

Grade A logistics space to lease
Built to suit opportunities up to 29,600 sqm
Delivery within 12 months

Kantyxegatan 2, 213 76 Malmö

www.verdion-malmo.com



A new industrial/logistics opportunity close to Malmö city centre

Verdion Park Fosie Malmö offers up to 29,558 sqm of high quality industrial/logistics space available on a built to suit basis.

Located in the city's primary industrial submarket of Fosie, this new opportunity benefits from outstanding transport connections and close proximity to the city's businesses and consumers.

The following pages set out indicative proposals that could be delivered within 12 months of terms being agreed. They have been designed to maximise operational efficiency, reflect local market requirements and achieve a BREEAM Excellent sustainability rating.

There is further scope to adjust layout, specification and other elements to suit occupier requirements.





Malmö

- A key entry point between Scandinavia and mainland Europe.
- Excellent transport infrastructure, with direct access to major roads connecting with locations across Sweden, Denmark, Norway, and Germany.
- Proximity to major ports, airports and freight terminals.
- Access to Danish and Swedish labour markets through Öresund Region integration.
- Strong local focus on eco-friendly logistics, with investment in rail transport and electric freight solutions.

Fosie Industrial Area

- A prime industrial and logistics submarket of Malmö.
- Established business park location zoned for industrial and logistics operations.
- Home to distribution centres, warehouses, and manufacturing space for business ranging from multinational logistics providers and specialist businesses to local logistics and transport firms.
- Opportunity for occupiers seeking 10,000 sqm+ in an undersupplied market.

Multimodal transport links

Verdion Park Fosie Malmö benefits from outstanding road, rail and air connections for incoming goods as well as a local catchment of around 1.3 million people living within a 30-minute drive.

	Distance (km)	Travel Time (minutes)
Malmö Kombiterminal	11	12
Norra Hamnen Combi Terminal	11.5	13
Central Malmö	7.9	20
Copenhagen Airport, Kastrup	29.0	23
Malmö Airport	51.5	35
Central Copenhagen	40.8	42
Helsingborg	69.6	47
Copenhagen Malmö Port	48.2	56
Växjö	208	2hr 34
Gothenburg	283	2hr 58
Jönköping	297	3hr 12
Norrköping	460	4hr 56
Frederikshavn	509	5hr 29
Örebro	507	5hr 35
Aarhus	523	5hr 58
Oslo	567	6hr 13
Stockholm	619	6hr 34

Source: Google Maps

Navigation address:
Kantxyegatan 2, 213 76 Malmö





Flexibility to suit a range of occupiers

This 49,800 site is zoned for development with a building permit already in place.

Verdion can accommodate pharma, cold storage, production and complex e-commerce requirements, as well as high quality last mile distribution space.

This following plan and specification are indicative examples showing one way that this site could be developed to maximise this opportunity. Other sizes, configurations and specifications to meet specific occupier requirements can also be accommodated.

1. HEDIN AUTOMOTIVE
2. **ettiketto**
3. **ABB**
4. **Skåne mejerier**
5. **KNA**
5. **PORSCHE**
5. **LEXUS**
5. **BMW**
6. **DB SCHENKER**
7. **MGG EXPRESS**
8. **ahlsell**
9. **TePe**
10. **MEDI PLAST**
11. **Ball**
12. **STILL**
13. **HYDROSCAND**

Indicative masterplan

	DC1.1	DC1.2	DC1.3	Total
Warehouse (sqm)	9,639	6,197	9,578	25,414
Mezzanine (sqm)	907	398	975	2,280
Technical rooms (sqm)				105
Offices and welfare (sqm)	649	416	694	1,759
Total (sqm)	11,195	7,011	11,247	29,558
Dock level doors	10	6	8	24
Level entry doors	1	1	1	3
Bicycle shelter				
HGV parking				12
Car parking total				127
Including:				
Accessible spaces				10
Accessible EV spaces				13

N

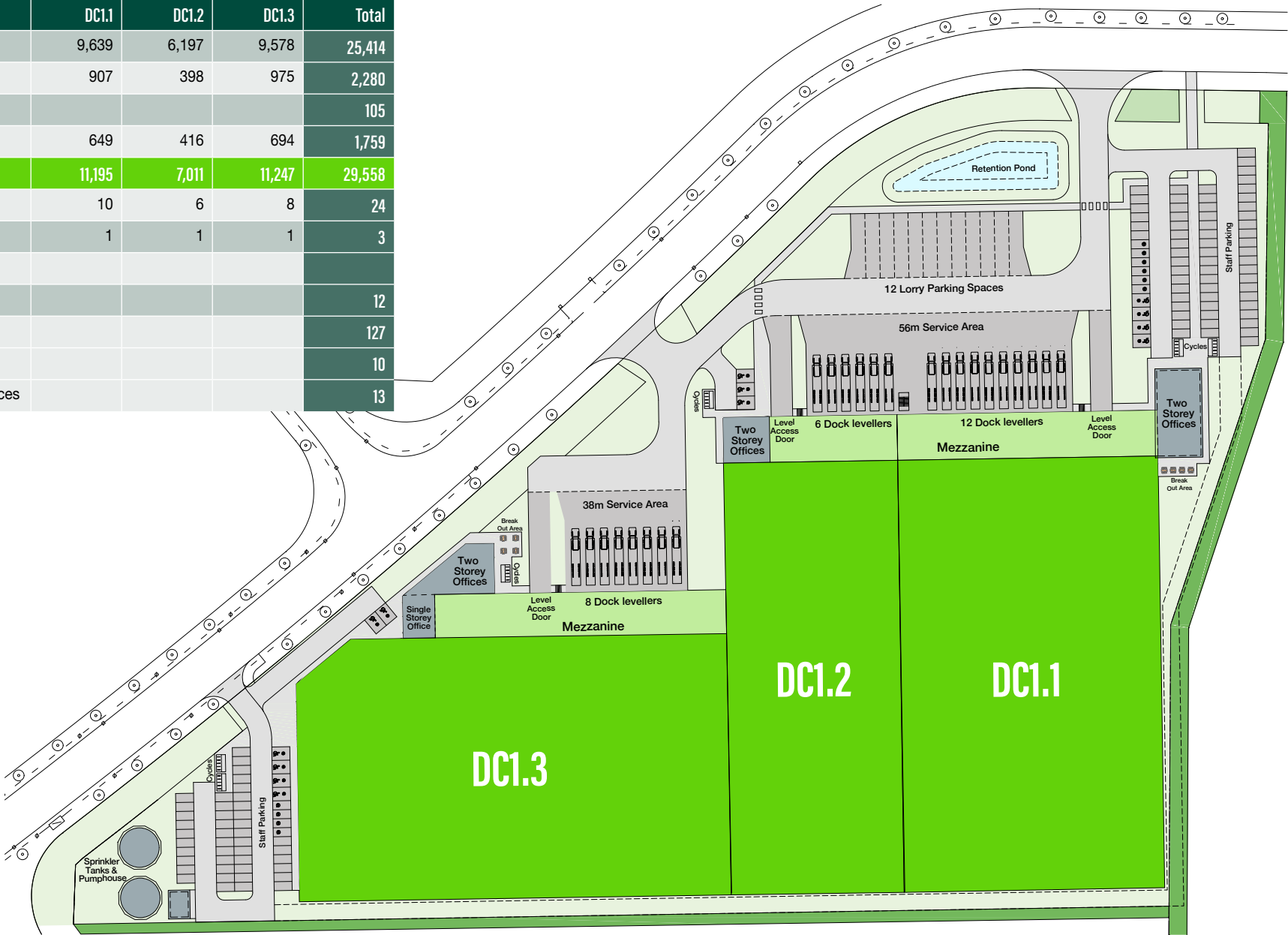
Warehousing

Mezzanine

Offices

Technical Rooms

Masterplan not to scale.
For indicative purposes only.



Indicative specification

- 10m internal clear height
- 38m-deep yard (28m in concrete) excluding HGV parking
- FM-approved ESFR sprinkler system
- 50kN/sqm, 90kN/leg on footplate 120 x 100mm
- 2.4m concrete plinth around the building exterior
- Floor flatness in accordance with DIN 18202 Table 3 Line 4
- 1,600A 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 roof
- Fenced perimeter with three sliding gates
- Landscaping, trees and outside shelters



Indicative interior photography

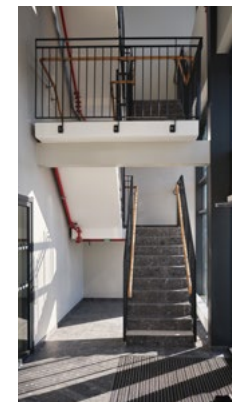
Sustainability and energy efficiency

- Highly insulated warehouse roof ($U = 0.20 \text{ W/m}^2\text{K}$)
- 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 E6 Gothenburg

Verdion's first development in Gothenburg completed in late 2024, offering high quality space in the Bäckebol 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.



Kalkhoff, Cloppenburg

Verdion has undertaken the construction of a new built to suit logistics facility, manufacturing facility and brand experience for Kalkhoff, Germany's largest bicycle manufacturer and leading manufacturer of e-bikes and premium bicycles.

Extending to 25,400 sqm of logistics space, 26,500 sq m of production and 5,700 sqm of office and communal areas, plus car and cycle parking, the facility was completed in 2022.

A highlight is the Kalkhoff brand world, showcasing new models and telling the story of the brand. Customers can take bikes for a trial spin on a dedicated on-site test track.



Xylem, Weilheim

In 2021, Verdion completed the development of a 15,000 sqm facility in Weilheim, Upper Bavaria designed and built for the analytics division of water technology specialist Xylem.

The aim was to create an inspiring and productive working environment in line with Xylem's corporate philosophy, including production plant, distribution centre, research and development laboratory, offices and communal areas on a 27,000 sqm site with green space and rooftop terrace with views of the Bavarian Alps.

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



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