

HACKSTA VÄSTERÅS

LEASING OPPORTUNITY

 LOGICENTERS
SOUTHBAY

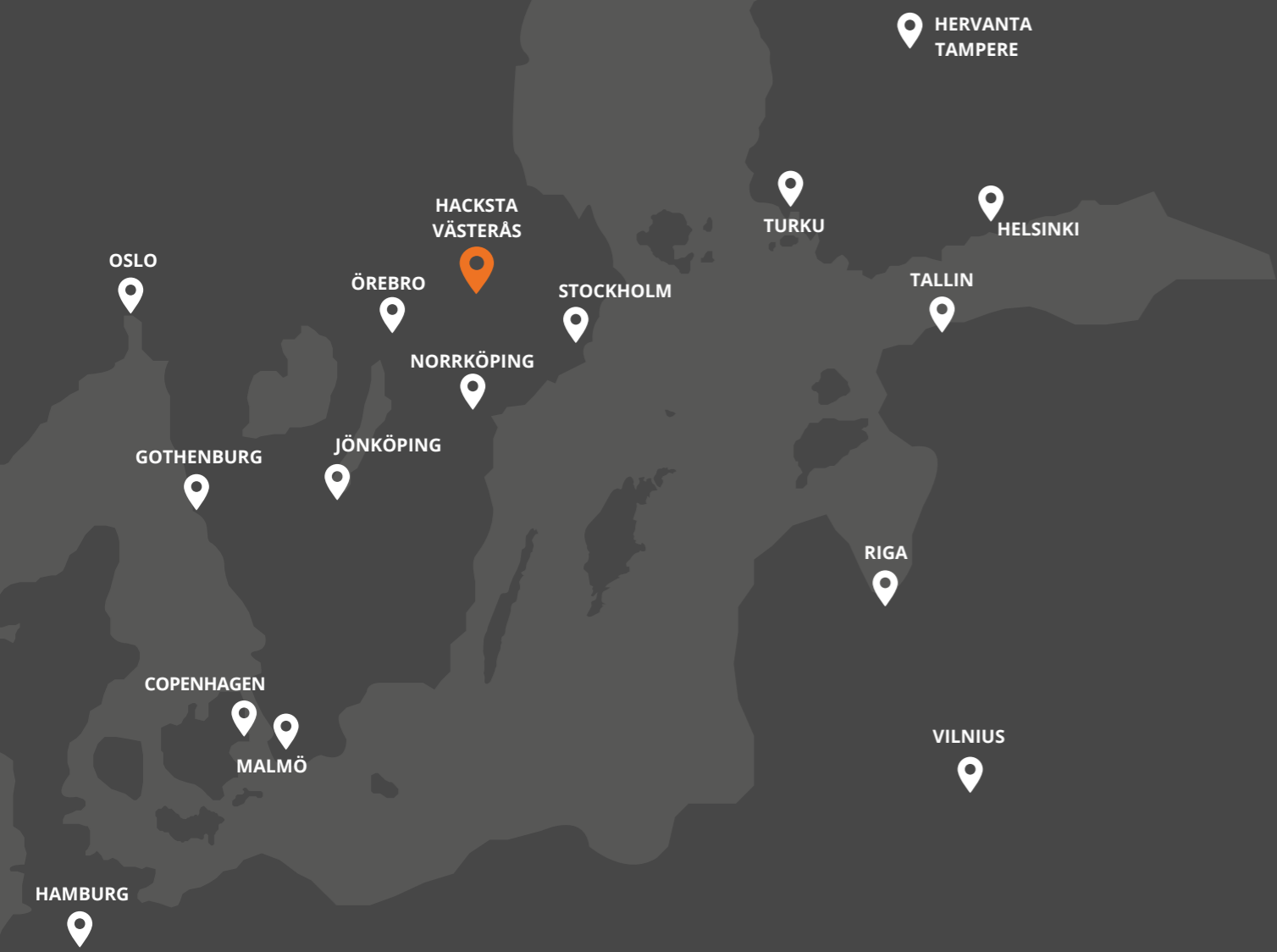


HACKSTA, VÄSTERÅS

Prime logistics location in an established logistics hub.

The facility is just a three-minute drive from the E18 highway. This opportunity offers a modern property in one of the region's most strategic logistics locations. The area is already home to major operators such as ICA and Svenska Retursystem.

The catchment area includes nearly 2.5 million people within approximately one hour's reach of the site, offering optimal connections to Stockholm.



Distance to airport
Västerås 16 km
Arlanda 115 km



Distance to combi terminal
Västerås 2 km
Eskilstuna 30 min



Distance to harbor
Västerås 5 km
Södertälje 110 km



Distance to public transport
Bus stop 1 km

PROPERTY DESCRIPTION

Property name:	Korsberga 2, 5 & 6
Area:	Hacksta, Västerås
Address:	Hackstavägen
Land plot area:	45,000 sqm
Total area:	25 369 sqm
Total available area:	12 570 sqm
Estimated move in:	Q3 2026

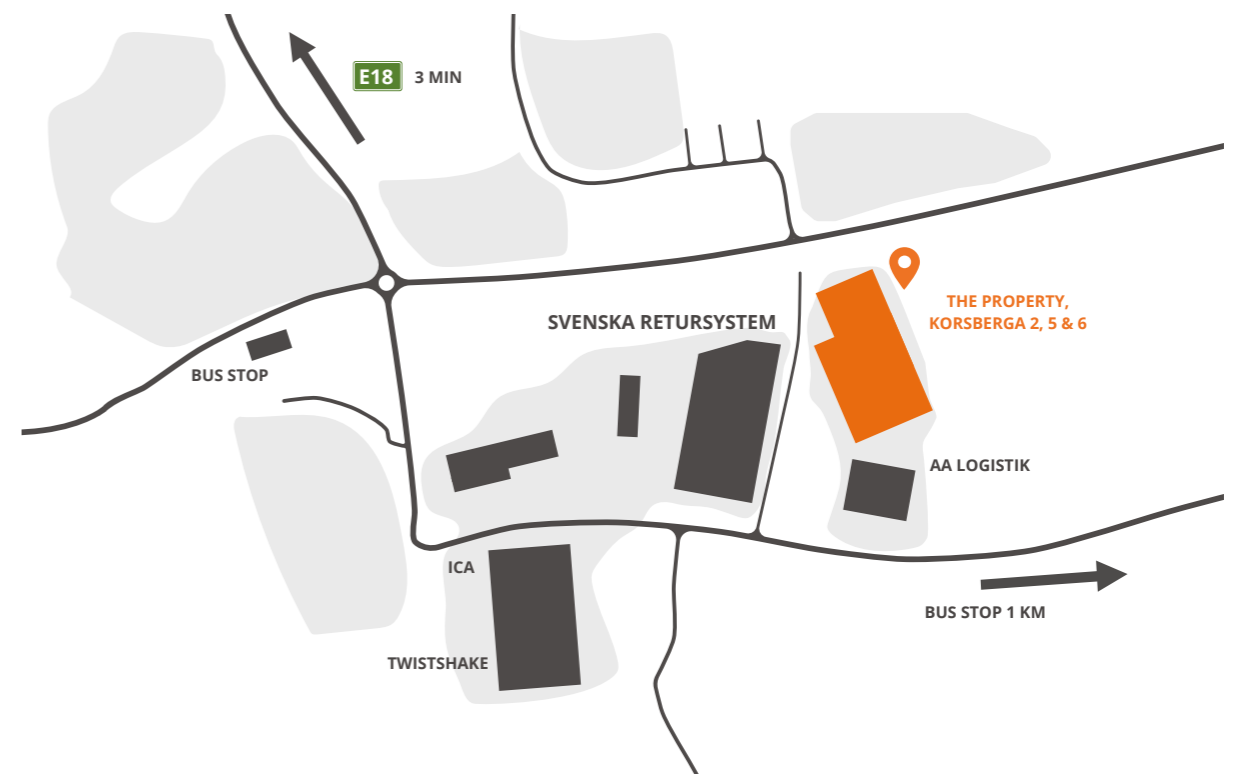


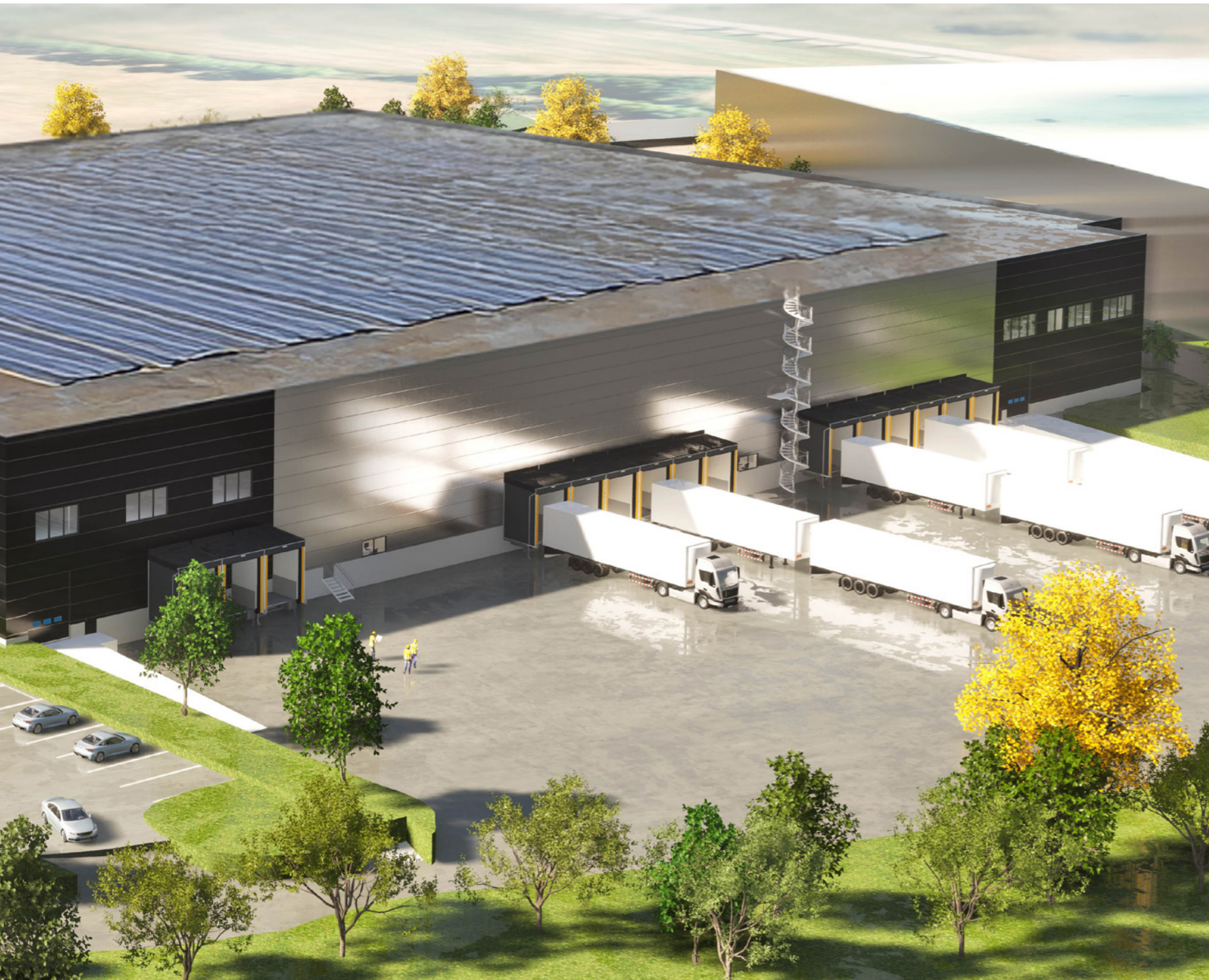
THE LOCATION

Located in a dynamic and rapidly developing area, this property offers excellent access to a strong and available labor force. Situated within an established logistics zone, the site is surrounded by reputable operators and benefits from seamless connectivity.

The facility boasts direct and convenient access to highway E18, ensuring efficient transportation and distribution routes. Västerås is home to some of Sweden's most prominent companies, including ICA, ABB, Hitachi Energy, and SKF – reinforcing the region's status as a strategic business location.

LOGISTICS OPERATIONS NEARBY





A PROPERTY FOR MODERN LOGISTICS

This modern logistics building can be tailored to meet each customer's specific operational needs, with flexible space options available. It features modern specifications designed to support efficient logistics. The property is BREEAM-certified, ensuring lower energy consumption and reduced operating costs. In short, an intelligent choice for modern logistics.

“Excellent logistics location in growth hub Västerås

ABOUT LOGICENTERS AND SOUTHBAY

Logicenters is a leading developer and owner of modern logistics facilities across Sweden, Denmark, Norway, Finland, Poland, and Germany.

Southbay is a Nordic real estate investment firm specializing in the logistics sector, dedicated to creating value through agility, collaboration, and customer focus.

Together, the companies represent 1.5 million m² of self-developed logistics space.

CERTIFICATIONS AND SUSTAINABILITY

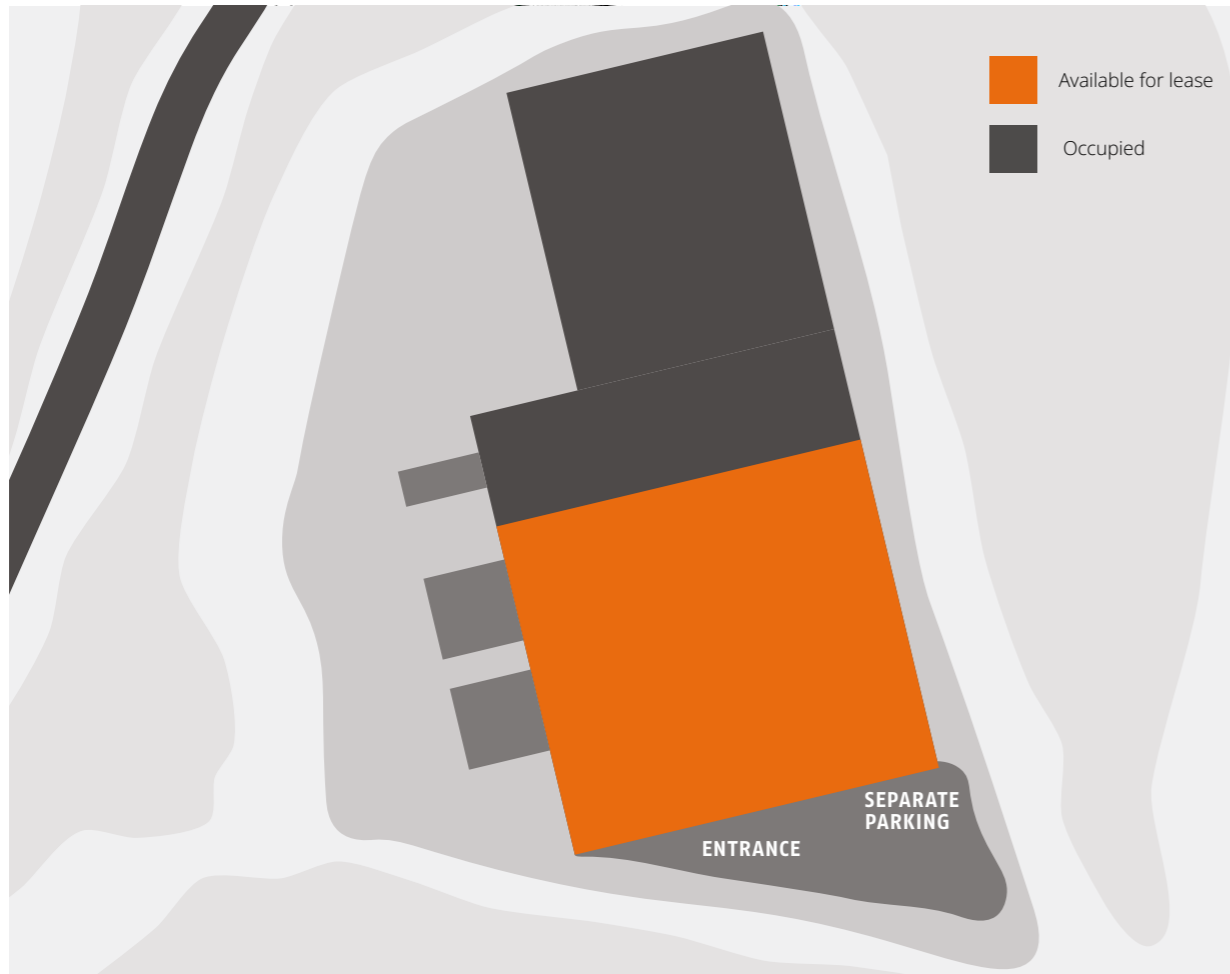
The property will be certified in accordance with BREEAM standards, ensuring compliance with both environmental and health criteria. It is designed with sustainability at its core, featuring solar panels, electric vehicle charging stations, and geothermal heating as the primary energy source. The development aligns with Science Based Targets initiative (SBTi) principles and supports the use of 100% renewable electricity through RE100 membership.

BREEAM® SE

RE 100



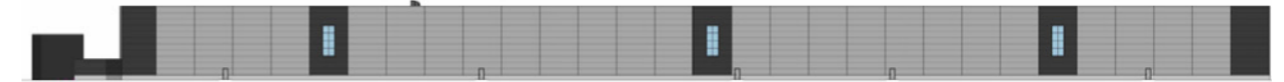
SITE LAYOUT



EXTERIOR - OVERVIEW



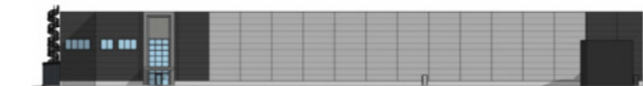
WEST-FACING FACADE



EAST-FACING FACADE



NORTH-FACING FACADE



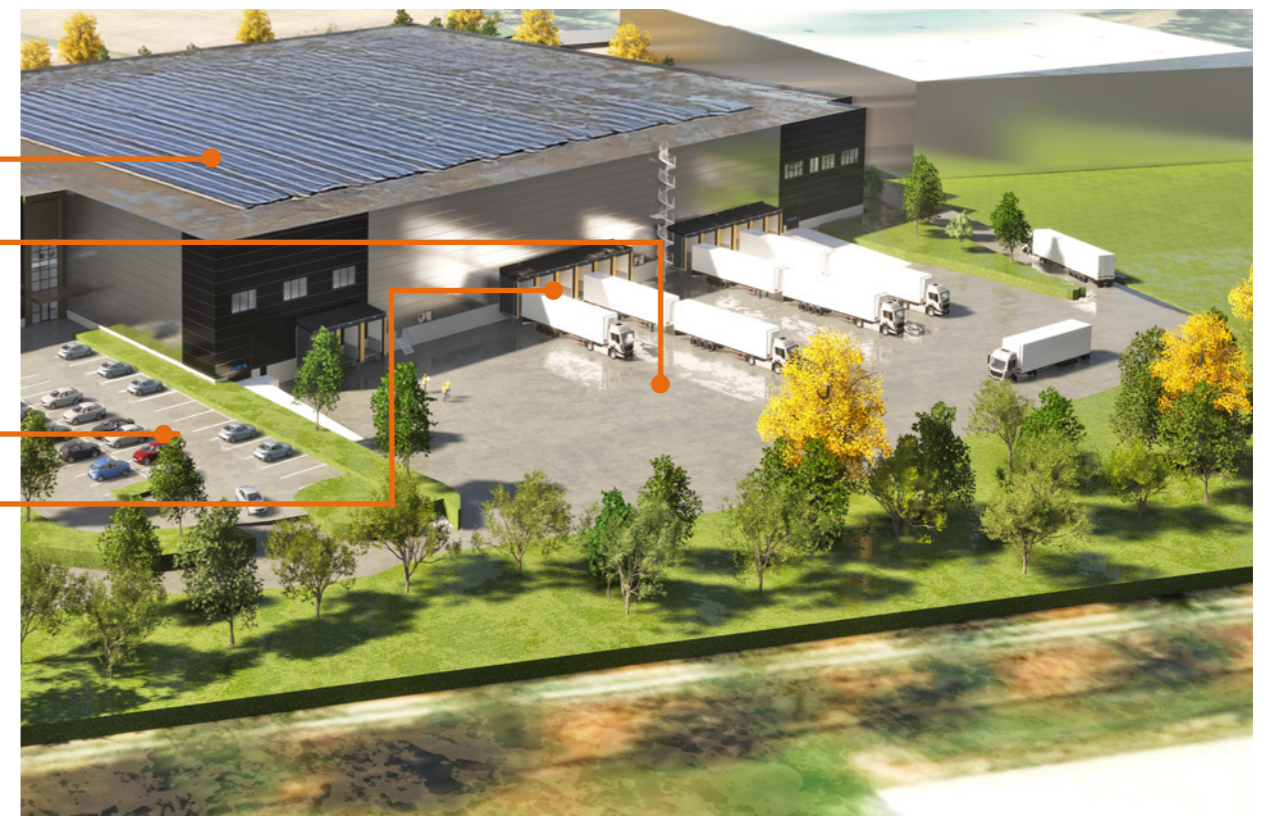
SOUTH-FACING FACADE

EXTERIOR

The property promotes optimal logistics operation with its many gates with loading platforms combined with ground gates.

Efficiency is at the core of our logistics property design, featuring modern motorized gates and spacious truck yards to streamline operations.

Enhanced security is built-in, with fenced yards, dedicated lighting, and separate car parking to ensure safe and efficient traffic flow.



Solar panels

Whole roof prepared for solar panel installation | 500KWP Included.



Loading dock

50 meter depth.
Reinforced with 25 meter deep concrete slab.
Asphalt dimensioned for HGVs.
Multi tenant, common truck yard.



Staff parking, separated from truck yard



Docking doors

1+ docking door per 1000 sqm of footprint.
Docking doors are weather sealed.

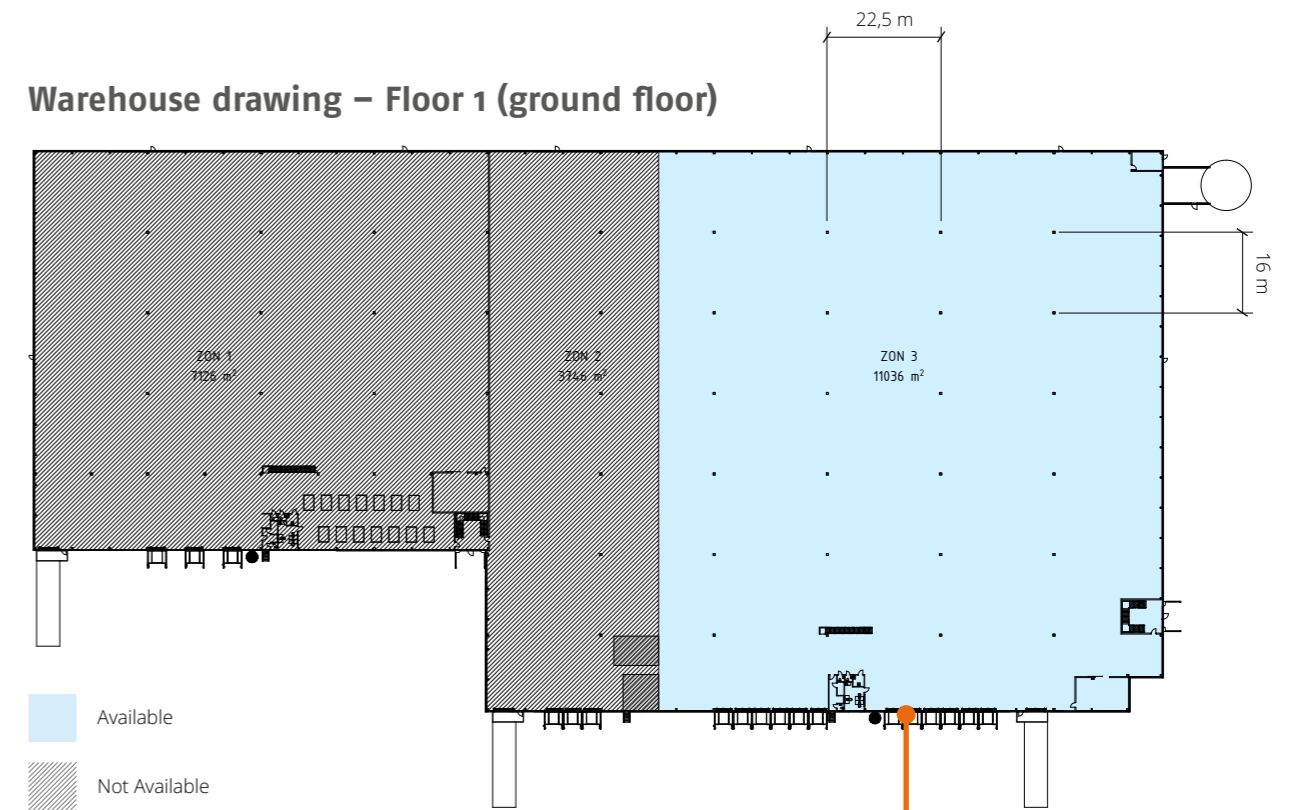
OPERATIONAL AREA

Adress:	TBD
Construction year:	2026
Free clearance:	11.7m
Pillar measure:	22.5 x 16m
Load breading:	5 000 kg/sqm

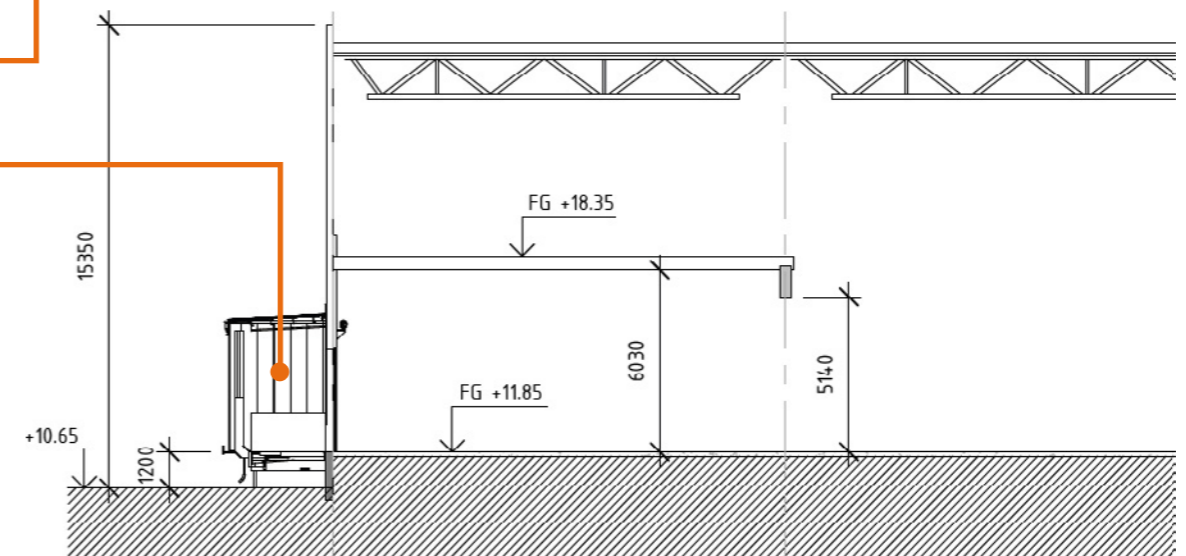
Total area, NLA:	25 369 sqm
Available area, NLA:	12 570 sqm
Warehouse 11.7m:	9 502 sqm
Warehouse 6.1m:	1 534 sqm
Mezzanine:	1 534 sqm
Office:	TBD sqm
Docks available:	12
Ground dock(s):	1



Warehouse drawing – Floor 1 (ground floor)



Warehouse drawing – Loading dock (Side view)





EQUIPMENT

Sprinkler – warehouse is supplied with sprinklers in accordance to EFSR, specified for class I.IV.

LED – the lightning in the warehouse is installed with the latest LED-lightning for efficient energy cost.

Free clearence is 11.7m.



Floor area

Pillar measure – 22,5m x 16m coulmn grid as standard.

Load bearing – concrete floor with hard top allowing for >5 000 kg/sqm spread out load.

Mezzanine

Option to develop mezzanine for most cost efficient warehouse operation. Tip gates to mezzanine.

Docks – Truck loading areas.

Operational warehouse office

Read more about our office solutions on page 14.



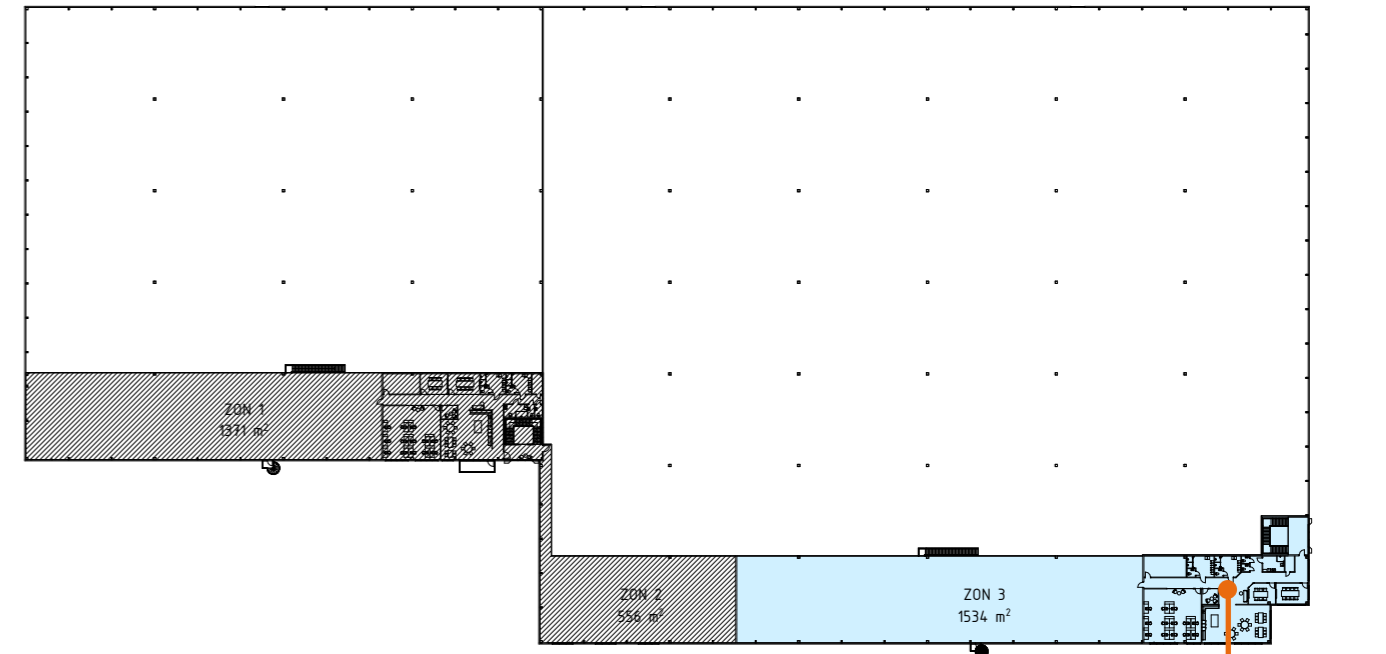
OFFICE

The facility offers four levels and prepared options for interior office design. Together with our in-house architect team, the client can optimize office areas and layouts to match their specific needs. Custom-made office designs are also available.

We work closely with every tenant to design both the office space and the entrance area, ensuring that the layout supports business operations and reflects the company's identity.

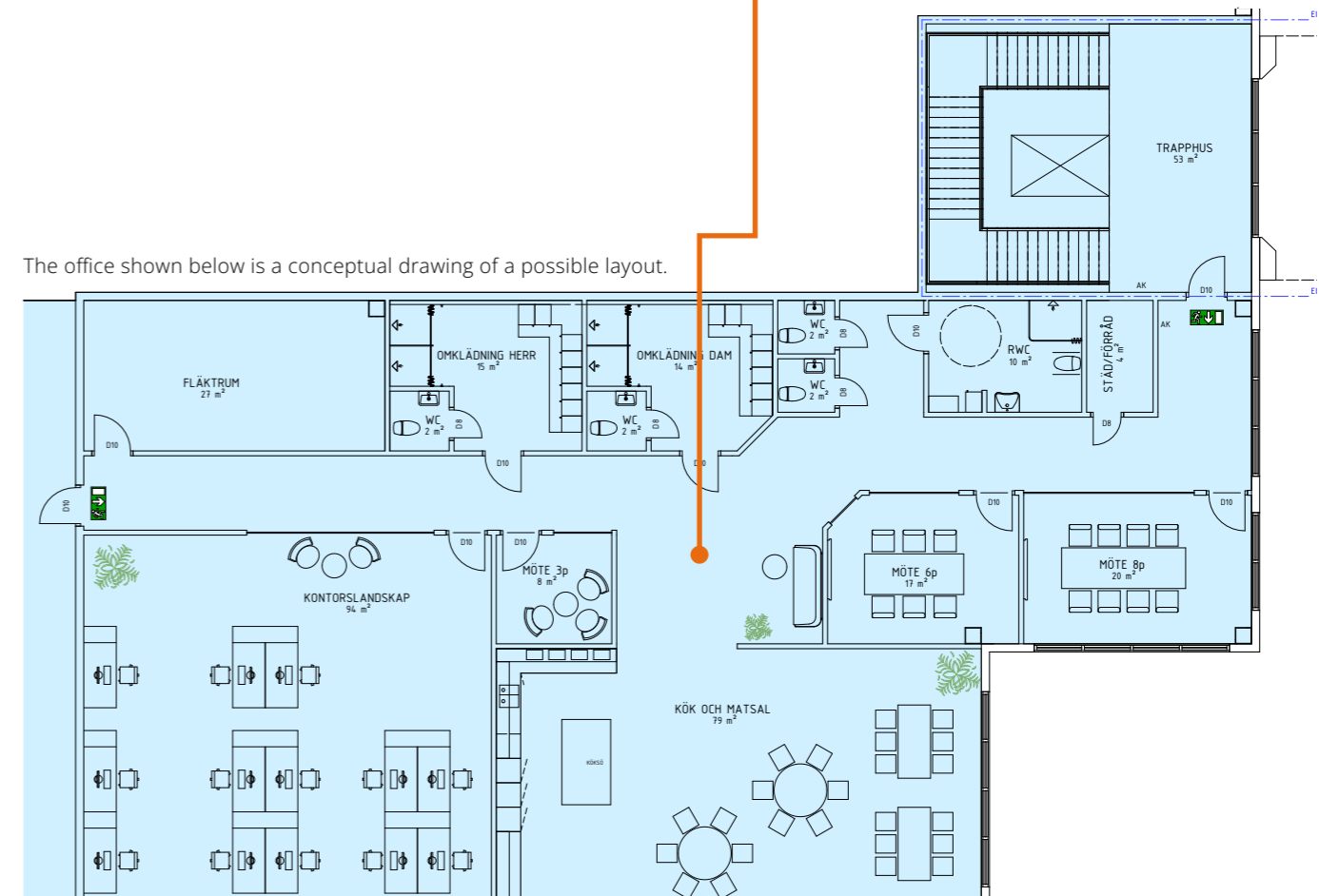
Create a workspace that represents your brand and empowers your employees – a tailored design that works for your business.

A reference picture from Apohem's warehouse in Kallhäll, Stockholm shows the entrance and balcony.

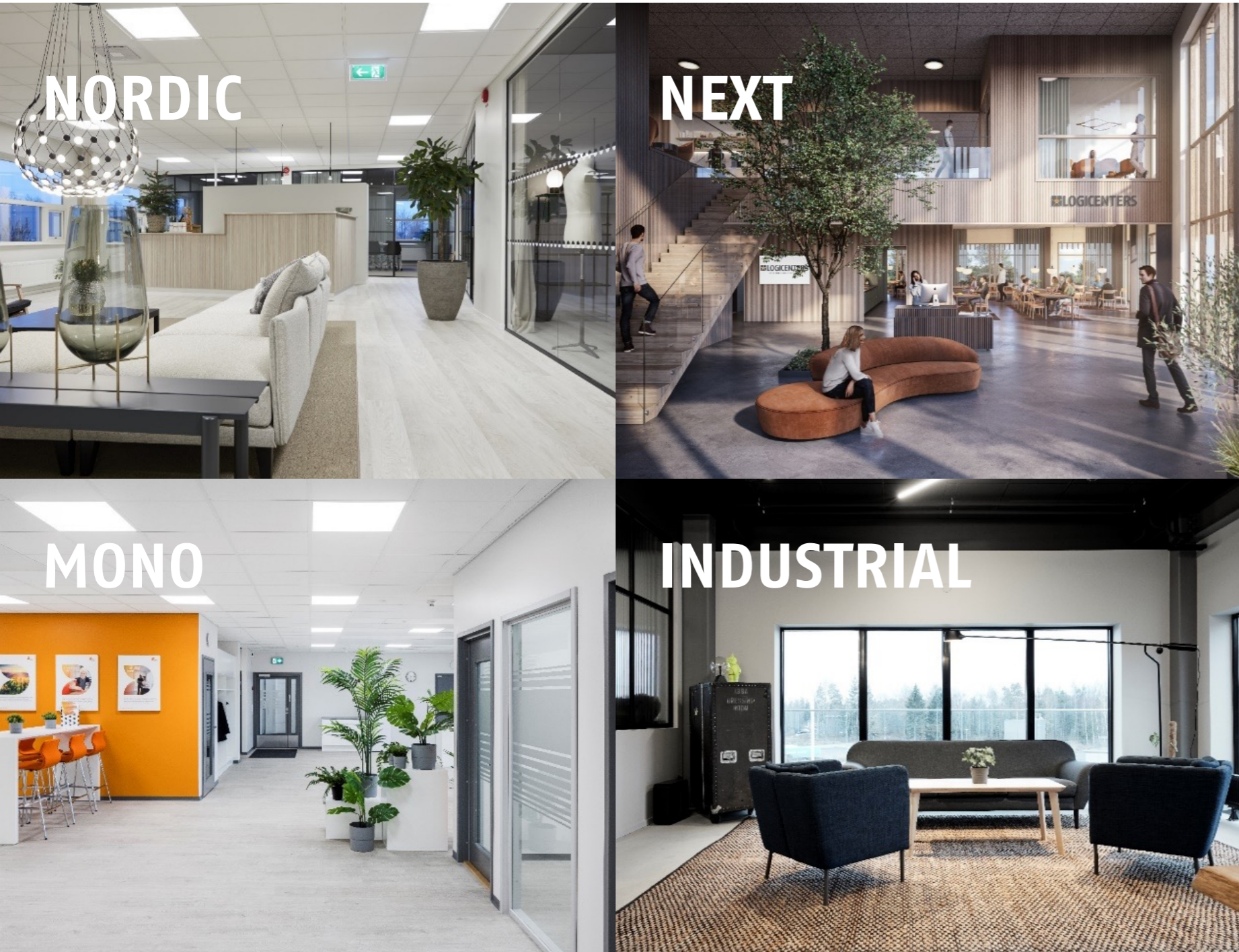


Available
Not Available

The office shown below is a conceptual drawing of a possible layout.



FOUR DIFFERENT STYLES FOR INTERIOR OFFICE



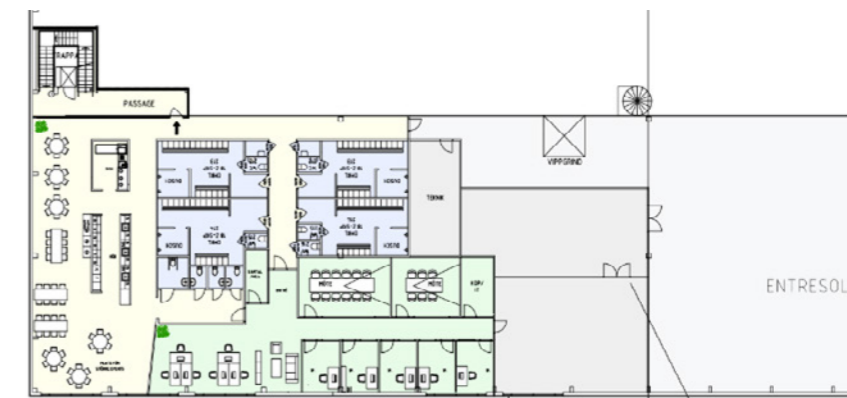
DIFFERENT OFFICE LAYOUTS

The floor plans are illustrative examples of potential office layouts.

Example 1

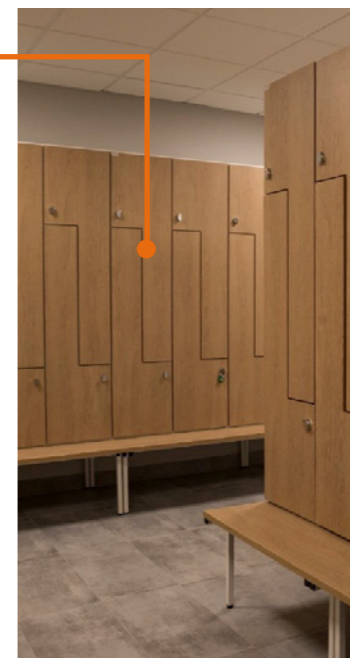
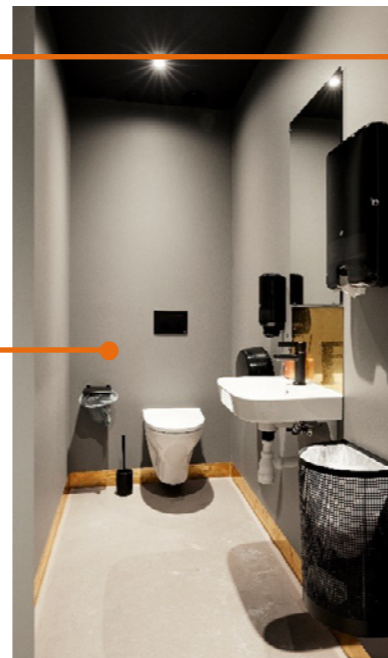


Example 2



SPECIFICATIONS – OFFICE

-  **Kitchen and dining areas** ● Fully equipped kitchen.
-  **Office stations** ● Generous electrical outlets and natural light.
-  **Conference room** ● Glass partition.
-  **Changing rooms** ● Tiles and lockers.
-  **WC** ●



INTERIOR

We create high-quality and modern office space which you will have the opportunity to design according to your needs. The majority of the office space is strategically located on the mezzanine level, optimizing the building's footprint and functionality.

OFFICES

When designing the office space, you will be able to choose your own colour scheme, furnishings and profile. For example, you may specify whether there should be an open floor plan or several separate offices and conference rooms. The offices have ceiling heights with large windows allowing for plenty of daylight, which promotes comfortable office work.

KITCHEN

There will be a fully equipped kitchen featuring top-quality materials and modern appliances as well as enjoyable areas providing space for rest and relaxation.

LOCKER ROOMS

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

CONTACT INFORMATION

Matthias Kettelhoit

+46 70 – 583 44 06
make@logicensers.com

Fredrik Nygren

+46 70 – 850 25 14
fredrik.nygren@logicensers.com

Victoria Ödmark

+46 73 – 758 74 04
victoria.odmark@logicensers.com



 **LOGICENTERS**
SOUTHBAY

logiccenters.com
southbaynordic.com