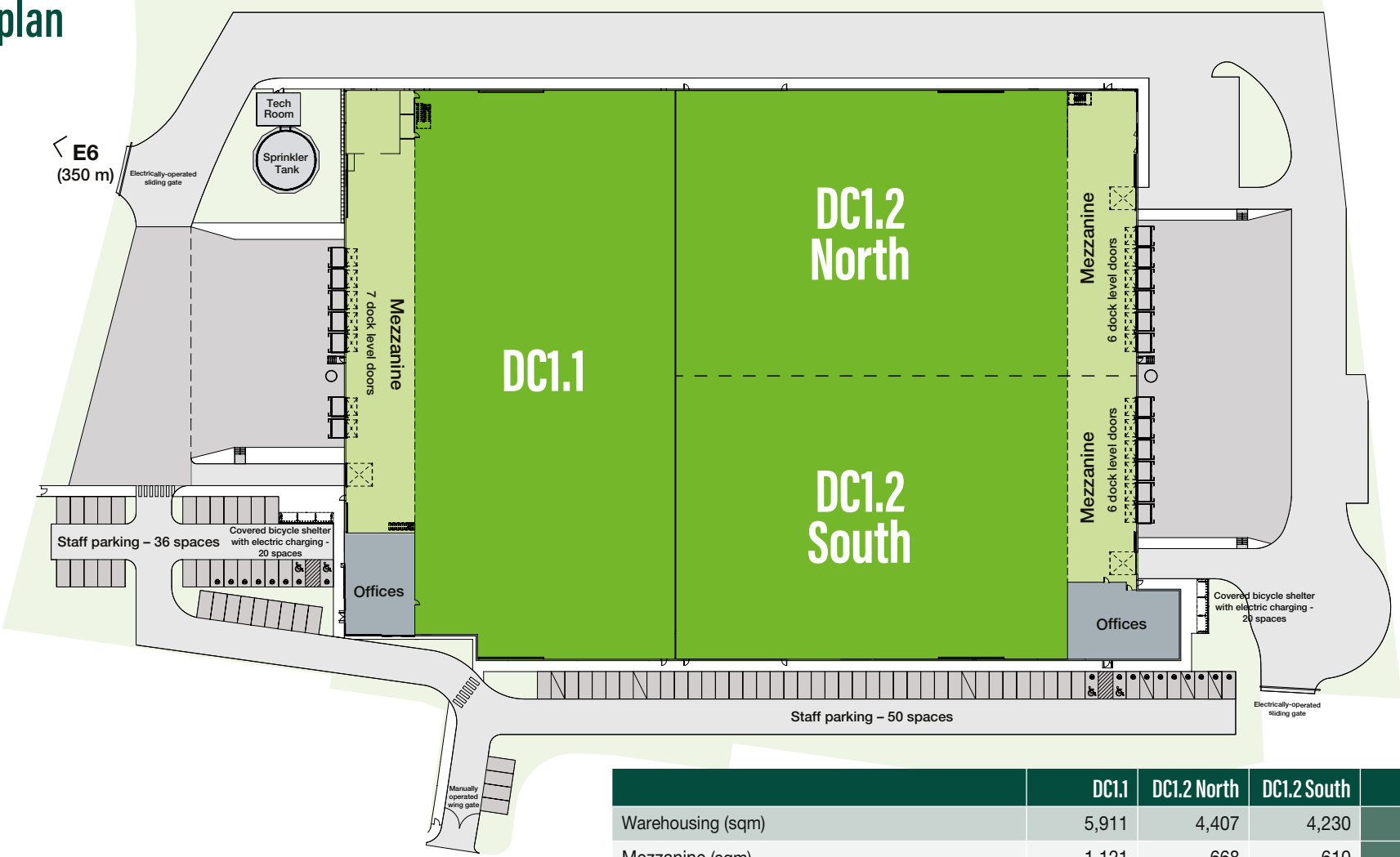
DB SCHENKER

DHL

ELGIGANTEN

BAUHAUS

Masterplan



Masterplan not to scale. For indicative purposes only.

	DC1.1	DC1.2 North	DC1.2 South	Total
Warehousing (sqm)	5,911	4,407	4,230	14,548
Mezzanine (sqm)	1,121	668	610	2,399
Offices (sqm)	398	0	316	714
Technical areas (sqm)	213	48	82	343
Total (sqm)	7,643	5,123	5,238	18,004
Loading bays	7	6	6	19
Level access doors	1	1	1	3
Car parking including accessibility and EV spaces	36	0	53	89

Specification

- 10m 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

All buildings are located in a landscaped setting with trees, planting, outside shelters and seating. Bicycle parking and electric charging are 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 Excellent sustainability rating

High-quality building management support

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 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:

CBRE



Johan Bäckman

CBRE

T. +46 76 526 45 36

E. johan.backman1@cbre.com



Christoffer Nord

CBRE

T. +46 73 149 84 36

E. christoffer.nord@cbre.com

Fredrik Salman

T. +46 73 071 79 74

E. salman@verdion.com

Verdion AB

Norrandsgatan 10

111 43 Stockholm

www.verdion.com

Verdion for themselves and for the lessors of this property whose agents they are give notice that, (1) The particulars are set out as a general outline only for the guidance of the intending lessee and do not constitute, nor constitute part of, an offer or contract. (2) All descriptions, dimensions, or references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of facts but satisfy themselves by inspection or otherwise as to the correctness of them. (3) No person in the employment of Verdion or any joint agents has any authority to give any representation or warranty whatever the relation to this property. 2025.

Designed by Barques www.barques.co.uk

