



STAFFANSTORP MALMÖ

 **LOGICCENTERS**
INTELLIGENT LOGISTICS FACILITIES BY NREP





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STAFFANSTORP, MALMÖ

The property is centrally located at Kronoslätts industrial park in Staffanstorp, just north-east of Malmö. Close to Malmö and the rest of the Öresund region, the geographical location of the area is very attractive to many types of companies. The E6 and E22 motorways are only a five minutes' drive from the property. They connect Staffanstorp with the motorway network in the Nordic region. The property has the ideal location for quick and convenient transport connections in the Öresund region, the whole of Sweden as well as the rest of the continent, as Malmö Airport and the Öresund Bridge are reached within just 20 minutes. In addition to Malmö, large cities such as Copenhagen, Helsingborg and Lund can also be reached within one hour of the property – a total of 4 million inhabitants.

The Öresund region is also a region with strong growth and a healthy business climate. With twelve universities, 155,000 students and 12,000 researchers, Öresund is the region with the most highly educated people in northern Europe.



PROPERTY FACTS

Property name:	Kronoslätt 1:11 & Kronoslätt 1:12
Location:	Staffanstorp, Malmö
Country:	Sweden
Type:	CD/DC
Address:	Västanvägen
Total area:	120,000 m ²
Total facility area:	60,000 m ²
Facility area stage DC1:	24,000 m ²
Stage DC1 completed:	2022



KRONOSLÄTT INDUSTRIAL PARK

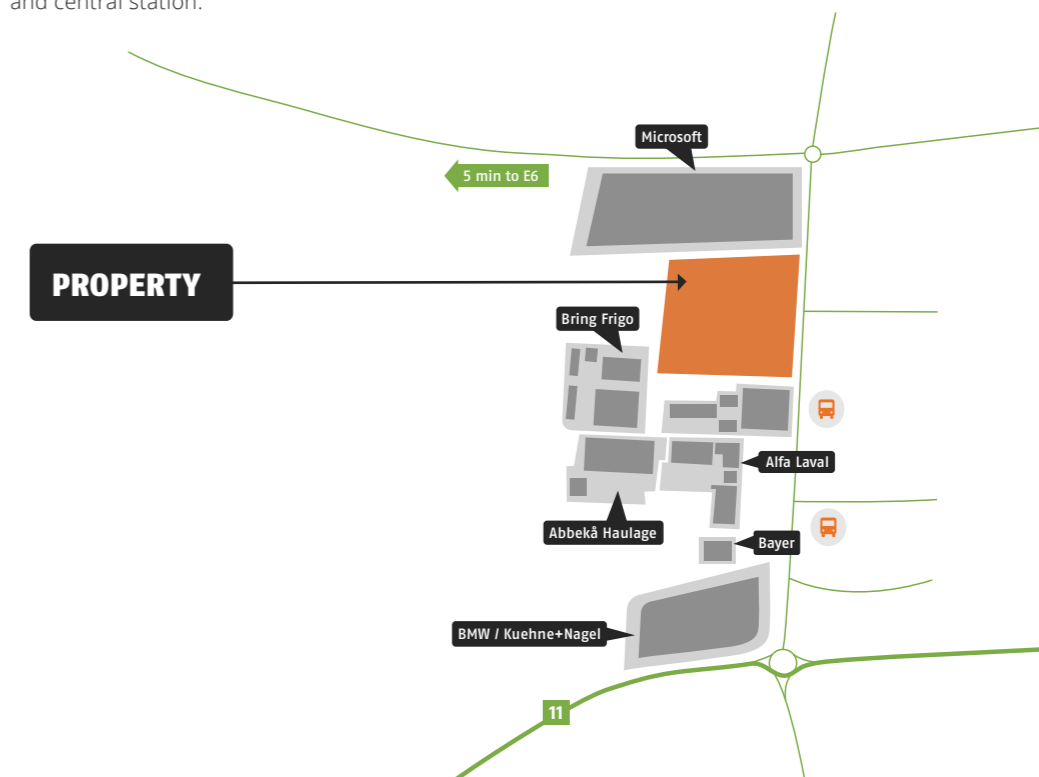
Kronoslätt is an attractive and expansive industrial area close to Malmö. Bring Frigo, Kuehne+Nagel and Microsoft are just some of the companies that have chosen to establish themselves in the industrial park – which is further expanding in conjunction with Logicens' new development. Traffic to the area mainly travels via the E6 and E22 motorways, and the property is only five minutes away from the nearest intersection. The park is also close to Malmö's harbour and central station.

PUBLIC TRANSIT

The area offers good communication opportunities. For example, buses run through the entire area and the nearest bus stop is just a few minutes' walk from the property, with services to Malmö and other destinations.

FACILITIES IN PROXIMITY

There are plenty of lunch restaurants, grocery stores, petrol stations and gyms, as well as health and wellness services in Staffanstorp.





A PROPERTY FOR MODERN LOGISTICS

Logicens has acquired a total of 120,000 m² in Kronoslätts industrial park. Of these, the total possible premises area consists of 60,000 m². During the initial phase of the project, Logicens is developing a 24,000 m² logistics facility on the site, which is expected to be completed in 2022. There are plenty of opportunities for you to be involved in designing and adapting the interior to your wishes and needs. With our flexible concept, you will be consulted on colour scheme, interior design and profiling of office areas and staff areas to be ready when you move in. You can also rent the entire premises, or just a smaller section if desired.

The properties developed by Logicens offer modern specifications that meet all the criteria for running modern logistics operations. The operational warehouse area will be spacious, with 11.7 metre free ceiling height on double mezzanine floors above the loading area, which is an extremely cost-effective solution.

ABOUT LOGICENTERS

Logicens is the leading developer and long-term owner of modern logistics properties in key logistics locations in the Nordic region. We currently develop, own and manage almost 1.7 million square metres of rentable logistics space. We are, and have been the most active developer of modern logistics properties over the past decade, with more than 25 completed constructions with a total property area exceeding 600,000 m².

CERTIFICATIONS AND SUSTAINABILITY EFFORTS

The property is certified in accordance with BREEAM-SE, which means that the building is adapted to meet both environmental requirements and health criterias. Even before construction began, Logicens carried out a number of studies and initiatives to optimise the property's environmental impact from scratch. Firstly, an ecological study was conducted that helped us ensure that we replace the biological values when the building is in place, and secondly, we conducted a life cycle analysis that looks at the building's climate impact from material extraction and the construction process to the operational phase, and waste when the building is finally demolished.

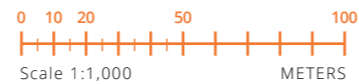
The property is also prepared for PSV panels and charging stations. A lot of focus has been placed on optimising energy levels in the building and securing green energy sources. As a tenant, you will have access to one of the best energy monitoring systems in the Nordic region, and can use Logicens to compare your consumption and other environmental data with equivalent activities. In addition, Logicens is also affiliated with RE100, a global coalition with the aim of leading and driving a transition to green electricity.





BREEAM[®] SE **RE 100**



MASTER PLAN

As a tenant, your premises can be used as required, where we jointly determine the need for storage space, changing rooms, canteen, office space and other possible areas of use such as security rooms, photo studios, chilled areas or other requirements for your business. When dividing between several tenants, we naturally guarantee completely separate areas for you as a tenant. The minimum possible area to rent is approximately 5,000 m².



- ASPHALT ROAD SURFACE 
- CONCRETE ROAD SURFACE 
- GRASS AREA 
- FLAT AREA 

5,000 – 60,000 m²



Eastern facade



Western facade



Example of main entrance



Northern facade



Southern facade

EXTERIOR

The building promotes optimal logistics operation with its many loading bays and ground level doors. It has facades with high concrete plinths of approximately 2.2 metres to minimise the risk of collision damage and break-ins. Furthermore, the property is also equipped with motorised locks in facades for locking up at night, and reinforced walls according to Protection class 2.

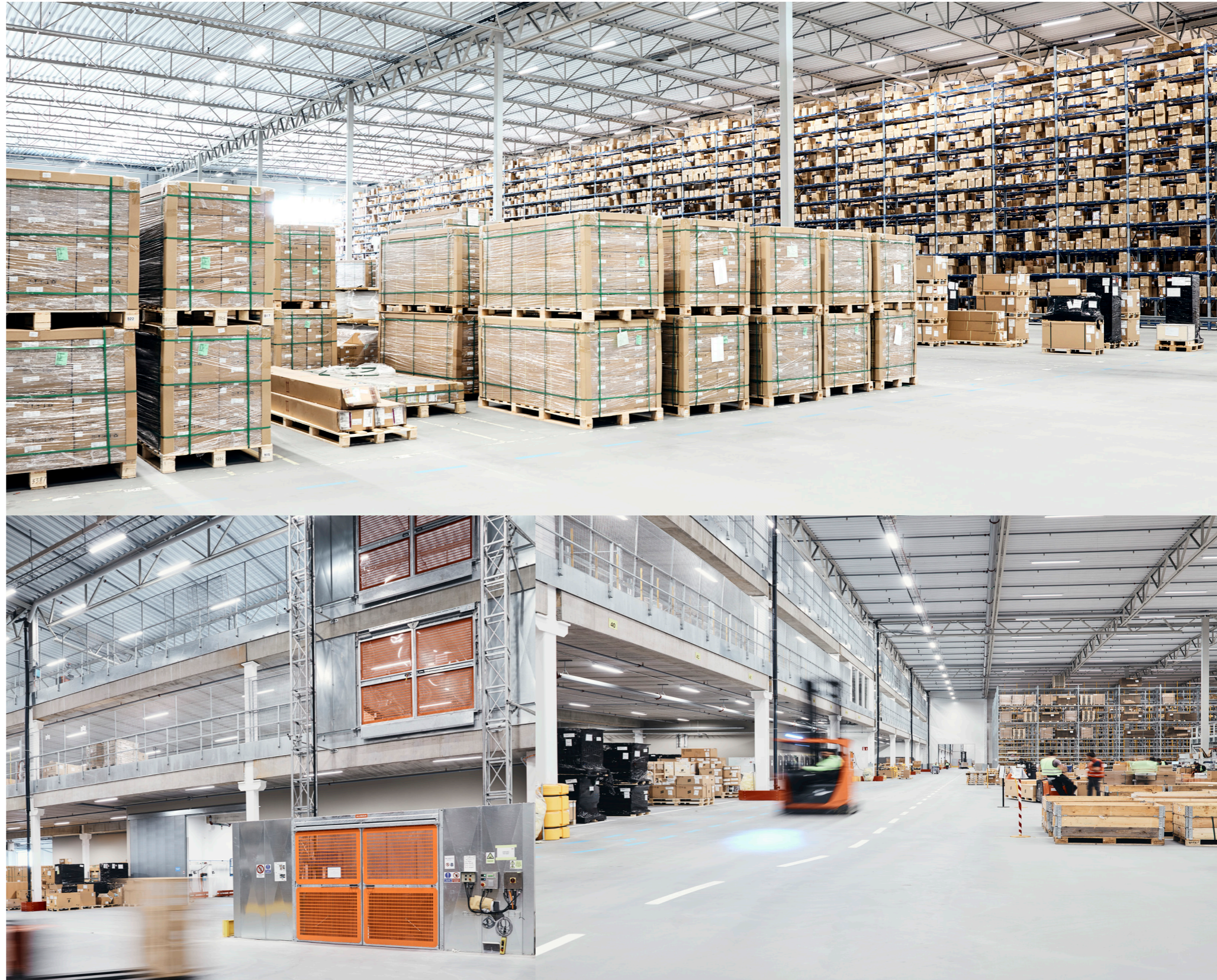
The entire area is fenced, with separate entrances and exits for cars and HGVs for safety reasons. The area also has a motorised gate, controlled via our tenants' access control systems.

OPERATIONAL AREA

The operational area at the heart of the building has a unique concept with double mezzanine floors to maximize the area over the doors, providing an extremely cost-effective solution. Furthermore, the warehouse area has a generous ceiling height of 11.7 metres and a strong floor, with a load capacity of 5,000 kg/m². The operational area also has generous distance between the pillars with a C/C dimension of 16 x 22.5 metres.

The building is equipped with energy-efficient, motion-controlled and daylight-controlled LED lighting as well as high-quality ESFR sprinklers. It is also possible to have separate forklift truck charging rooms in order to isolate the trucks, and thus minimize the risk of fire even further. A warehouse office inside the actual warehouse can also be built.

We will continuously monitor your needs during the rental period in order to be able to develop the property in line with any changes required.





INTERIOR

We create high-quality and modern office spaces where you will have the opportunity to design to reflect your preference, style and profile. The offices are primarily on level 2, with a smaller area adjacent to the entrance. The size and design of the office space can be customised as you wish. Once developed, we ensure an office that has been developed to put your needs first and that suits your staff.

OFFICE

When designing office areas, there are plenty of opportunities to choose your own colour scheme, interior design and profiling, as well as whether it should be an open plan or several separate rooms and conference rooms. The premises have a generous ceiling height and large window sections that let in a lot of daylight, for comfortable office working.

CANTEEN

There will be a fully equipped kitchen with high-quality materials and modern appliances, as well as pleasant areas for rest and relaxation.

LOCKER ROOM

The fresh and airy locker rooms will feature practical and modern lockers as well as fully tiled showers. All material choices will be carefully selected and of high quality.

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Logicensers by NREP

Leading provider of modern logistics properties in the Nordics with a presence in Sweden, Denmark, Norway and Finland. We develop, re-develop and own modern logistics properties.

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