

Malmö region, Staffanstorp

Leasing opportunity



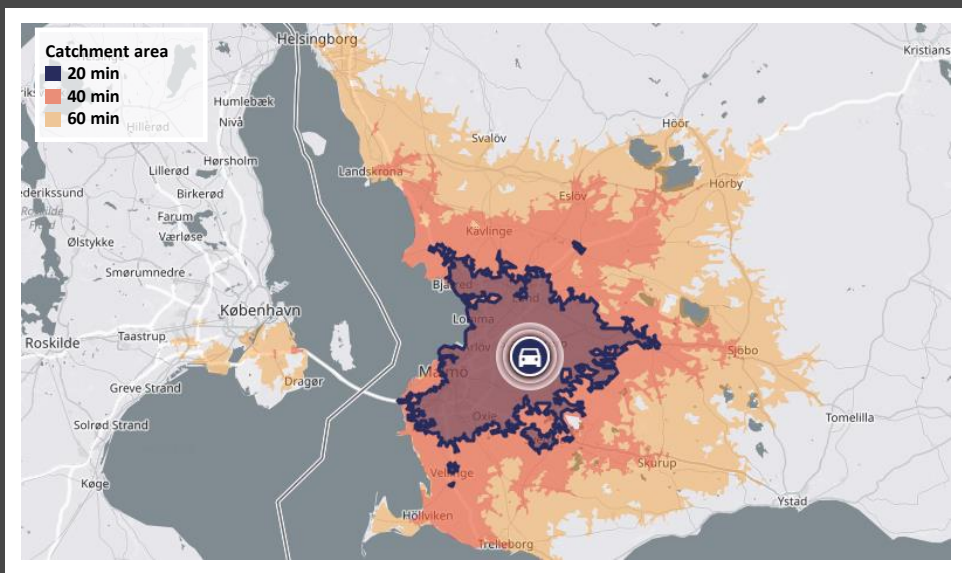
THE PROPERTY



Competitive rent levels just 15 min from central Malmö

Staffanstorp supports all necessary needs for modern and effective logistics. Located just 5 min from major highways E6 and E22 the site offers an optimal location close to Malmö, Copenhagen and Europe. The locations supports good connections and communications as well, and access to labour.

The location could be suitable for a central warehouse due to its close distance to Europe – where the area can support next day delivery to major part of the Nordic region.



Distance to harbour
Malmö 15 km
Copenhagen 55 km
Trelleborg 45 km



Distance to airport
Sturup 20 km
CPH Kastrup 45 km



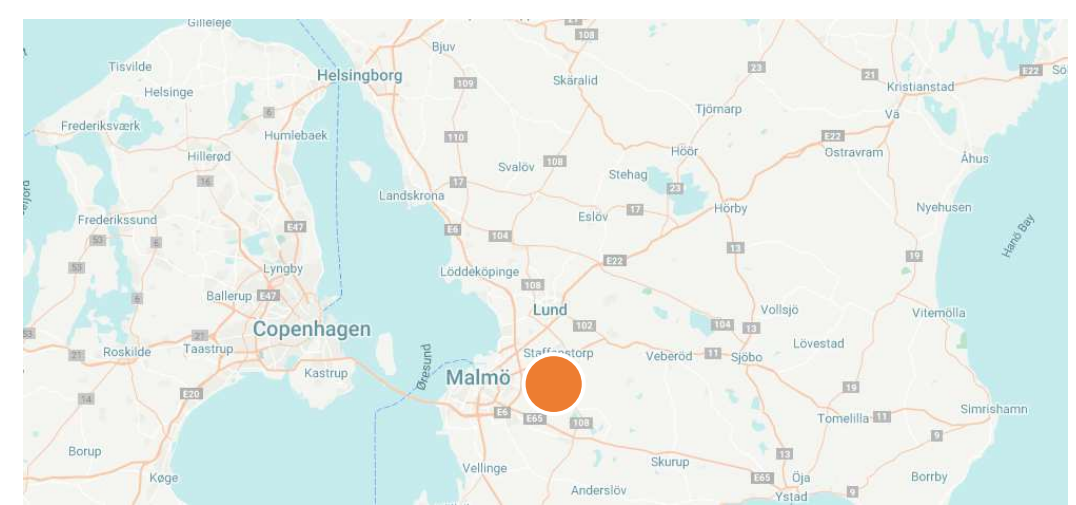
Distance to combi terminal
Malmö C 15 min



THE PROPERTY



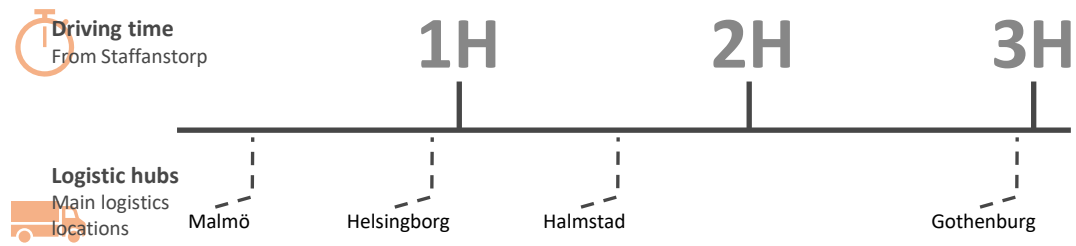
Property name	Kronoslätt 1:11 DC2
Area	Malmö, Staffanstorps
Type	DC
Address	Västanvägen
Total area, NLA	25 200 sqm
Available area, NLA	25 200 sqm
Move in	Q1 2024



Property name	Kronoslätt 1:3 m.fl.
Area	Malmö, Staffanstorps
Type	DC / CD
Address	Västanvägen
Total area, NLA	100 000 sqm
Available area, NLA	100 000 sqm
Move in	TBD



MOVE IN TIMING



KRONOSLÄTT 1:12 – DC2

The property

Logicenters are developing the property with a modern logistics building. The building can be adjusted to the customers needs with option of flexible spaces.

The buildings have all the modern specifications to support efficient logistics. In addition, the property is certified within BREEM, that gives the tenants lower operating costs and energy costs. We call this **intelligent logistics properties**.

“ *Opportunity to establish logistics operation close to main highways*

Address	Västanvägen
Construction year	2023
Free clearance	11.7m
Pillar measure	22.5m x 16m
Load bearing	5,000 kg/sqm
Total area, NLA	25,200 sqm
Available area, NLA	25,200 sqm
Warehouse	24,200 sqm
Mezzanine	3,600 sqm
Office	TBD
Loading docks	30
Docks available	30
Ground dock(s)	3
Move in	Q2 2024

Key metrics

28mn

Consumers within reach in Scandinavia

500 kW

Prepared capacity of solarpanels

100%

Renewable energy sources

15

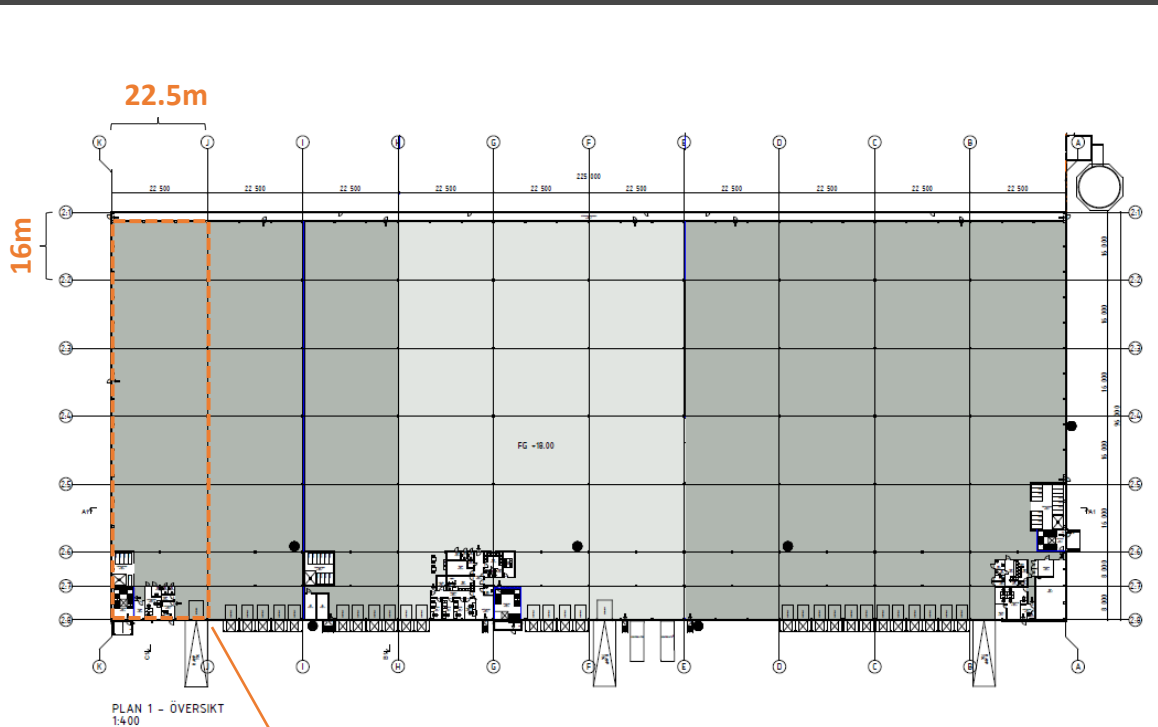
Minutes to central Malmö

Example illustration/picture for the properties



KRONOSLÄTT 1:12 – DC 2

Warehouse drawing



Each section:

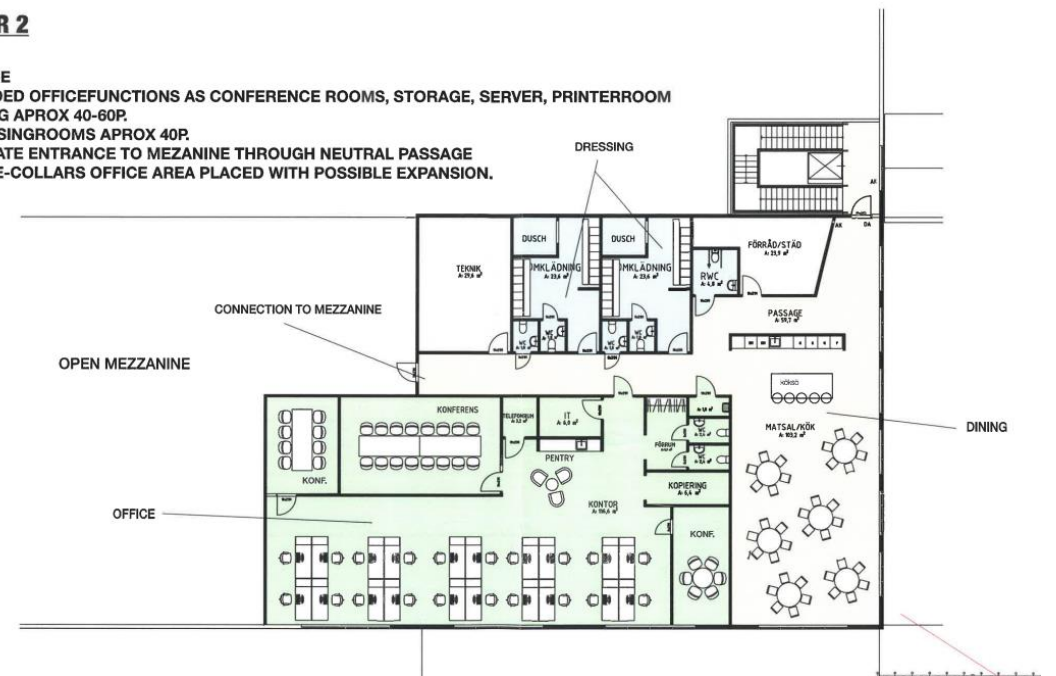
2,160 sqm floor (96 x 22.5)

360 sqm mezzanine (16 x 22.5)

Office drawing

FLOOR 2

- OFFICE
- INCLUDED OFFICEFUNCTIONS AS CONFERENCE ROOMS, STORAGE, SERVER, PRINTERROOM
- DINING APROX 40-60P.
- DRESSINGROOMS APROX 40P.
- SEPERATE ENTRANCE TO MEZANINE THROUGH NEUTRAL PASSAGE
- WHITE-COLLARS OFFICE AREA PLACED WITH POSSIBLE EXPANSION.



Example drawing of office areas, final office layout will be decided togheter between Logcenters and tenant

KRONOSLÄTT 1:3 m.fl. – DC3-6

The property

Logicenters offers several development opportunities in Staffanstorp. Each building can be tailor made after the operations specific request.

DC1

Footprint: 21,600 sqm
Mezzanine: 3,500 sqm
Sum: 25,100 sqm
Vacant: 0 sqm

DC2

Footprint: 21,500 sqm
Mezzanine: 3,700 sqm
Sum: 25,200 sqm
Vacant: 25,200 sqm
Move in: Q2 2024

DC3

Footprint: 11,000 sqm
Mezzanine: TBD sqm
Sum: +11,000 sqm
Vacant: +11,000 sqm
Move in: TBD

DC4

Footprint: 8,000 sqm
Mezzanine: TBD sqm
Sum: +8,000 sqm
Vacant: +8,000 sqm
Move in: TBD

DC5

Footprint: 35,000 sqm
Mezzanine: TBD sqm
Sum: +35,000 sqm
Vacant: +35,000 sqm
Move in: TBD

DC6

Footprint: 20,000 sqm
Mezzanine: n/a sqm
Sum: 20,000 sqm
Vacant: 10,000 sqm
Move in: Now

Property name	Kronoslätt 1:3 m.fl.
Municipality	Staffanstorp
Address	Västanvägen
Construction year	TBD
Closest highway	E6 / E22
Distance to highway	5 min
Distance to Malmö C	15 min
Distance to bus stop	1 min
Total area, NLA	125,000 sqm
Warehouse	n.a sqm
Office	n.a sqm
Available area, NLA	c.100,000 sqm
Free clearance	11.7m
Pillar measure	22.5m x 16m
Loading docks	TBD
Load bearing	5,000 kg/sqm
Move in	12 – 14 months from dev.start

“ Unique opportunity to lease significant volume in the Öresunds region

Illustration of the Logistics park - subjected to changes



THE LOCATION

DEMOGRAPHY

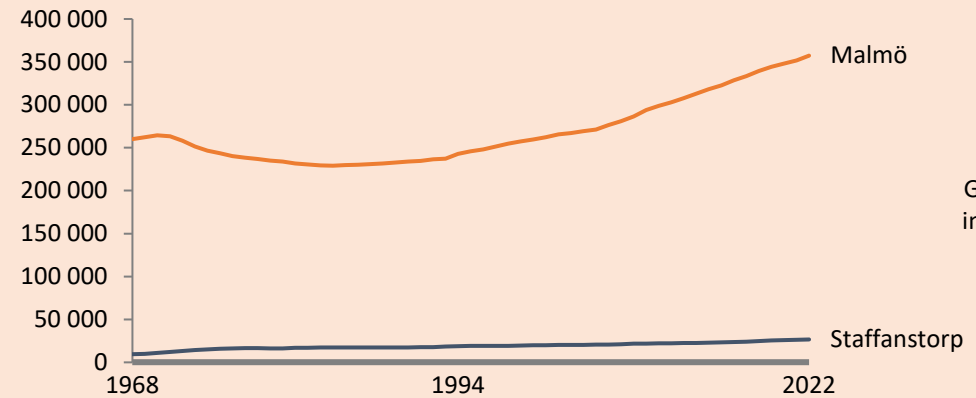
One of the strongest growth hubs in the Nordics, Öresunds region, suitable for several types of operations.

- Good access to labour.
 - 4.1 million inhabitants in the Öresunds region
- Attractive workplace with all necessary services as restaurants, truck parking, green areas to reduce noise etc.
- 13 universities in the region – with over 139,000 students.
- The economy in Skåne increased to SEK 339,349 mn in Q2 2022 – a growth of 21.8 percent during 2019-2022¹⁾

Selection of logistics operators in Staffanstorp & Malmö municipality



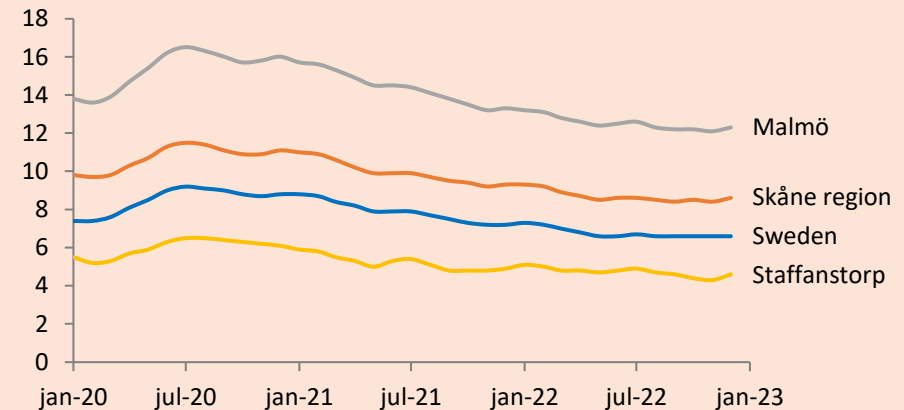
Population, municipality 1968 - 2021²⁾



19%

Growth in population in Staffanstorp during the last ten years

Unemployment, %³⁾



4,6%

Staffanstorp unemployment rate

12,3%

Malmö unemployment rate

Source:

- 1) Skånsk konjunktur, Swedbank
- 2) Statistiska centralbyrån
- 3) Arbetsförmedlingen

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LOGICENTERS

A leading provider of modern logistics properties in the Nordics, Poland and Germany with a local presence in all our markets. We develop, re-develop and hold modern logistics properties.

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