



Energy-efficient logistics warehouse in a prime signage location along the E18 highway

IN PARTNERSHIP WITH

Walljaeger Capital

Carlsöö
Property

Energy-efficient logistics facility at a low cost

Newly constructed logistics and industrial property with direct access to the E18 highway and National Road 55. In Enköping, we offer the opportunity to lease modern, high-standard sustainable spaces suitable for both warehousing and light industry, situated in a highly attractive logistics location within the Mälardalen region.

The property's immediate proximity to the E18 and National Road 55 provides provides efficient transport connections to Arlanda, Stockholm, Södertälje, Uppsala, and Örebro.

Operational Flow: Generous loading yards on both sides of the facility enable efficient low-through operations (see sketch A).

Outdoor Storage: The property offers approximately 25,000 sqm of outdoor storage space.

Building Size: The total area is 68,000 sqm, including 9,700 sqm of storage mezzanine distributed along both long sides.

Office Space: Concept offices of 325 sqm are located at each entrance on the mezzanine level.

Flexibility: The premises are highly adaptable and can be tailored or expanded o meet specific tenant requirements (see sketch B and C).

Divisibility: Leasable areas are divisible from approximately 5,000 sqm up to a 57,600 sqm footprint.

Availability: Immediate occupancy can be arranged.

Technical Description

- BREEAM: Excellent level
- Clear Height: 12 m
- Column Grid: 15 m×22.5 m
- Loading Docks: 56 units
- Drive-in Doors: 3 ground-level gates
- Security: Fencing, minimum 2 m heigh.
- Flooring: 200 mm Teqton slab
- Load Capacity: 20 tons/sqm distributed load and 10 tons/sqm point load
- Lighting: LED; 300 lux in warehouse, 500 lux in offices, and 15 lux outdoors at loding yards and parking areas
- Heating: Geothermal heating
- Solar Power: The roof is prepared for solar panel installation
- Amenities: Outdoor seating areas at entrances for social breaks
- EV Charging: 6 charging points at each entrance, with capacity for additional installations as required



View from E18 highway.



View from E18 highway.



Loading Docks: External view of the docking facilities.



Interior: Warehouse space with 12-meter clear height.

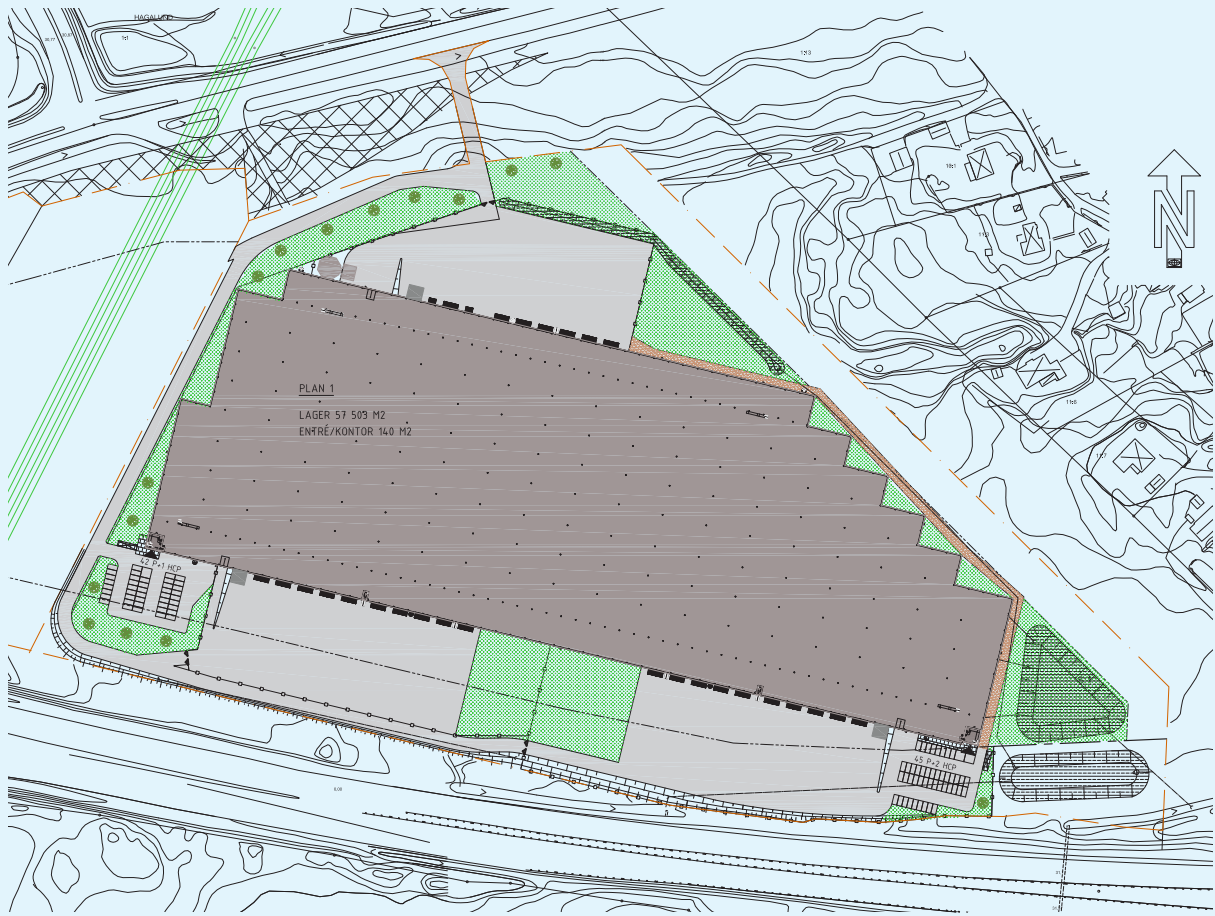


Interior: Warehouse space with 12-meter clear height.

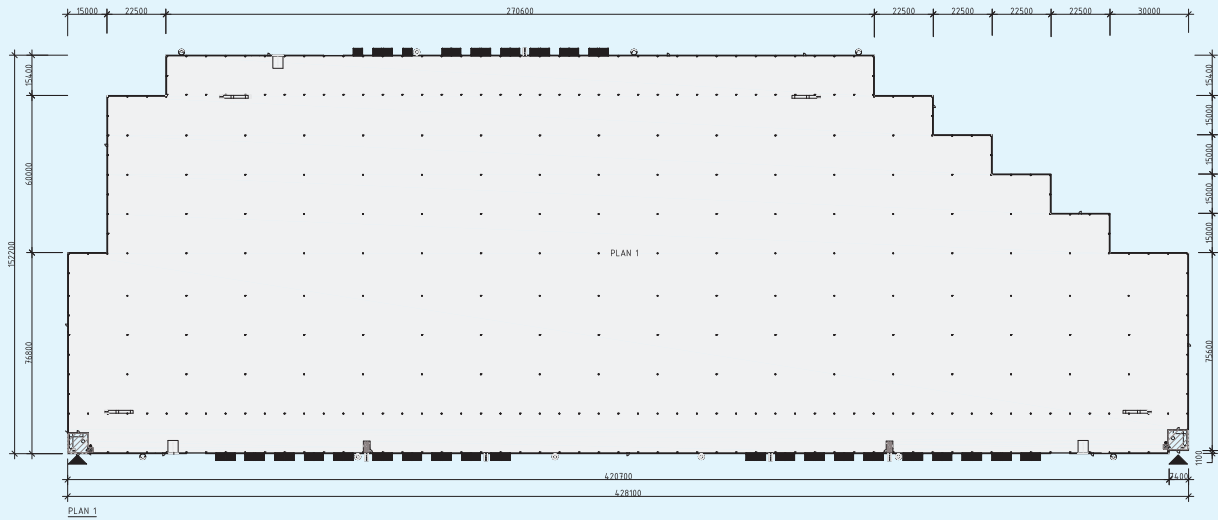


Office Spaces: Modern interior office finishes.

Sketch A



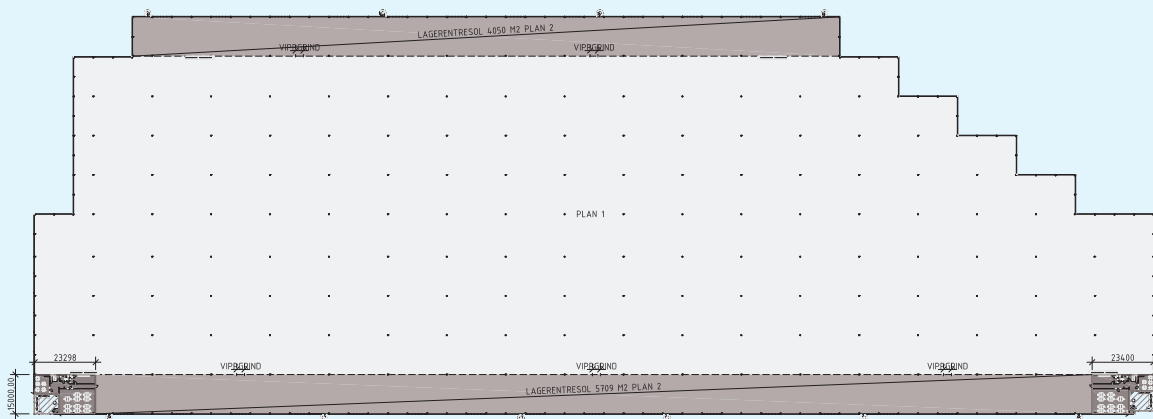
Sketch B



AREA PLAN 1

- LAGER 57 503 M2
- ENTRE 120 M2
- LAGERKONTOR 20 M2

PLAN 1

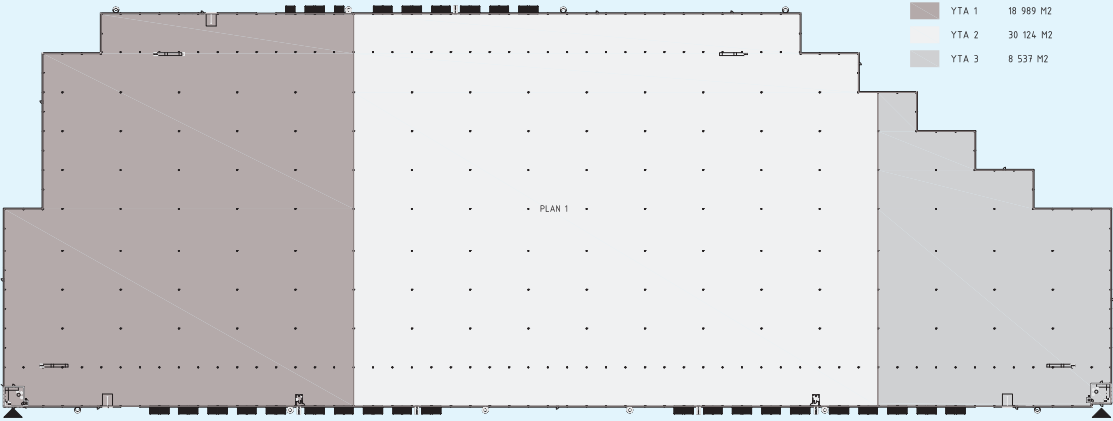


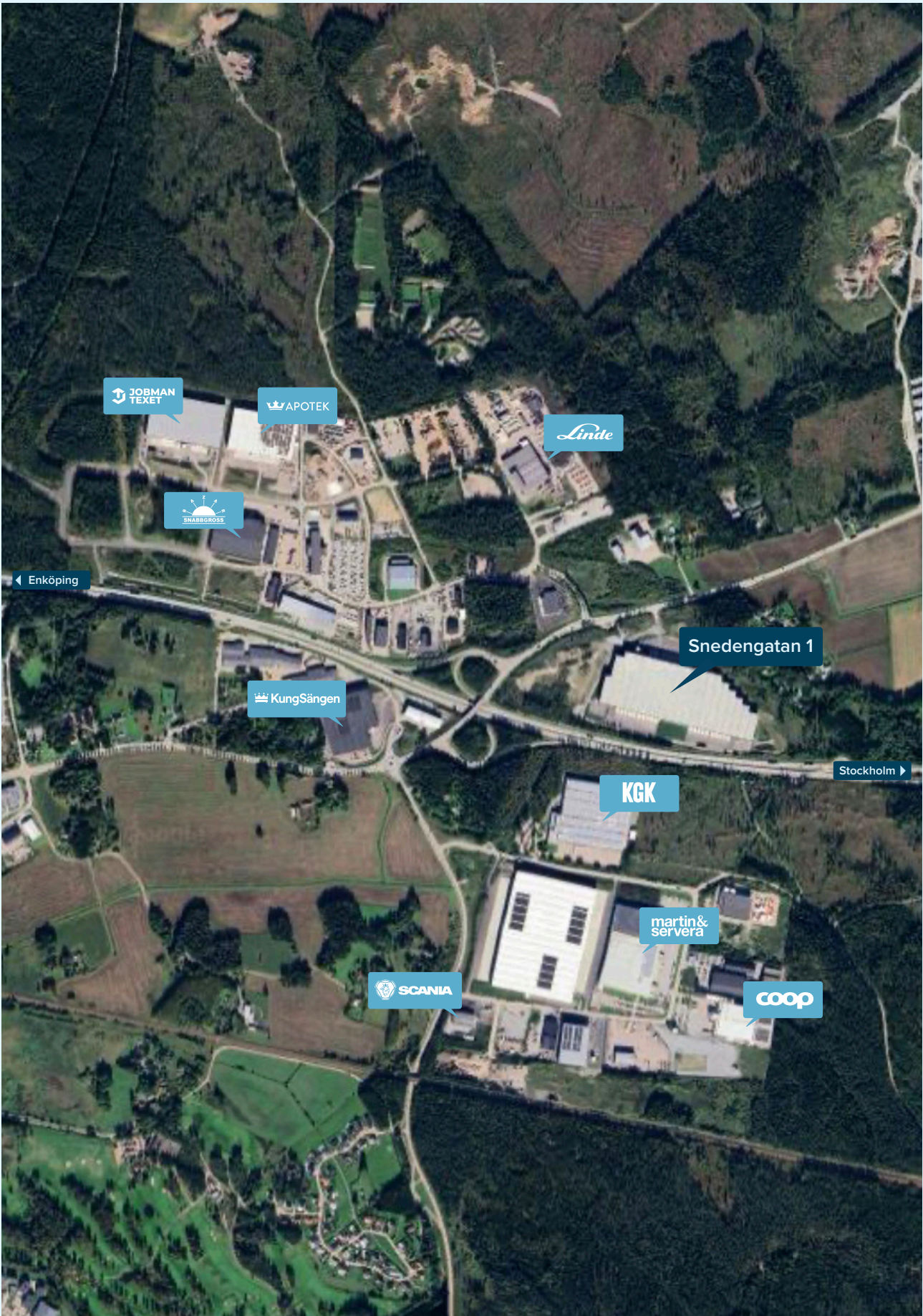
AREA PLAN 2

- KONTOR ENTRESOL 650 M2
- LAGER ENTRESOL 9750 M2

PLAN 2

Sketch C







Jesper Carlsöö - Head of Leasing
Phone: 073-357 18 87
E-mail: jesper@carlsooproperty.se