



MG LOGISTICS ESKILSTUNA
SITE FOLKESTA





Logistics Eskilstuna, introduction

Eskilstuna is an important industrial city with internationally known companies such as Volvo Wheel loaders, Assa (locks, keys), and Stainless steel manufacturer Outokumpu, Eskilstuna is still one of the chief centres of the Swedish metal industry. Nowadays known as the greenest region in Sweden, with a strong commitment to renewable energy.





Strategically positioned

An hour by train from Stockholm, a dense highway & railroad network offers a great transport connection. The site guarantees excellent visibility from the highway.

ACCESSIBILITY

Exit 130 grants easy access for all types of vehicles on E20 highway, connecting Goteburg with Stockholm.

900 m

600 m

43km

34km



WHERE THE MAGIC HAPPENS

Approx. 10 min walk to railwaystation.
The property is well-equipped with parking spaces.

Airport Stockholm-Västerås: 35 min - 45 km
Terminal Köping, 30 min - 34 km

Stockholm, 1h 25min - 117 km
Goteburg, 4h 19min - 358 km
Oslo, 4h55 min - 401 km





■ To Arboga/
Göteborg



MG Logistics Eskilstuna

■ E20

■ Railwaystation

■ To Södertälje/
Stockholm

■ direction Eskilstuna





Logistics with Style

The site has a strong strategic position; the central location and accessibility makes possibilities varied. There is sufficient space for a variety of logistics. The buildings meet all wishes and requirements you expect from a modern logistic center. Sustainable, with energy-efficient lighting and the use of ultra-modern materials. Parking and maneuvering options on site.

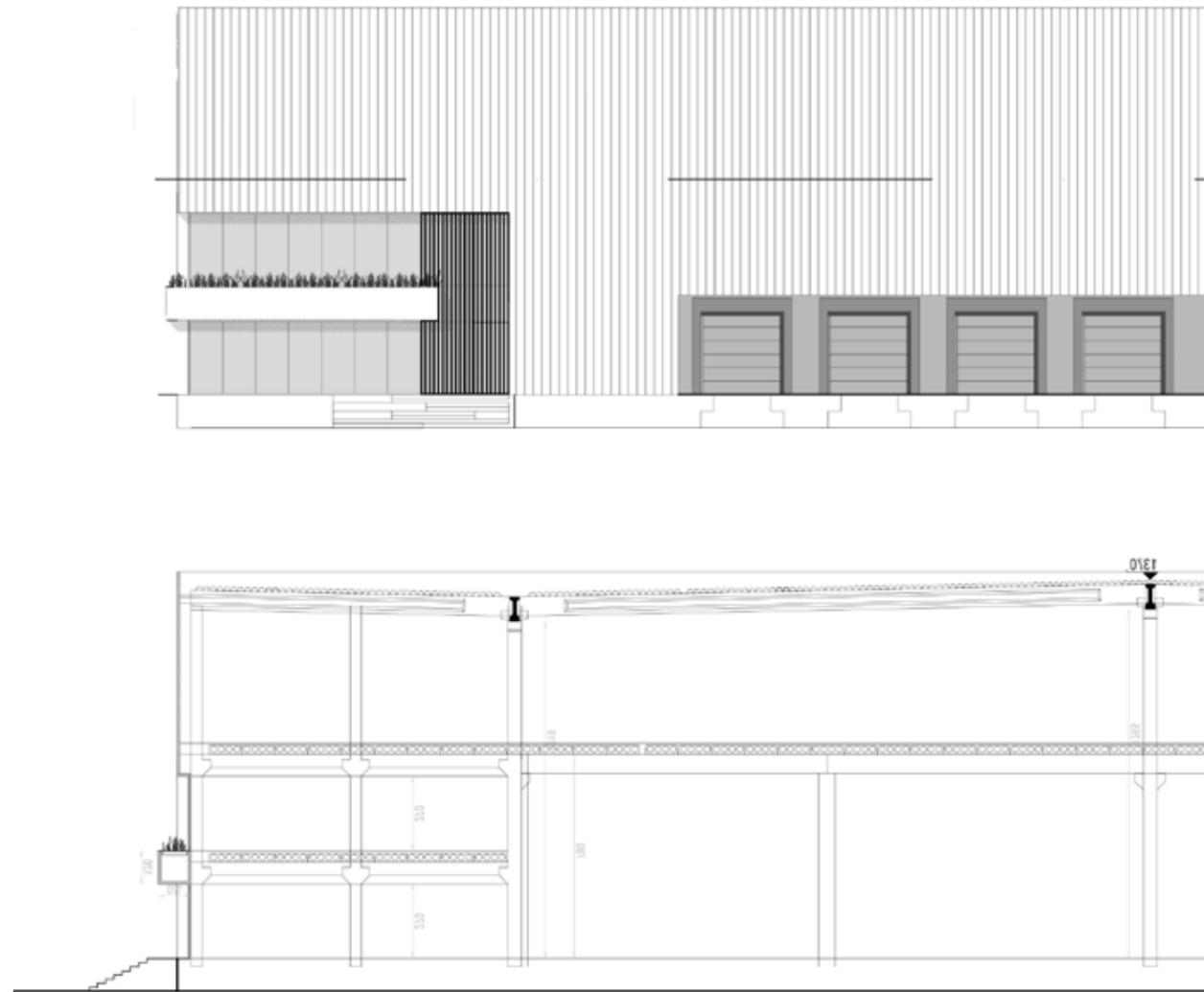






Architectural Drawings

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Technical Specifications

- Free height: 11,7m (under the beams)
- Floor load capacity:
 - divided load: 5 ton/sqm
 - point load: 7 ton/plate 10x20cm
- Loading Doors: Ground level doors, weather proofed dock doors
- Possibility for cold storage



REFERENCES

LOGISTICS



MG Park Malmö Westerman

SWEDEN
Malmö



MG
REAL ESTATE

MG
REAL ESTATE

MG
REAL ESTATE



MG Park Malmö Smeg

SWEDEN
Malmö



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MG Parc Greve Hobbii

DENMARK
Greve





INTERDAN

MG Parc Greve Interdan

DENMARK
Greve

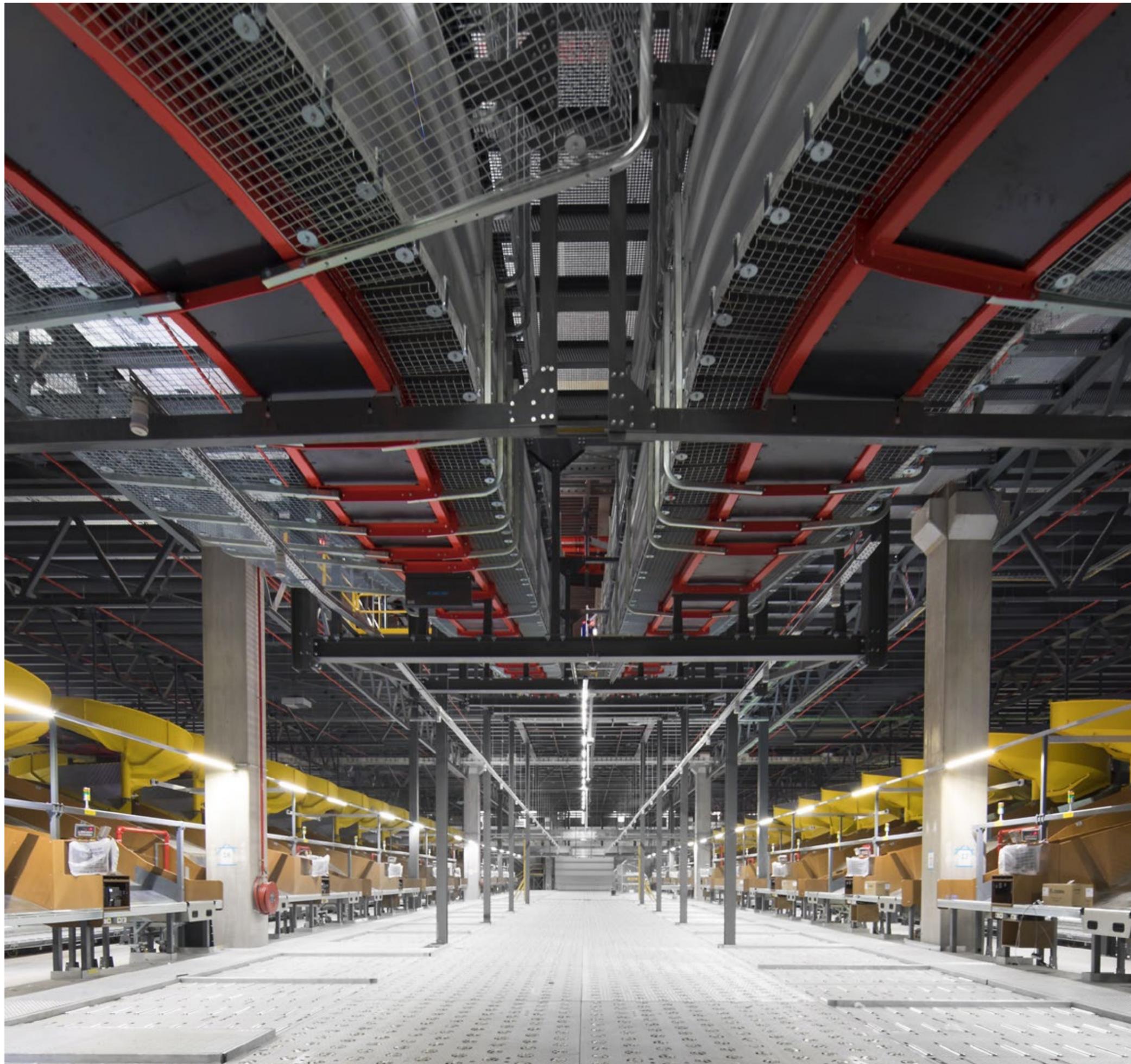




MG Airport Copenhagen Fedex

DENMARK
Copenhagen Airport





MG Airport Brussels DHL Hub

BELGIUM
Brussels Airport Zaventem





MG Park De Hulst Nedcargó

BELGIUM
Willebroek





TOYOTA
MATERIAL HANDLING

MG Park De Hulst Toyota

BELGIUM
Willebroek



BT reflex



Maritime Logistics Bornem DHL Campus

BELGIUM
Bornem - Puurs





CORPORATE STORY



Corporate Story

MG Real Estate is a real estate development and Investment Company specialized in the development of large logistic schemes, warehouses and state-of-the art office buildings, retail centres and residential developments in prime locations. MG Real Estate is a European privately held group of companies with a strong equity basis and a lean organizational structure, which enables us to take swift decisions.

Together with the in-house development and construction teams, Ignace De Paepe will customize your project according to your own specific requirements; following an approach that respects your budget and which ensures that your project will be completed within the established deadline.

In order to realise our goals, we place a great deal of importance on the reliable co-operation of our established partners. Direct action within a minimum delay is our corporate style. MG Real Estate stands for quality with an eye for detail. Our goal is satisfied clients as they provide our references for our following projects. All of our developments exceed the competitors' standards on quality and architectural design.

MG Real Estate recognizes the importance of a sustainable approach in construction contributing to the development of a greener environment for future generations. Therefore we have our buildings BREEAM certified thus insuring the projects keep a competitive advantage in the rapidly greening real estate market. In addition to this we look for the most suitable, renewable energy solutions such as solar panels, heat pumps or wind turbines.

Each of our developments is supported by our in-depth knowledge of the international real estate investors' standards. This results in a Total Cost of Ownership approach and the focus on a land bank in prime locations only.





Business Activities

Besides quality, speed is one of the cornerstones of the company philosophy. As a private European cluster group MG Real Estate is able to make quick decisions. This manoeuvrability is due to its sound financial base, a flat organizational structure, sound in-house-knowledge and a variety of loyal partners who have already proven themselves worthy. Equally important is our speed in construction, with fixed timelines, a fixed budget and specific demands of our clients to uphold.

Our roots go all the way back to an era of earthworks and dredging activities; to a world of concrete, demolition, recycling and brownfields. That's how we became the MG we are today, that seed was the foundation of our expertise and experience. Most ancient industrial sites with complex brownfield characteristics are often perfect for redevelopment into mixed zoning with a combination of logistics, offices, retail and/or residential use.

Thanks to our in-house Urban-team, we'll never miss a chance to add attractive sites to our portfolio, which means there is always a range of options available for our clients that can immediately be put to use. Constant negotiations with local authorities and municipalities result in a hands-on approach to develop even the most complicated sites.

The secret of our high degree of adaptability is simple: self-knowledge and a proactive approach. We know what we and our clients are about. We devote ourselves fully to their wishes and concerns in every project.





Make it Green

CASE MG PARK DE HULST – BELGIUM

MG Park De Hulst, along the Willebroek Canal, is strongly focused on sustainability. Not only does it accommodate Belgium's very first CO₂-neutral logistics center, it also has over 95,000 square meters of solar panels.

At MG Park De Hulst, MG Real Estate optimizes the management of energy, waste and water as much as possible.

- The use of fossil fuels for heating on site is kept to a minimum, thanks to the use of heat pumps in the newest buildings.
- Economical energy management, by installing smart LED lighting, reduces up to 75% of the energy consumption.
- Water management has also been considered, with 22,000 square meters of unpaved ground and water buffers with a volume of almost 18,000 cubic meters. This ensures maximum collection of rainwater to infiltrate into the soil.

Specifically for Eutraco, MG Real Estate realized the very first carbon neutral logistics building in Belgium.

All facilities, including heating via heat pumps, are electric. The electricity is 100% green, and the solar panels generate at least as much energy as the building consumes.







Sustainability

CREATING A GREEN PLACE TO WORK

MG Real Estate continues to invest in sustainable developments.

We are always looking for the most suitable energy solutions. Solar panels are standard equipment for our developments, as are electric charging stations for cars and bicycles.

MG Real Estate is putting just as much effort in a sustainable environment for employees.

We create places where people love to work and find peace. We try to provide the optimal working environment by incorporating greenery and as much natural light as possible. Indoor and outdoor dining and recreation areas ensure a healthy mind in a healthy body.





Business Case Assessment

BUSINESS GROWTH

- Expanding and integrating areas for an optimal logistic process
- Possibility to implement new zones into the work flow
- Overall Positive Customer Experience

SUPPLY CHAIN

- Flexibility and capacity in docks crucial in long term development
- Floor strength and flatness gives better floor quality
- Height of the building guaranties future flexibility in supply chain

BUILDING

- Implementing new high insulation standards allow for stable temperatures in the warehouse with far less energy consumption
- Natural daylight trough skylights
- Optimizing different production flows in all warehouse sections
- Improved accessibility and security

STRATEGY

- Implemented smart compartmentation in terms of long term volume shifts and ability to efficiently redeploy space and resource for future handling and business support activities
- Combining decentralized warehouses into one efficient Distribution Centre
- Cost efficiently compartmentation and expansion on site

ENERGY & MAINTENANCE

- Overall use of low energy LED lighting in warehouse
- Wheel/tyre replacements drastically reduced with impact on lease service contracts to exclude wheel/tyre changes as a standard element of 'full service' maintenance contracts
- Strong reduction in energy consumption through enhanced insulation standards and use of district heating as a new technology

PERSONNEL WELLBEING & SAFETY

- Stable temperatures
- Increased job satisfaction
- Outside facilitation with environment friendly landscaping
- Relaxed working environment due to natural daylight, less stress related complains
- Good visibility and high LUX values in overall warehouse and offices due to combination of good and energy friendly lighting, skylights in all warehouse-office compartments and bright walls
- Qualitative and flat floors avoid shock impact and back strains on personnel handling equipment



A selection of our satisfied clients







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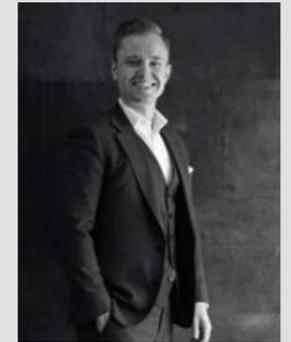
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Make it Great

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