

Origo

Södra Stigamovägen 5 Torsvik Jönköping

CBRE

KEY HIGHLIGHTS

Move into Origo! A new logistics property with unbeatable E4 signage

For lease. Ready for move-in Q1 2025

20,000 sqm total area

Warehouse: 16,031 sqm

Mezzanine: 3,328 sqm

Office: 561 sqm

Exceptional location in the centre for pan-Nordic logistics

Strategically located between the Scandinavian capitals

Jönköping Torsvik One of the best industrial parks in Sweden,
ranked Third Best 2024

Excellent access and visibility from the E4

20 min south of Jönköping

Future-proofed specifications

12 m clear height • 5/7.5 t/sqm floor load/point load

18 weatherprotected docks and 1 ground level dock

Solar PV panel ready roof

★★★★★
BREEAM[®]
Excellent



PLACE YOURSELF IN THE CENTRE FOR PAN-NORDIC LOGISTICS

Jönköping's exceptional location in the centre of Sweden is considered as one of the best hubs for pan-Nordic logistics. It forms the centrepiece of the "logistics triangle", strategically located between the Scandinavian capitals with proximity to Northern Europe. Within a radius of 400 km, 80% of the Swedish population is accessible as well as Copenhagen and Oslo.



The E4 motorway – the backbone of Swedish infrastructure connects to Stockholm, Malmö, Copenhagen and Continental Europe, while national road 40 connects to The Port of Gothenburg via Borås. Sweden's second largest airport, Landvetter, is only 130 km away.

Torsvik is one of the best industrial parks in Sweden. The property is perfectly situated in Stigamo, the most modern addition to the park.

Torsvik is a top ranked location for logistics,* demonstrated by the selection of Tier 1 Logistics companies based here, large and logistic intense companies such as IKEA, Dagab, Nobia and Elgiganten has also vital distribution centres in the area.

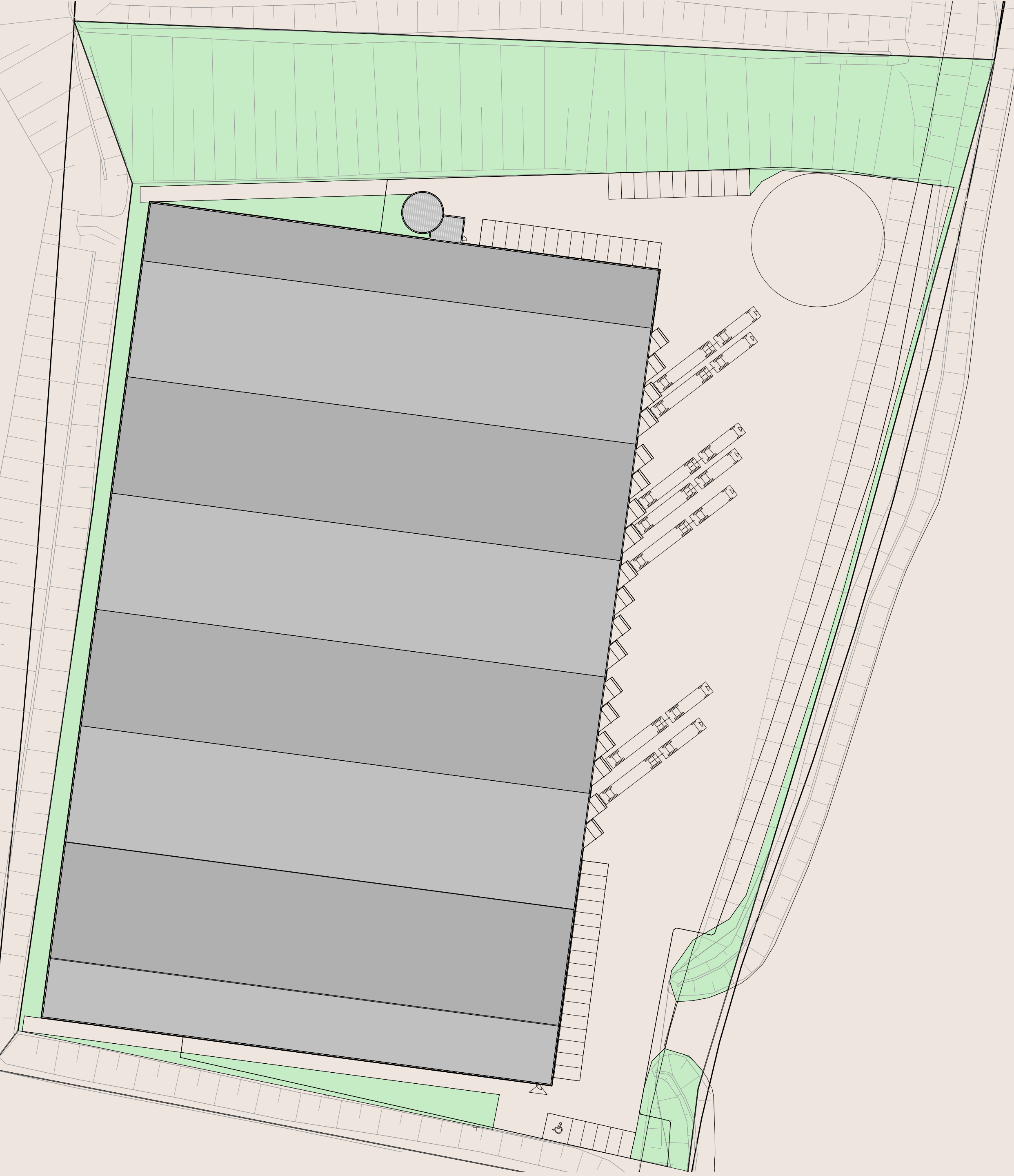
The expansive industrial and logistics area is situated along the E4, just 20 minutes south of Jönköping Airport.

Origo has excellent access and visibility from the E4.

* Ranked third best logistic location in Sweden, Intelligent Logistik 2024.

TIER ONE SITUATION

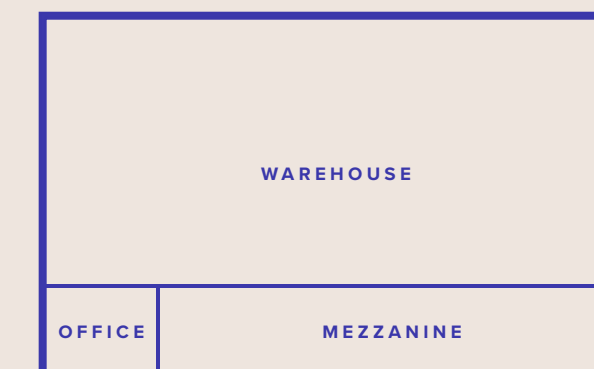




DYNAMIC MASTER PLAN

Be the first! Ready for move-in by Q1 2025
up to 20,000 sqm

ONE TENANT



Warehouse
15,770 sqm

Mezzanine
3,500 sqm

TWO TENANTS



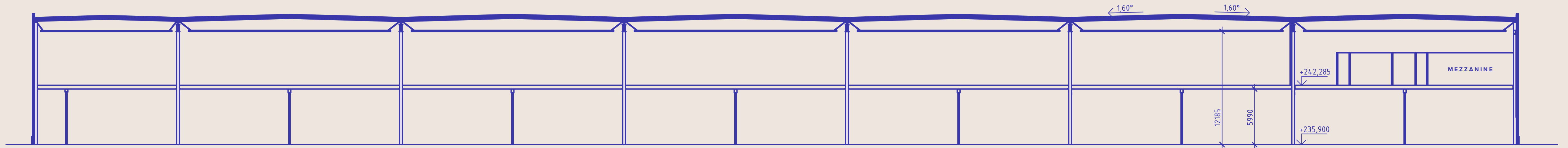
Warehouse
9,560 sqm

Mezzanine
1,741 sqm

Warehouse
6,401 sqm

Mezzanine
1,078 sqm

FUTURE-PROOFED SPECIFICATIONS



Class A specifications for
contemporary use

Warehouse area: 16,031 sqm

Mezzanine: 3,328 sqm

Office area: 561 sqm

Weather protected docks: 18 pcs

Ground level dock: 1 pcs (5×5 m)

Ceiling height: 12 m

Ceiling height mezzanine: 6 m

Floor load capacity: 5 ton/sqm

Point load: 7,500 kg

Floor load mezzanine: 500 kg/sqm

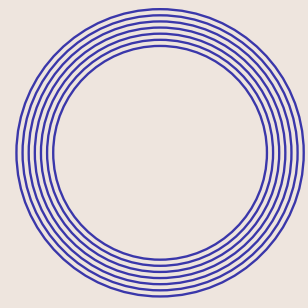
Pillar distance: 24×12 m

Parking: 40 pcs (8 pcs EV chargers)

PV panels: Roof prepared

Certification: BREEAM Excellent





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BOOK A MEETING

**Learn more about this
opportunity and its potential.**
Contact CBRE today!

CBRE



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