

STATE-OF-THE-ART LOGISTICS PARK FOR LEASE



BALKBROGATAN 5, ALMNÄS – STOCKHOLM SOUTH



AVAILABLE NOW

FOR LEASE FROM 4,381 SQM UP TO 22,776 SQM

BALKBROGATAN 5, ALMNÄS – STOCKHOLM SOUTH



EXECUTIVE SUMMARY

URBZ Capital is proud to offer this state-of-the-art logistics facility located at Balkbrogatan 5 in Almnäs, Stockholm South. The park benefits an efficient site arrangement as well as an attractive architectural design. This represents a unique opportunity to lease a strategic logistics location South of Stockholm. The Port of Södertälje, with its intermodal terminal, is located at only 12 minutes driving distance.

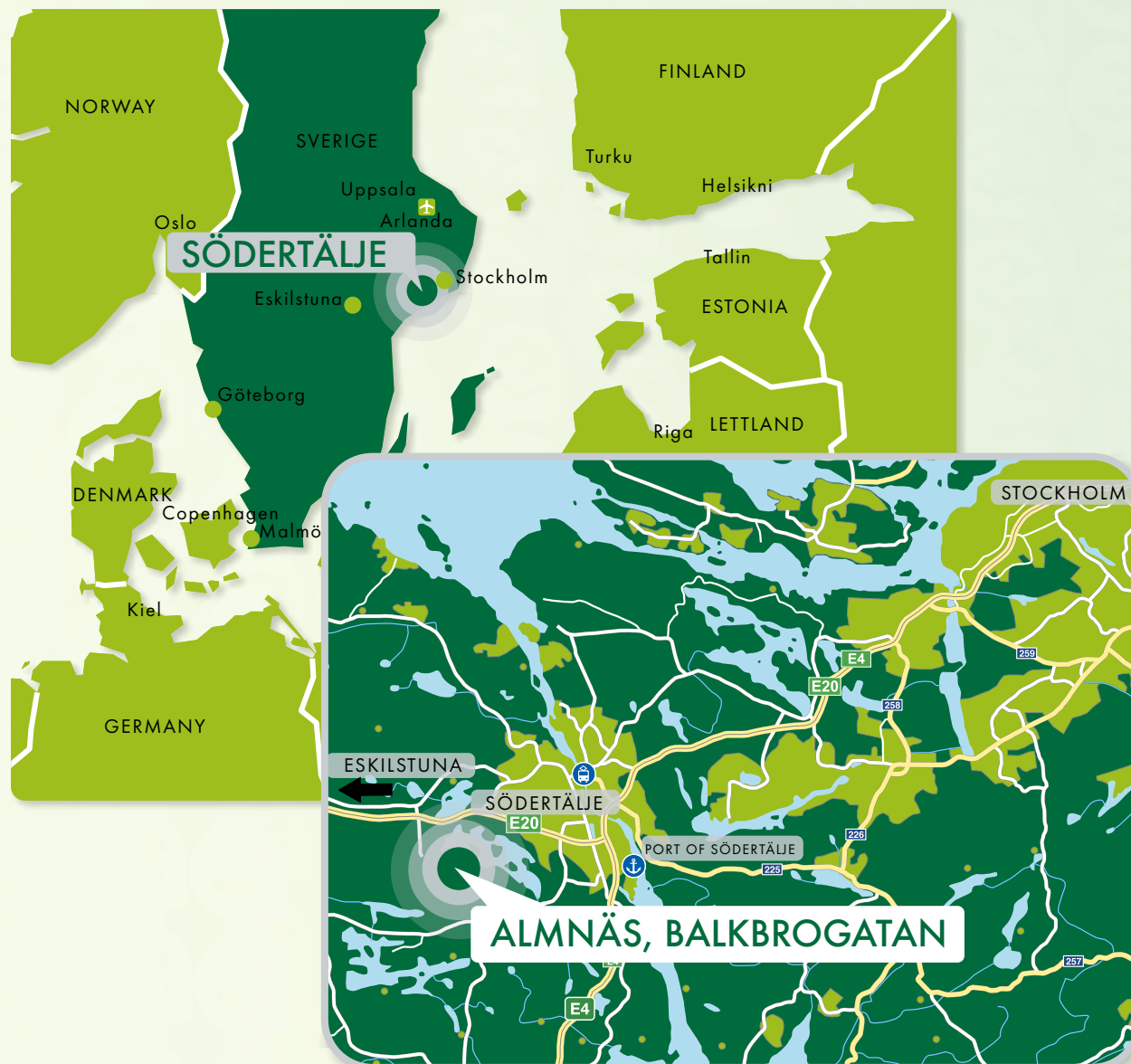
The building benefits from exceptional technical specifications and is ready to be moved into, allowing a variety of logistics and last mile uses to be initiated on short notice. Also high sustainability standards have been adopted as the building is all-electric powered, fully Paris-proof and has been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

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LOCATION AND ACCESSIBILITY

BALKBROGATAN 5, ALMNÄS – STOCKHOLM SOUTH





ALMNÄS, STOCKHOLM SOUTH

Almnäs is located South West of Södertälje. A strategic location for logistics and last mile operations close to Stockholm and Mälardalen. Almnäs has direct access to highway E20, and is located only a few minutes from the intersection to the E4. The location offers sustainable modes of transport through its proximity to The Port of Södertälje where transshipment can take place to both boat and rail.

ACCESSIBILITY

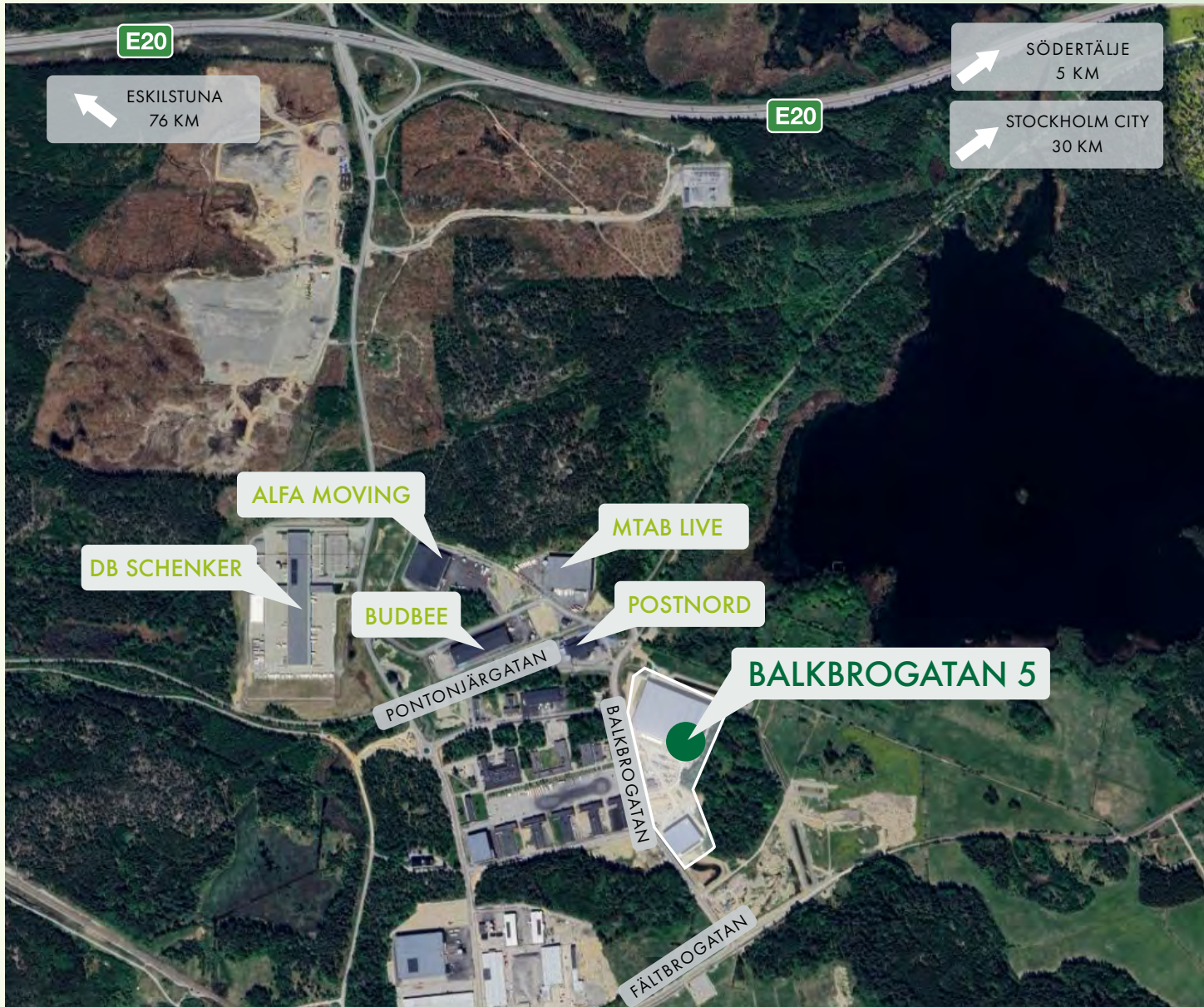
The park is served by bus line 780 which take you directly and within 20 minutes to Södertälje centrum (commuter train to Stockholm city).

 FROM ALMNÄS, STOCKHOLM SOUTH	TIME
E20 HIGHWAY	3 MIN
E4 HIGHWAY	8 MIN
PORT OF SÖDERTÄLJE	12 MIN
SÖDERTÄLJE CENTRUM	13 MIN
STOCKHOLM CITY	31 MIN
ESKILSTUNA	49 MIN

 FROM SÖDERTÄLJE	
STOCKHOLM CITY	20 MIN
ESKILSTUNA	40 MIN

ALMNÄS, STOCKHOLM SOUTH

BALKBROGATAN 5, ALMNÄS – STOCKHOLM SOUTH



ABOUT ALMNÄS, STOCKHOLM SOUTH

This prime location is already home to well-known companies such as **Postnord**, **Budbee**, **Alfa Moving**, **MTAB Live** and **DB Schenker**.

Scania's large production plant is located a short ride from the area.

The park represents a strategic logistics and last mile operation in between Stockholm and Eskilstuna.

BREEM 'EXCELLENT'

PARIS PROOF

UNIT A1 10,507 SQM

UNIT A2 7,888 SQM

UNIT B1 4,381 SQM

23 WEATHER PROOF LOADING BAYS

BICYCLE PARKING FACILITIES AND
SAFE PEDESTRIAN WALKWAYS

PLUG AND PLAY OFFICES

32 EV CHARGERS



LED LIGHTING

DISTRICT HEATING

FULLY SPRINKLERED

CLEAR HEIGHT 11.7M

PROTECTION BARRIERS

SEPARATE FORKLIFT CHARGING AREA

FLOOR LOAD CAPACITY 50 KN / M2

BALKBROGATAN 5, ALMNÄS – STOCKHOLM SOUTH



SPECIFICATIONS

A new 22,776 sqm modern logistics park designed with high-quality specifications, featuring advanced functionality, ample parking options, an adequate dock ratio, and a modern high-tech design. The parking area includes 32 EV charging stations and cable ducts prepared for additional EV charging stations. The park consists of two buildings which can be leased all together or in three separate units.

TECHNICAL

LOCATED ON A SITE MEASURING A TOTAL OF 53,900 SQM

OPTIMIZED COLUMN GRID OF 22.5M X 11.25M

11.7 METERS CLEAR CEILING HEIGHT

23 WEATHERPROOF LOADING BAYS FOR TRUCKS

3 GROUND FLOOR GATES

FLOOR BEARING CAPACITY 50 KN/SQM

FLOOR FLATNESS DIN 18202, TAB. 3, ZEILE 4 AND FLOOR JOINTS WITH HIGH QUALITY SINUS PROFILES

FULLY SPRINKLERED (ESFR)

ALL- ELECTRICAL BUILDINGS WITH A 1.2MVA POWER CONNECTION
LED LIGHTING

DISTRICT HEATING

HIGH QUALITY AND FLEXIBLE WAREHOUSE PROTECTION BARRIERS

OFFICES DELIVERED IN A 'PLUG AND PLAY' FINISHING.

ALIGNED WITH PARIS AGREED CARBON REDUCTION PATHWAY

BREEAM 'EXCELLENT'

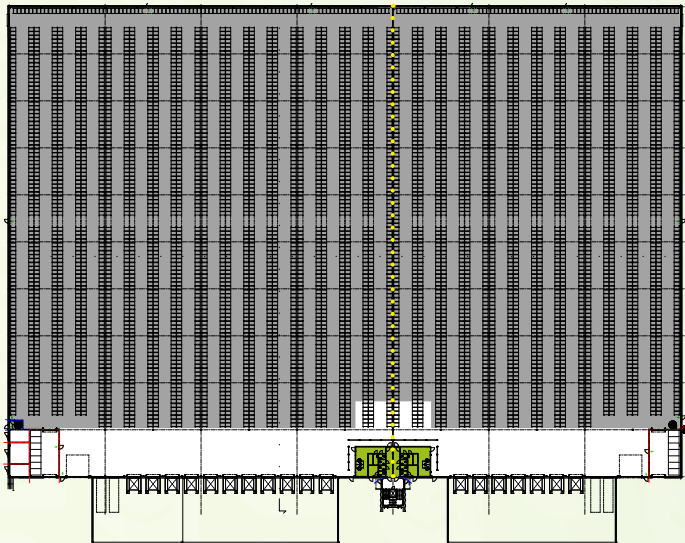


SPECIFICATIONS

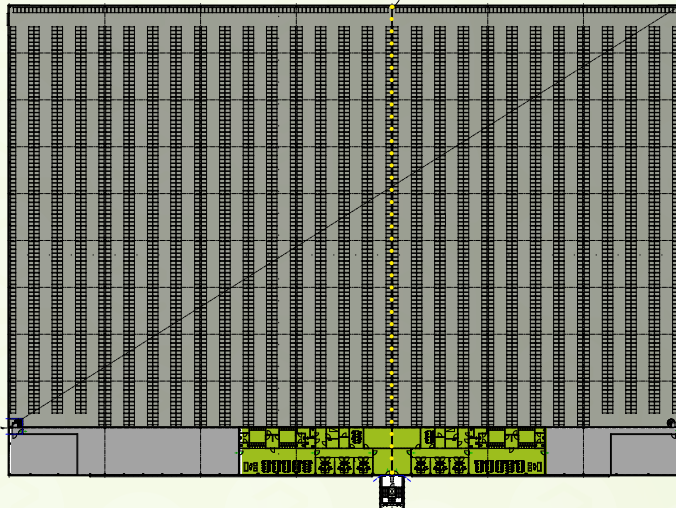
BALKBROGATAN 5, ALMNÄS – STOCKHOLM SOUTH

UNIT A1 – A2

GROUND FLOOR



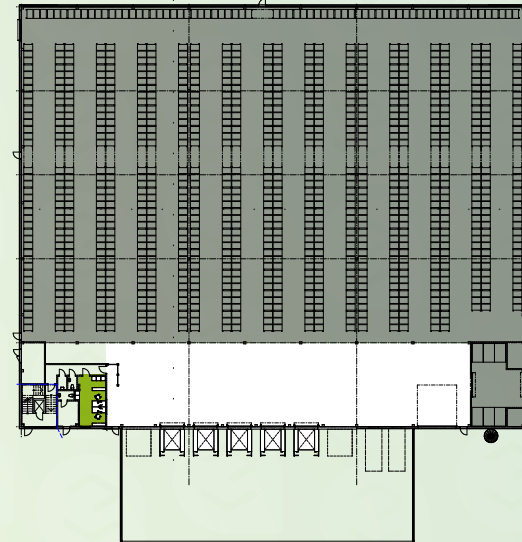
FIRST FLOOR



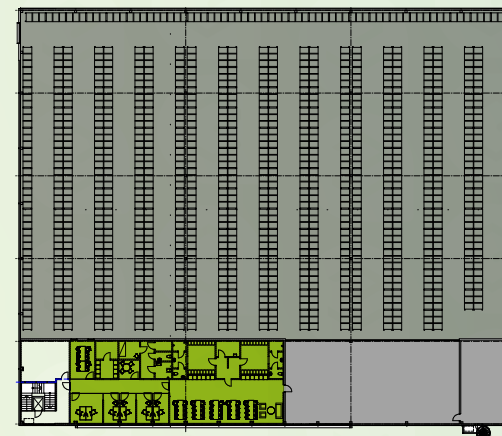
- WAREHOUSE
UNIT A1, 9,646 SQM
UNIT A2, 7,272 SQM
- MEZZANINE
UNIT A1, 441 SQM
UNIT A2, 195 SQM
- OFFICE
UNIT A1, 420 SQM
UNIT A2, 421 SQM

UNIT B1

GROUND FLOOR



FIRST FLOOR



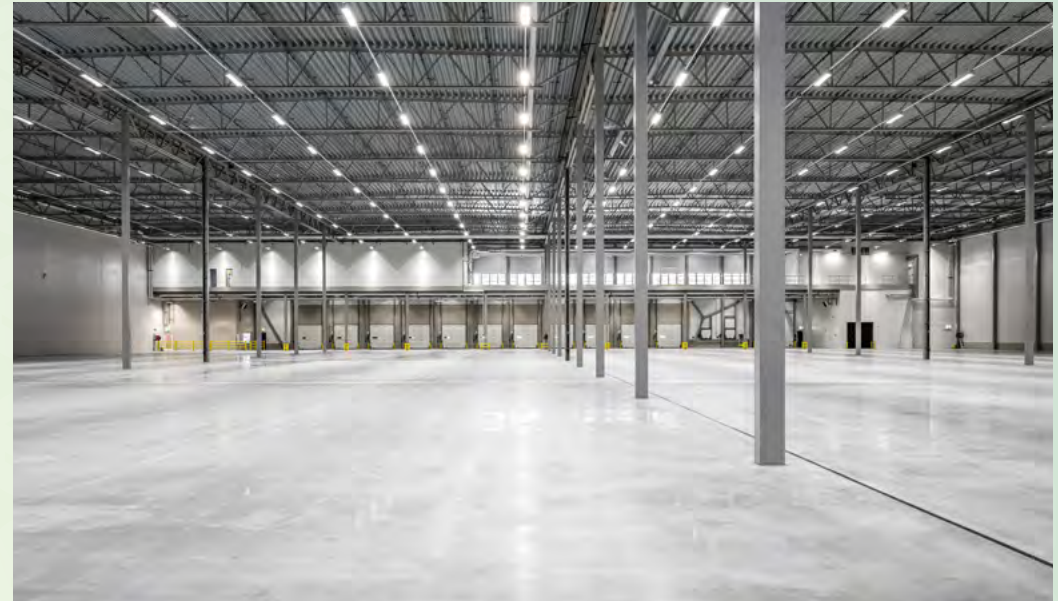
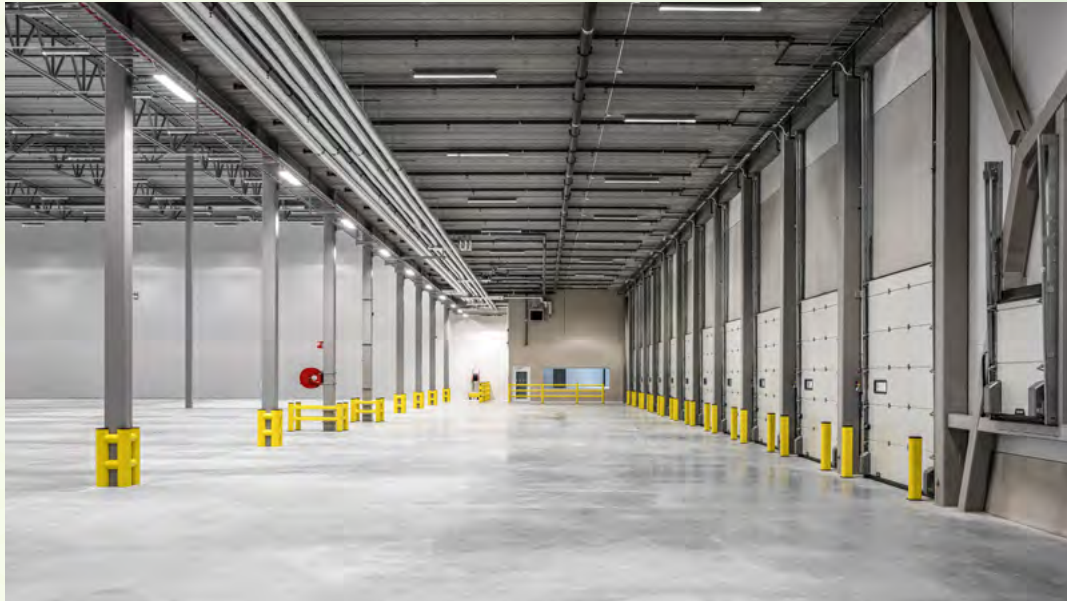
- WAREHOUSE
UNIT B, 3,661 SQM
- MEZZANINE
UNIT B, 269 SQM
- OFFICE
UNIT B, 451 SQM

EXTERIOR

BALKBROGATAN 5, ALMNÄS – STOCKHOLM SOUTH

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