



**KOSKELO  
ESPOO**

**LOGICENTERS**  
INTELLIGENT LOGISTICS FACILITIES BY NREP

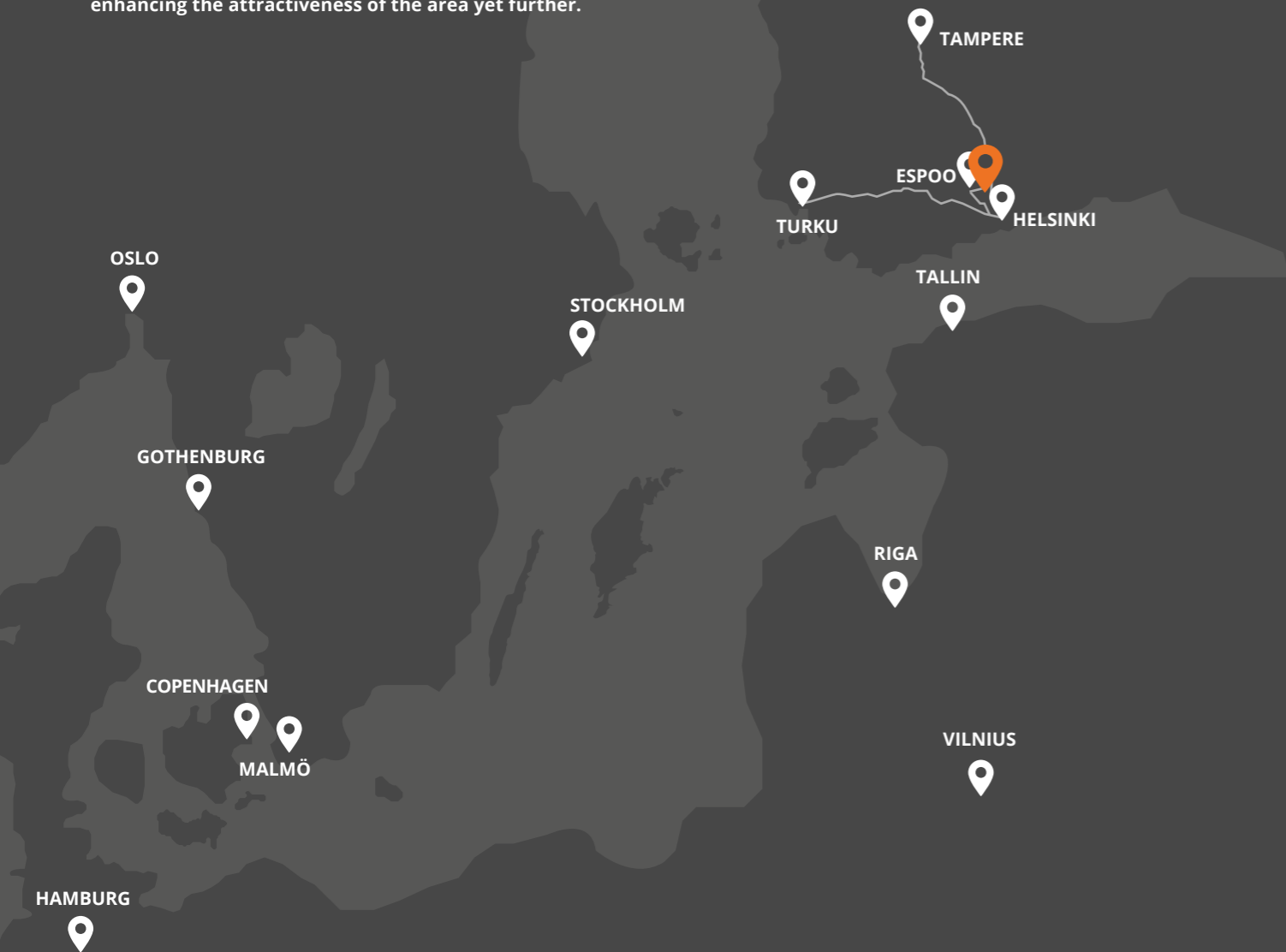




## KOSKELO, ESPOO

The property is in Koskelo logistics and light industrial area, just next to Ring road III. The location is excellent, since it provides great accessibility for cars and trucks via E18 (Ring road), which allows easy and short connections to all HMA. Drive to Helsinki Airport is just 15 minutes and Helsinki harbor can be also reached in just under 25 minutes.

The logistics district is strategically positioned next to Helsinki, making it the ideal location for providing quick and smooth transport links throughout Finland. It is possible to reach as much as 90 percent of the Finnish population within a 24-hour delivery period. Koskelo logistics area also offers good access to a committed workforce with the right skills, thereby enhancing the attractiveness of the area yet further.



17 km  
Helsinki  
Airport



21 km  
Vantaa (Tikkurila)  
Railway station



32 km  
Port of  
Helsinki



25 km  
Helsinki City  
Centre

## PROPERTY DESCRIPTION

Property name:	Koskelonkuja 4
Area:	Koskelo, Espoo
Address:	Koskelonkuja 4
Total area:	15,600 m <sup>2</sup>
Total available area:	7,400 m <sup>2</sup>
Scheduled completion:	Q4 2023
Divisible:	No
Gates:	8 + loading dock area



## KOSKELO LOGISTICS AREA

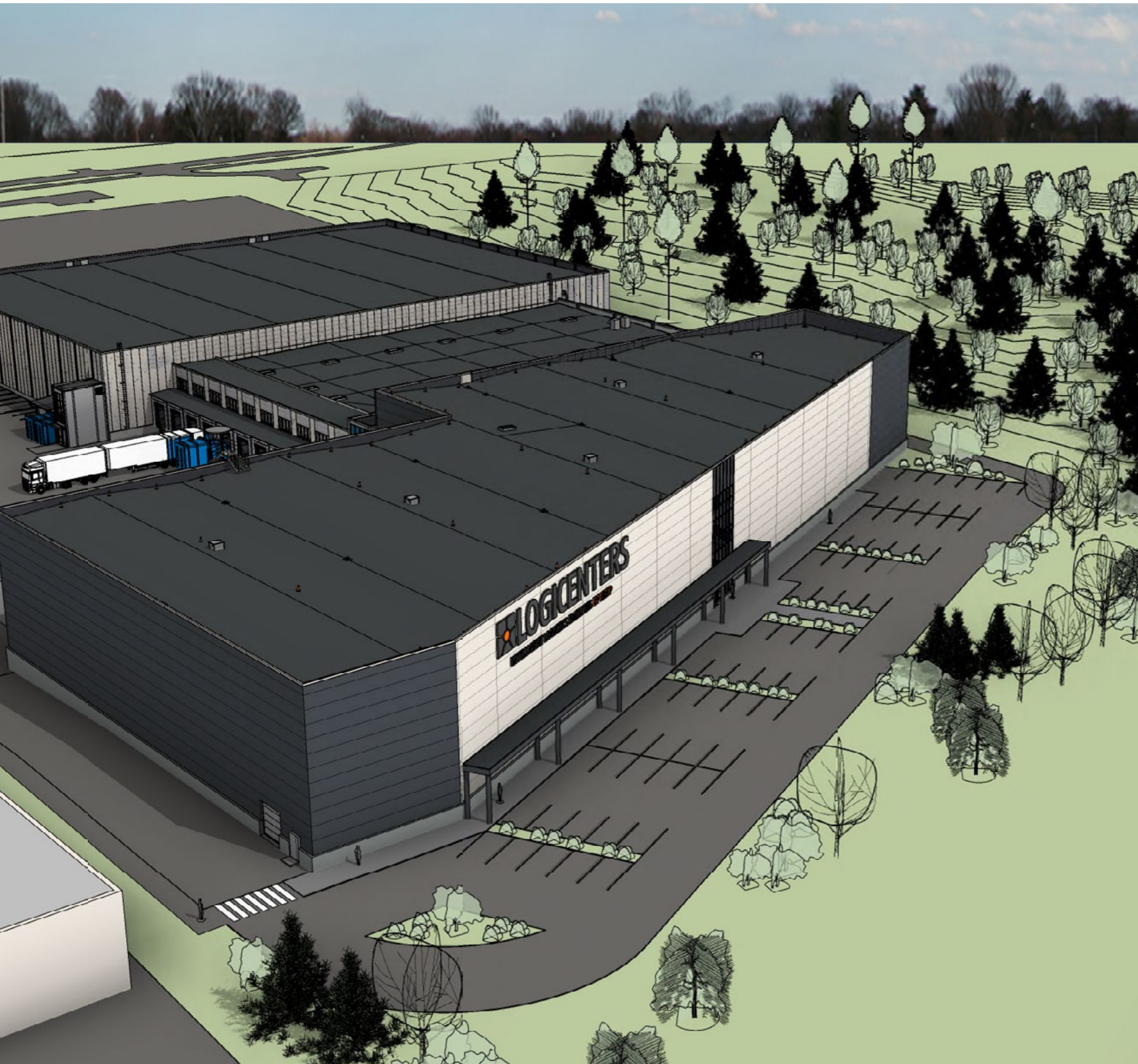
Koskelo is attractive logistics and light industrial area close to Helsinki, and where companies such as BYGGmax, Eaton Power, Lindström and Vepäsäläinen have already established themselves. The area has become popular thanks to its strategic location close to Helsinki and the well-developed infrastructure with roads, railways and airports.

### PUBLIC TRANSPORT

The district has good public transport links. Buses run next the entire district and the nearest bus stop is just a short walk from the Logicenters' property.







## A PROPERTY FOR MODERN LOGISTICS

A first-class logistics centre of around 15,600 m<sup>2</sup> where there are plenty of opportunities for you to be involved in designing and adapting the interior to meet your wishes and needs. Our flexible concept enables you to choose the colour scheme, furnishing and profile of office space and staff rooms to be ready when you move in. It is possible to lease approximately 7,400 m<sup>2</sup> area.

The property is scheduled to be ready for occupancy at Q4 2023 and will offer modern specifications which meet all the criteria required for modern logistics operations. The vacant space is spread over 4,250 m<sup>2</sup> with 11.7 metres of clear ceiling height, 1,575 m<sup>2</sup> with 6 meters of clear ceiling height, 880 m<sup>2</sup> gate area and 650 m<sup>2</sup> on mezzanine floor above the loading docks including 300 m<sup>2</sup> office area, which is an extremely cost-effective solution.

### ABOUT LOGICENTERS

Logicenters is the leading developer and long-term owner of modern logistics properties in the leading logistics locations in the Nordic region. We currently own, manage and have under development around 2 million m<sup>2</sup> of leasable logistics space. We are and have been the most active developer of modern logistics properties in the Nordic region over the past decade.

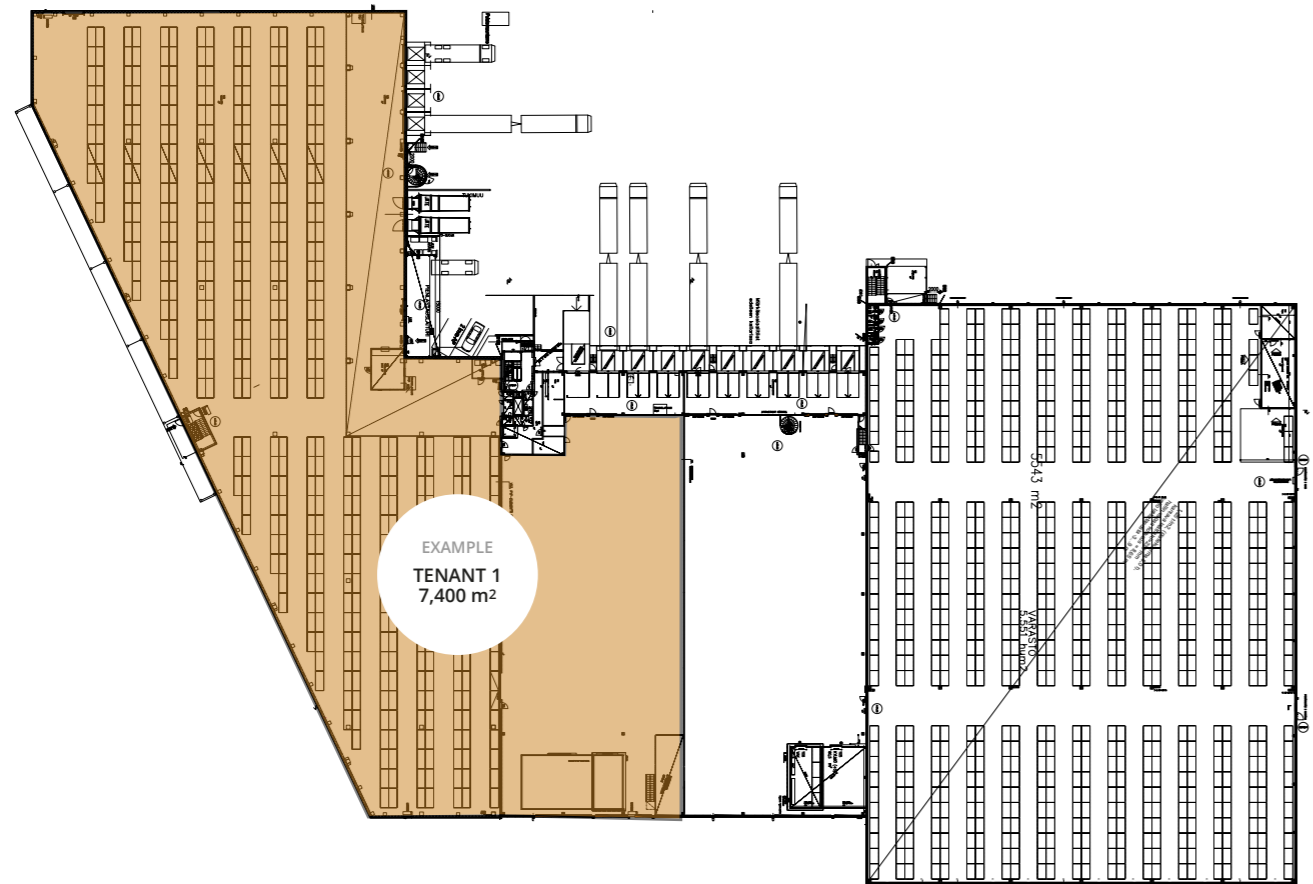
## CERTIFICATIONS AND SUSTAINABILITY

The property will be certified in accordance with BREEAM, which means that the building is adapted to meet both environmental requirements and health criteria. Even before construction began, we carried out a number of studies and operations to ensure the environmental impact of the building is optimised from the ground up. We conducted an environmental study to help us ensure that we replace the biological values once the building is in place. In all of our sites, we carry out a Life Cycle Analysis, (LCA), in order to apply sustainability improvements already during the design phase and make sure we meet our own sustainability targets. LCA analysis looks at the building's environmental impact from material extraction and construction process to the operational stage and waste when the building is demolished at some point in the future. Logicenters aims to be carbon neutral by 2028.

The property is also being prepared for solar cells, electric vehicle charging stations and the main heating source will geothermal heating. There is a strong focus on optimising the energy level of the property and ensuring the use of green energy sources. As a tenant, you will have access to one of the Nordic region's best energy monitoring systems. With the help of Logicenters, you can compare your consumption and other environmental data with figures from comparable businesses. Furthermore, Logicenters is also affiliated with RE100, a global coalition committed to 100% green electricity.

**BREEAM® SE** **RE 100**





## SITE PLAN

As a tenant, your space can be configured as you wish and we will work with you to determine your needs with respect to warehouse space, locker rooms, canteen, office space and other possible facilities such as a security office, photo studio or refrigerated areas. In the event that the property is divided between multiple tenants, we will of course ensure that your areas are completely separate. The possible area available for lease is approximately 7,400 m<sup>2</sup> of which 6,700 m<sup>2</sup> is floor space.

**7,400 M<sup>2</sup>**



Facade facing east



Facade facing west



Facade facing north



Facade facing south

## EXTERIOR

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

facility has façades with high concrete bases of approximately 2.1 metres to minimise the risk of collision damage and burglary.

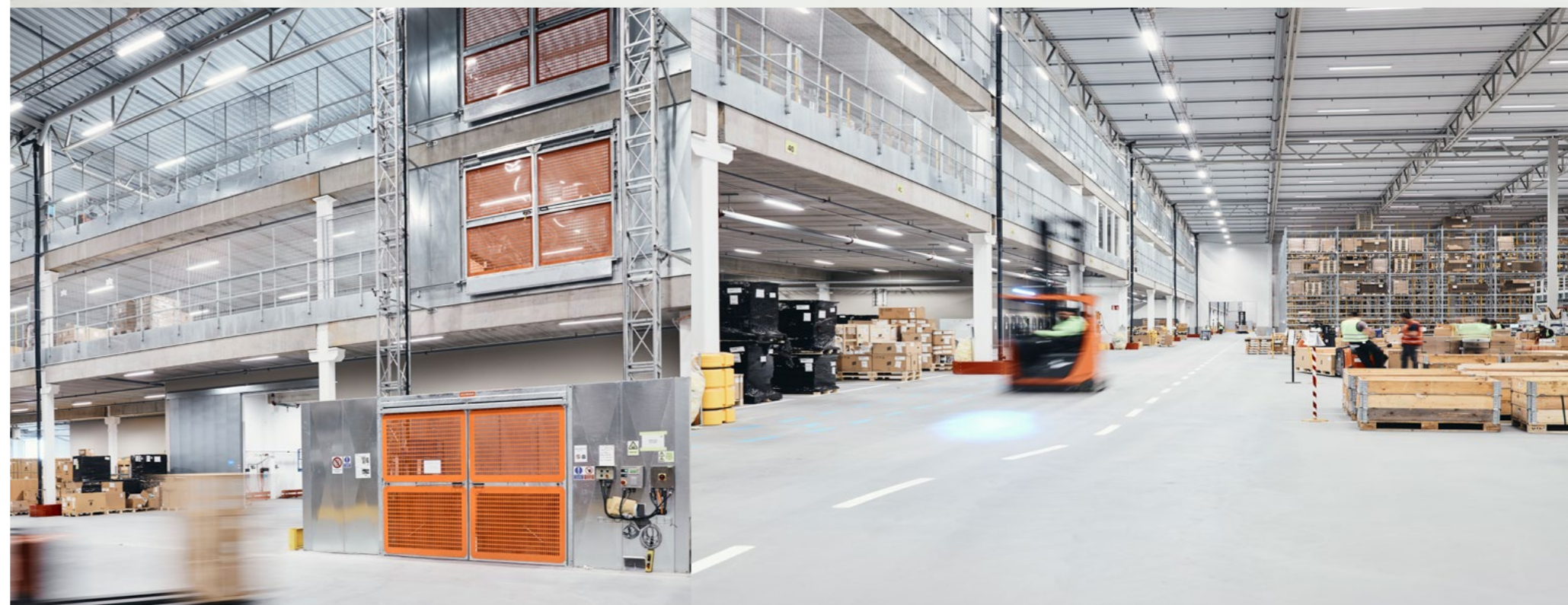


## OPERATIONAL AREA

Our facility is characterised by high-quality material choices and modern specifications to achieve long-term durability, sustainability and high quality. The core of the facility, the operational warehouse space with mezzanine floor which maximise the area above the gates, providing an extremely cost-effective solution. Furthermore, the warehouse space (4,250 m<sup>2</sup>) has 11.7 metres of clear ceiling height and a floor with a load-bearing capacity of 5,000 kg/m<sup>2</sup>. The operational area also has generous distances between columns with C/C dimensions of 10 x 20 metres.

The facility is equipped with energy-efficient, motion-activated and daylight-regulated LED lighting. It is also possible to have separate truck loading areas in order to isolate the trucks, thereby further minimising the fire risk. There is also an option to build warehouse offices in the warehouse itself.

Logicens focuses on maintaining a long-term relationship with you as a tenant. This focus is characterised by active management and flexibility according to your current and future needs. As a long-term partner, Logicens assists you with adapting your space and new developments as your needs change over time.







## INTERIOR

We create high-quality and modern office space which you will have the opportunity to design to reflect your taste, 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. We ensure that an office is developed which will put your needs first and suit your staff.

### 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 generous 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

