

Verdion Park Backa Gothenburg

Grade A logistics space with riverfront access
Units from 6,803 - 17,097 sqm
BREEAM Excellent

To Lease
Available from Q1 2026
www.verdion-backa.com



Energy-efficient warehousing with riverfront access

Energy-efficient warehousing with riverfront access

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.

Source: Invest in Gothenburg

Multimodal transport links

Verdion Park Backa 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 Central Station | 5.7 | 13 |
| Port of Gothenburg | 9.3 | 14 |
| Landvetter Airport | 26.3 | 35 |
| Jönköping | 148 | 2 |
| Helsingborg | 148 | 2hr 32 |
| Växjö | 221 | 3hr 5 |
| Karlstad | 259 | 3hr 8 |
| Malmö | 277 | 3hr 6 |
| Örebro | 281 | 3hr 27 |
| Oslo | 290 | 3hr 14 |
| Norrköping | 314 | 3hr 39 |
| Copenhagen | 319 | 3hr 37 |
| Stockholm | 473 | 5hr 20 |

Source: Google Maps

Navigation address:

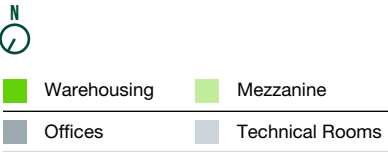
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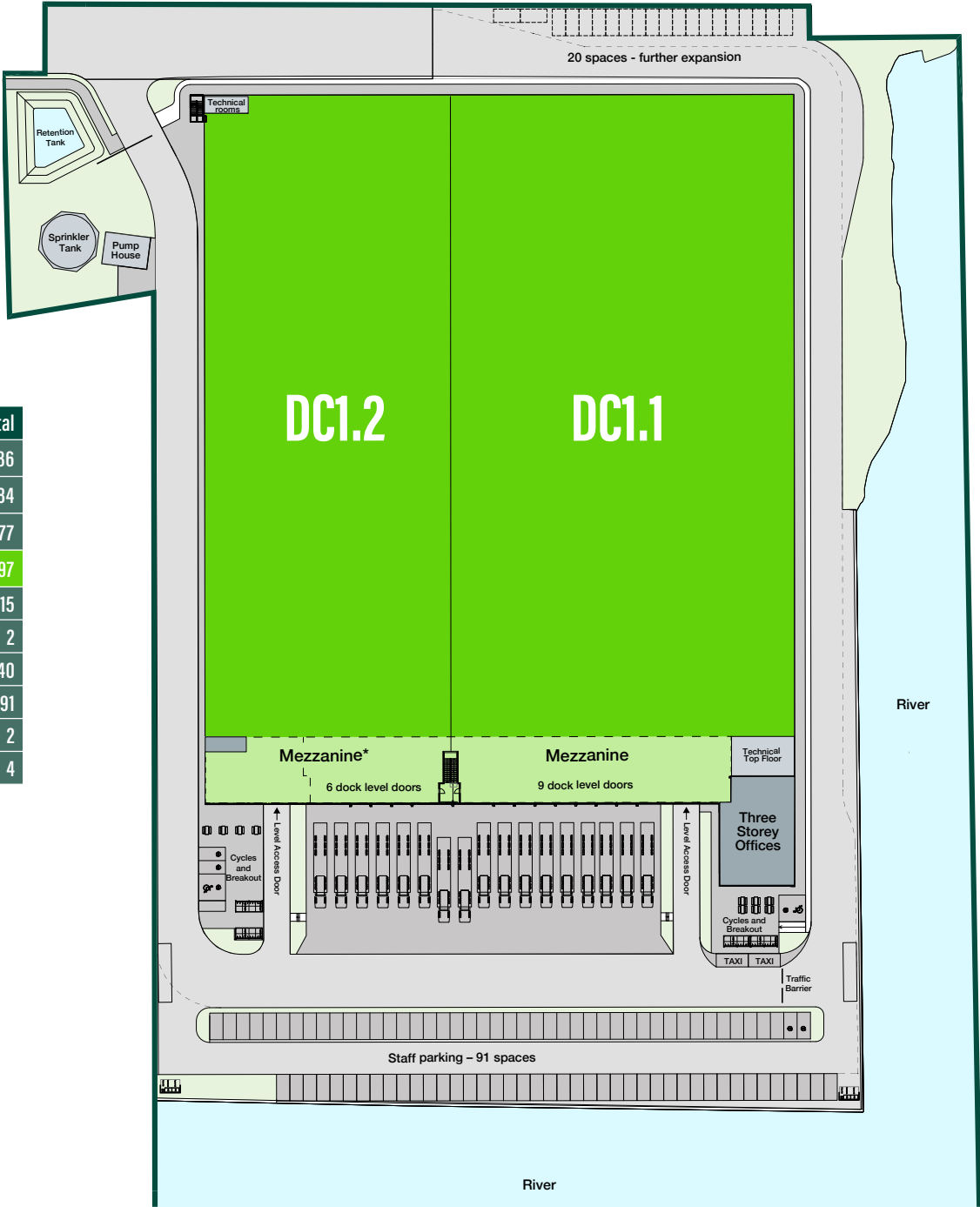
Masterplan

| | 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 |
| Total (sqm) | 10,294 | 6,803 | 17,097 |
| 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



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, Stockholm and Gothenburg, 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

Offering 31,360 sqm of warehousing, with mezzanine, offices and welfare areas, this new opportunity is set to complete in Spring 2025 and is currently available on a prelet basis.

Located close to the E4 and E20 motorways and the Port of Södertälje, the park benefits from more than two million people living within an hour's drive.

It is the largest unit of this size being developed speculatively south of Stockholm and will be delivered to BREEAM Excellent standard.



Verdion Park E6 Gothenburg

Verdion's first development in Gothenburg completed in late 2024, offering high quality space in the Bäckebo submarket. Its strategic location is close to the E6 motorway and a number of well-known retailers.

In addition to being designed flexibly, with efficient operations in mind, this new 18,000 sqm facility has been constructed to high standards of energy efficiency and sustainability, targeting BREEAM Excellent.



Verdion Park Jönköping Stigamo

Verdion Park Jönköping Stigamo offers new, high quality distribution space available to lease in a growing submarket of the Jönköping logistics hotspot.

This new warehousing benefits from some of the Nordics' best transport infrastructure, sitting close to the E4 motorway and within 25 minutes of an airport and two major intermodal freight terminals.

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. The building can be let as a whole or subdivided into units from circa 4,000 sqm upwards.



For all enquiries and commercial terms subject to tenants' requirements please contact:



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