

TOP MODERN LOGISTICS FACILITY FOR LEASE

METALLVÄGEN 66, ROSERSBERG



AVAILABLE NOW

STAND ALONE BUILDING OF 6,678 SQM

METALLVÄGEN 66, ROSERSBERG

EXECUTIVE SUMMARY

URBZ Capital is proud to offer this state-of-the-art logistics building located at Metallvägen 66 in Business Park Rosersberg. A unique opportunity to lease stand-alone space in a location at close proximity to the container terminal. The location is well-connected to the city centers of Stockholm as well as Upsala as both can be reached in less than 30 minutes by car and train. Additionally, Arlanda Airport is located at only 10 minutes driving distance.

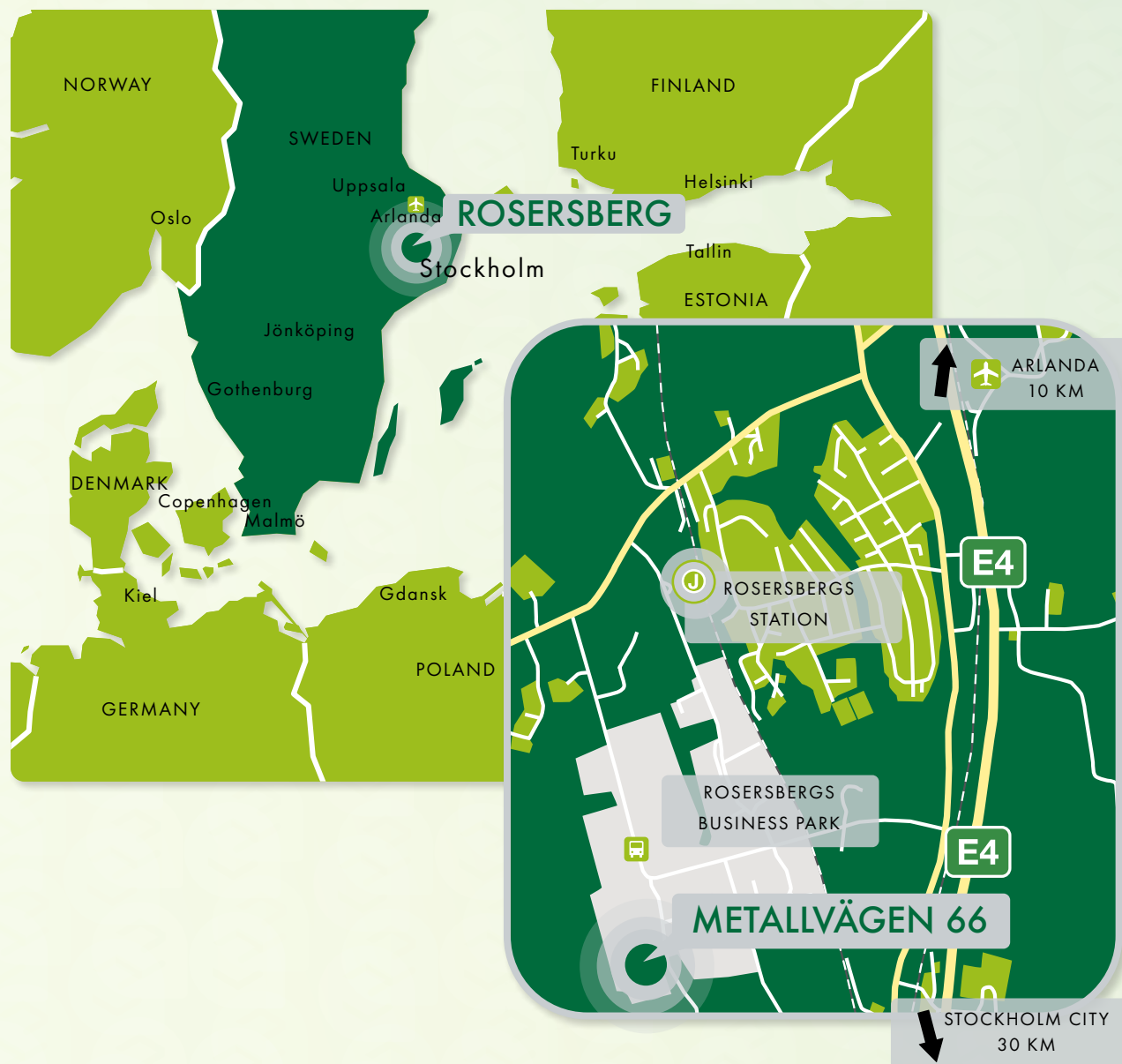
The building benefits from exceptional technical specifications and is ready to be moved into, allowing a variety of logistics and last mile uses to be initiated on short notice. Also high sustainability standards have been implemented as the building is all-electric powered, fully Paris-proof and has been awarded a BREEAM Excellent certificate.

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LOCATION AND ACCESSIBILITY

METALLVÄGEN 66, ROSERSBERG



ROSERSBERG BUSINESS PARK

Rosersberg business park is one of the largest logistics areas in the Greater Stockholm area, a premier logistics hub just a 30-minute drive from Stockholm city center. The area is strategically located 30 kilometers from central Stockholm and 10 kilometers from Arlanda.

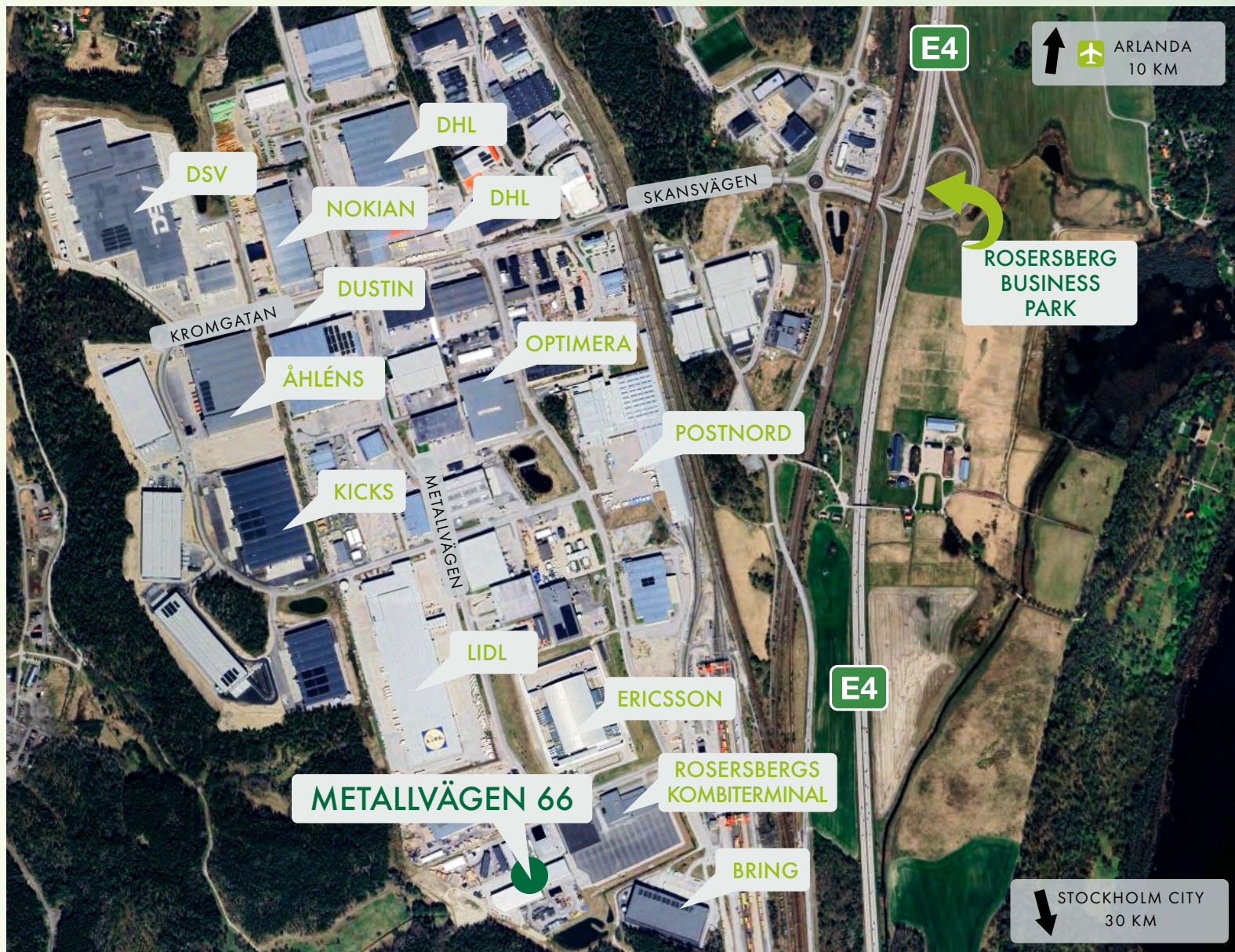
ACCESSIBILITY

The nearest bus stop at Tenngatan is located approx. 200m from the site. The bus stop is served by lines 538 and 576 which take you directly and within 10 minutes to Rosersberg station (commuter train).

From Rosersberg Business Park	Time
 To Arlanda Airport by car	10 min
 E4 highway by car	5 min
To Stockholm City by car	30 min
To Uppsala city by car	30 min
 To Stockholm city by train	20 min
To Uppsala city by train	20 min

ROSERSBERG BUSINESS PARK

METALLVÄGEN 66, ROSERSBERG



ABOUT ROSERSBERG BUSINESS PARK

This prime location already homes well-established tenants such as **DSV**, **Nokian**, **DHL**, **Dustin**, **PostNord**, **Åhléns**, **Optimera**, **Kicks**, **Lidl**, **Ericsson**, **Bring**, and **Rosersbergs Kombi Terminal** etc.

The logistics park houses Stockholm Norths' only intermodal terminal. Rosersberg intermodal terminal is the northernmost that can be reached from central Europe in one day.

CLEAR HEIGHT 10.5M

PLUG AND PLAY OFFICES

RECREATIONAL AREAS

5X TRAILER DOCKS & 6X VAN DOCKS

BREEAM 'EXCELLENT' AND PARIS PROOF

17 EV CHARGERS



LED LIGHTING

DISTRICT HEATING

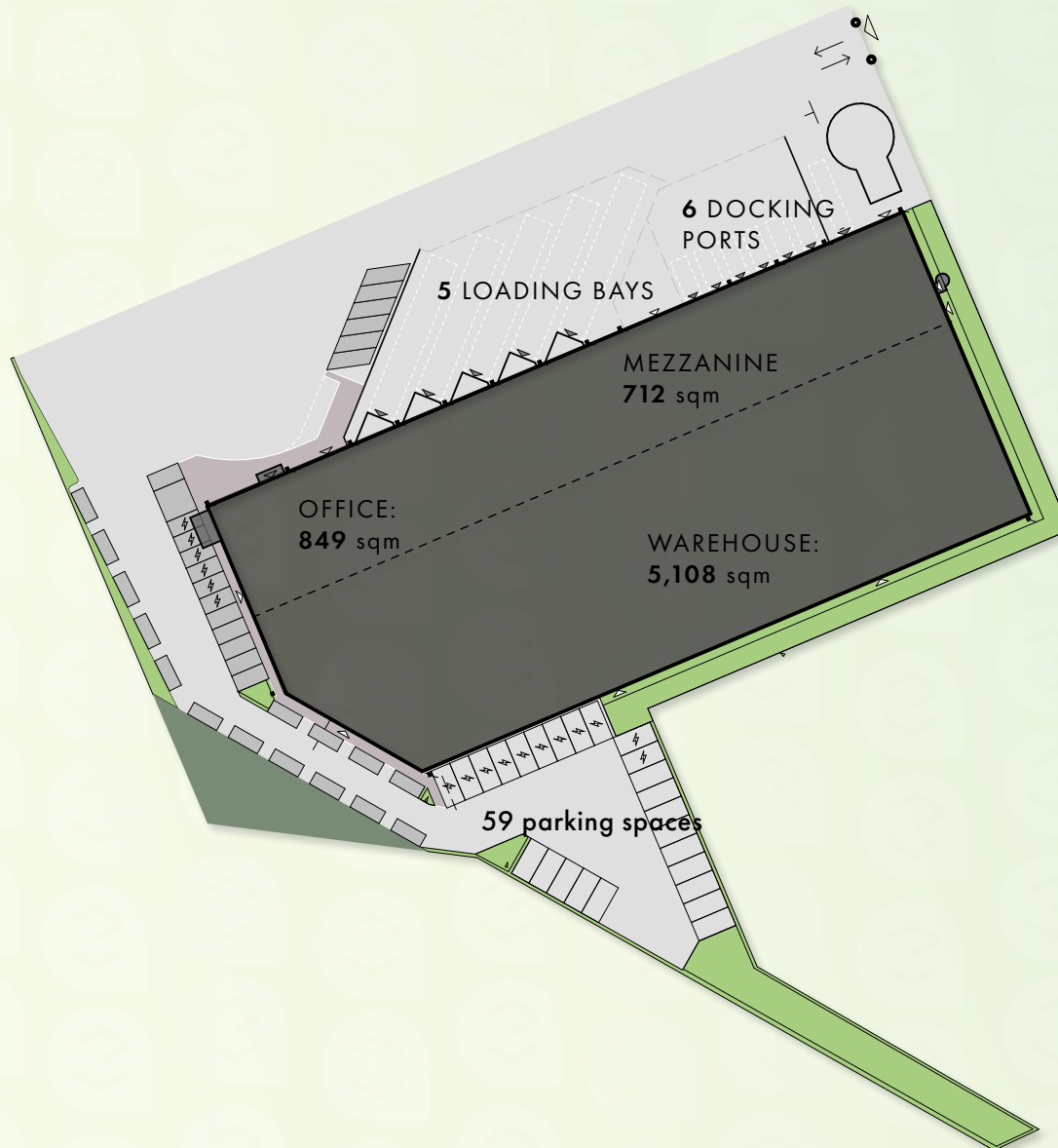
ALL-ELECTRIC (1.0 MVA POWER SUPPLY)

FULLY SPRINKLERED

NATURAL DAYLIGHT

FLOOR LOAD CAPACITY 10 KN / M²

FLOOR LOAD CAPACITY 40 KN / M²



SPECIFICATIONS

Stand alone building with a total of 6,678 sqm, of which 5,108 sqm warehouse, 712 sqm mezzanine and 849 sqm office. The building is located on a fenced plot of 13,501 sqm that contains 59 parking spaces, of which 17 are fitted with EV-charging equipment. The mezzanine level contains offices, staff spaces, dressing rooms, showers, toilets, technical spaces, storage room, kitchen and reception/lounge area.

TECHNICAL

10.5 METERS CLEAR CEILING HEIGHT (4.5 M BELOW MEZZANINE)

5 WEATHERPROOF LOADING BAYS FOR TRUCKS

6 DOCKING PORTS FOR DELIVERY VANS

1 GROUND FLOOR GATE

FLOOR BEARING CAPACITY 40 KN/SQM

FLOOR FLATNESS DIN 18202, TAB. 3, ZEILE 4

FULLY SPRINKLERED

POWER SUPPLY 1,000 KVA

DISTRICT HEATING

FTX VENTILATION

ROOF PREPARED FOR SOLAR CELLS

GLASSFIBER CONNECTION

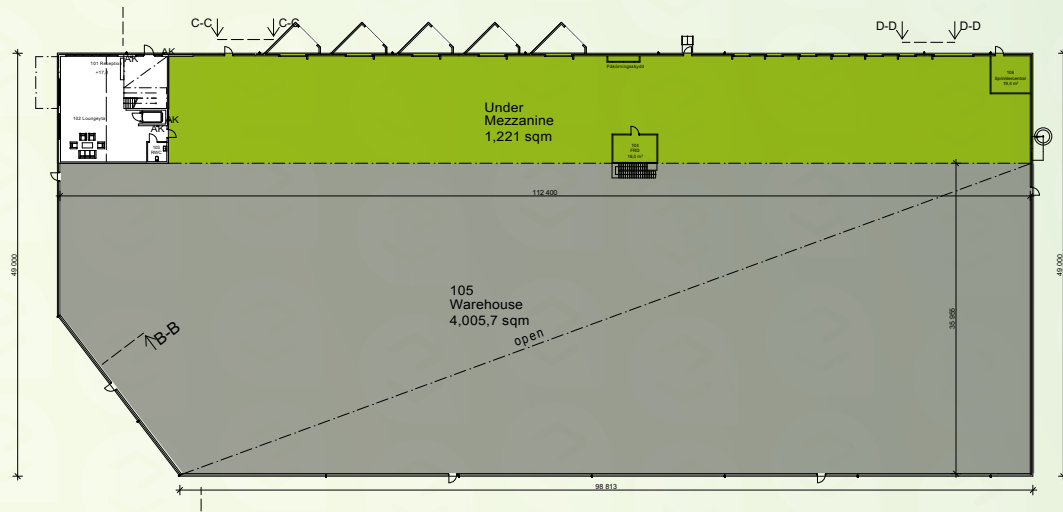
ALIGNED WITH PARIS AGREED CARBON REDUCTION PATHWAY

BREEAM 'EXCELLENT'



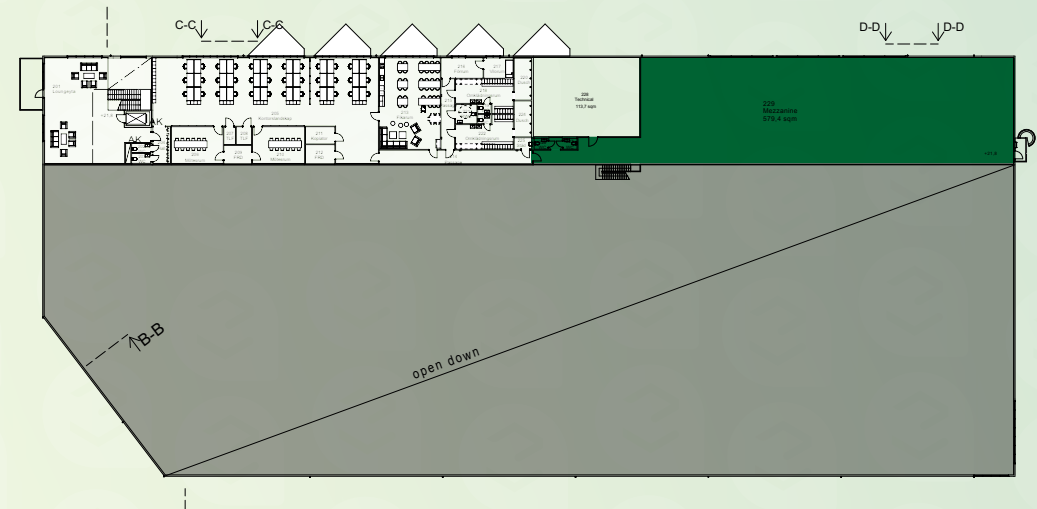
SPECIFICATIONS

METALLVÄGEN 66, ROSERSBERG



GROUND FLOOR

FIRST FLOOR



EXTERIOR

METALLVÄGEN 66, ROSERSBERG

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