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REAL ESTATE PARTNER

Stenbygatan 3
Stenby-Finnslätten, Västerås

The premises

Welcome to a unique opportunity strategically situated in Västerås! This existing building, fully operational today, offers a versatile and flexible solution for businesses operating in warehousing, logistics, and production.

The property, encompassing 36,000 square meters, serves as a flexible and adaptable platform for various operations. Currently, it includes cold storage, office spaces, and ample staging areas. This enables companies to tailor and optimize the spaces to their specific needs. To accommodate different company sizes and purposes, we have planned the possibility of dividing the property into smaller units. These units can range from 3,436 square meters and up. The blueprints provide details on how the division can be executed, granting you flexibility to choose the perfect spaces for your operations.

Stenbygatan is strategically located, with proximity to key transportation routes, including E18 and Highway 56. Additionally, Västerås Port is within reach. This strategic location simplifies logistics and provides you with the opportunity to efficiently reach your customers and suppliers.

The staging areas are well-planned and generously sized. They offer excellent opportunities for handling incoming and outgoing goods smoothly, which is, of course, crucial for effective logistics management. To ensure convenience and accessibility for both staff and visitors, there are plenty of parking spaces available on-site.

Key facts

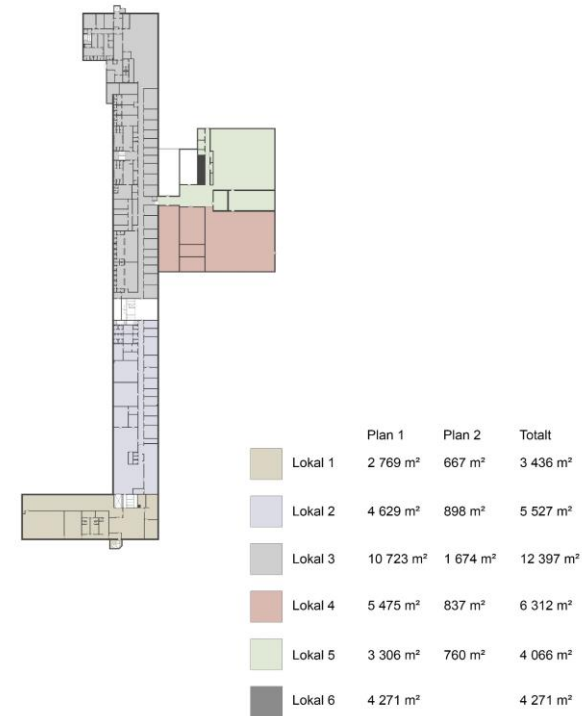
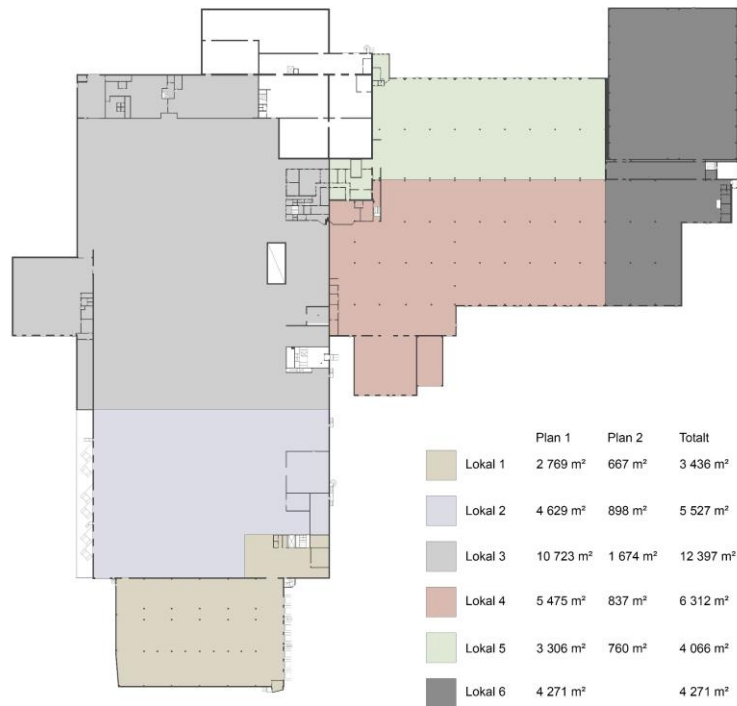
Street address	Stenbygatan 3
Region	Stenby-Finnslätten
Type of premises	Warehouse/logistics/production
Area	36 000 sqm
Year of construction	1964
The property	Kraftledningen 7
Accessibility	63 docking gates, and ground gate with ramp
Parking	Space for 100 cars

Contact

Max Magnusson
+46 (0) 76 112 22 84
Max.magnusson@croisette.se

Ahmanda Kastenholm
+46 (0) 76 139 56 04
Ahmanda.kastenholm@croisette.se

Floor plan, with potential divisions



Location



Distance	
Highway 56	1 km
E18	2,5 km
Västerås city	4 km
Västerås port	8 km
E4	83 km
Stockholm city	109 km

The property



Region

Today, Finnslätten is a place where several leading companies have their operations and offices. The area was established in the 1960s based on the ideals of that time and has since become one of the city's largest industrial and business areas. To meet the needs of today and tomorrow, the City of Västerås aims to develop Finnslätten into an innovative and sustainable district with diverse functions, attracting world-leading companies and employees to Västerås.

In the area, you will find good neighbors such as ABB, Mälardalen University, Northvolt, Bombardier, and Westinghouse, among many others.

Communications

The premises are close to RV56 and E18, making it easily accessible by both truck and car. There are good transportation options for those using public transportation, with a bus stop right outside the door. The bus stop is served four times per hour during daytime. It takes only 11 minutes to reach the bus terminal from the bus stop.

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Max Magnusson

Director, Västerås

+46 (0) 76 112 22 84
max.magnusson@croisette.se
Pilgatan 25A, 721 30 Västerås

Ahmanda Kastenholm

Head of leasing, Uppsala

+46 (0) 76 139 56 04
ahmanda.kastenholm@croisette.se
Kungsängsvägen 31A, 753 23 Uppsala

Croisette Leasing

Croisette strives for simplifying the match between landlords and tenants. We can handle all varieties of commercial premises, such as office, retail, warehouse, industry and more.

Croisette AB

Vxl: 040 15 19 17 | www.croisette.se | Adr: Propellergatan 2, 211 15 Malmö