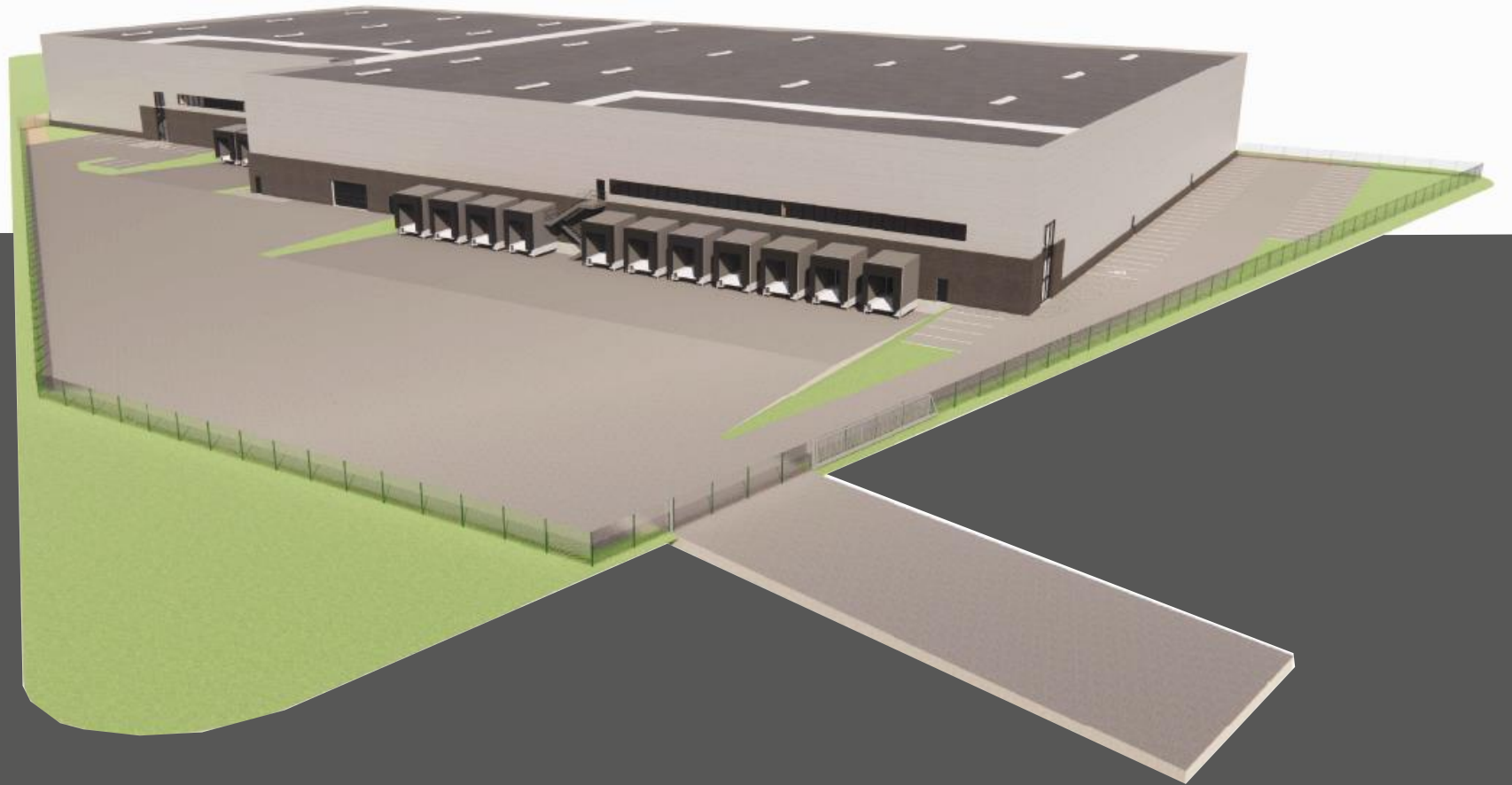


# Leasing opportunity

Køge, Egedesvej

 LOGICENTERS



# THE PROPERTY



Unique logistics leasing opportunity just 30 minutes from central Copenhagen – competitive rents and efficient logistics space

Køge is strategically located close to Copenhagen. The location offer great logistics operation located in the intersection of highway E47 and E20 south of Copenhagen, perfect for inbound logistics – offering same day logistics.

The area is excellent for operator with needs to deliver goods to the Copenhagen region with **competitive rent levels**.

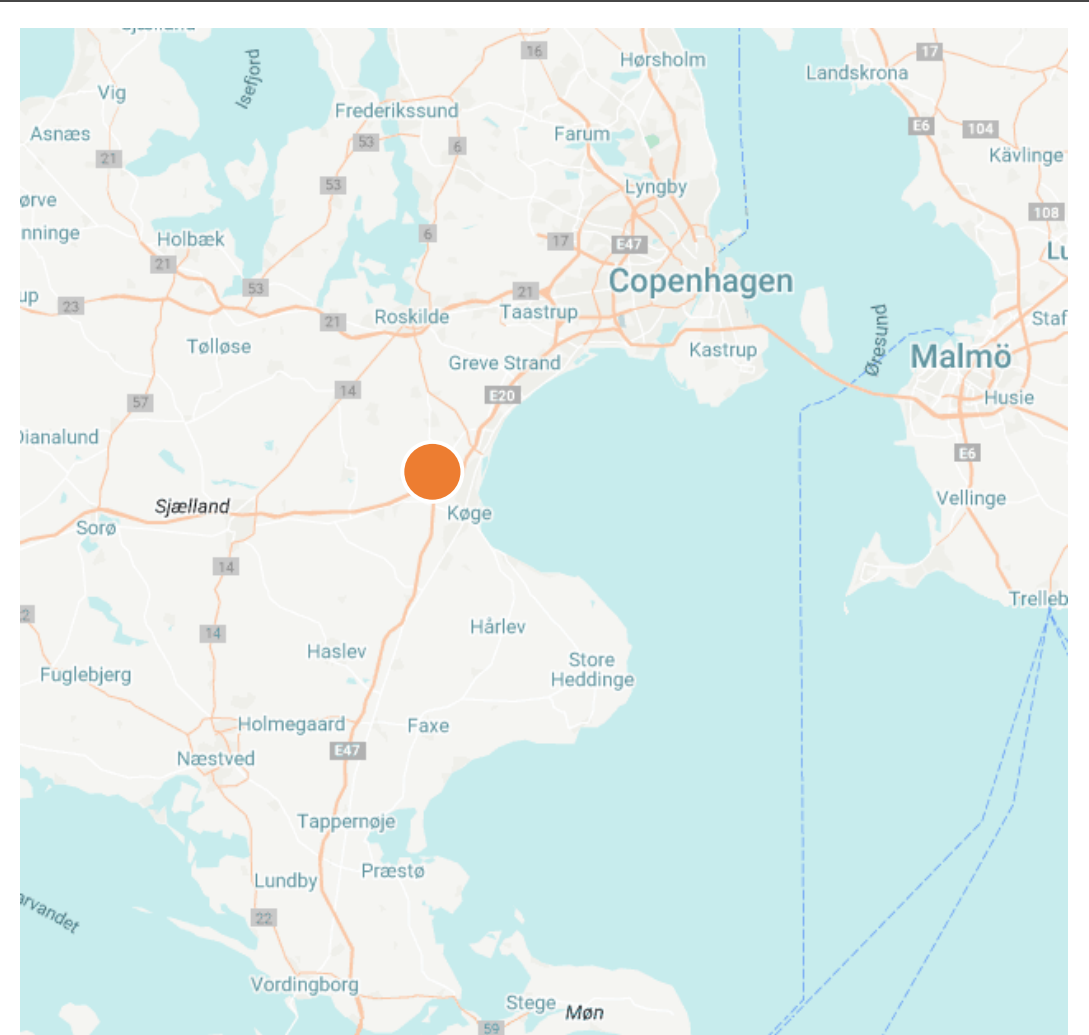
Distance from the property to:	Distance	Time
Køge C	8 km	10 min
Copenhagen	40 km	30 min
Germany	145 km	2 h 20 min
Malmö	70 km	50 min
Hamburg	300 km	4 h 15 min
Stockholm	685 km	7 h 30 min
Oslo	630 km	6 h 50 min



# THE PROPERTY



<b>Property name</b>	Egedesvej plot D
<b>Area</b>	Køge, Egedesvej
<b>Type</b>	DC
<b>Address</b>	Egedesvej
<b>Total area, NLA</b>	13 739 sqm
<b>Available area, NLA</b>	13 739 sqm
<b>Move in</b>	Q4 2024



## MOVE IN TIMING



# EGEDESVEJ

## The property

Logicens offers the opportunity to lease a modern logistics warehouse close to Copenhagen. The property will offer flexible space up to 14,000 sqm NLA. The property offers a leasing opportunity of 12,700 sqm footprint.

The building will have all the modern specifications to support efficient logistics. In addition, the property is certified within BREEAM, that gives the tenants lower operating costs and energy costs. We call this intelligent logistics properties.

“ *Excellent location for same day deliveries to central Copenhagen* ”

## Key metrics

**13,739**

Available area (SQM)

**12**

Weather sealed gates

**30**

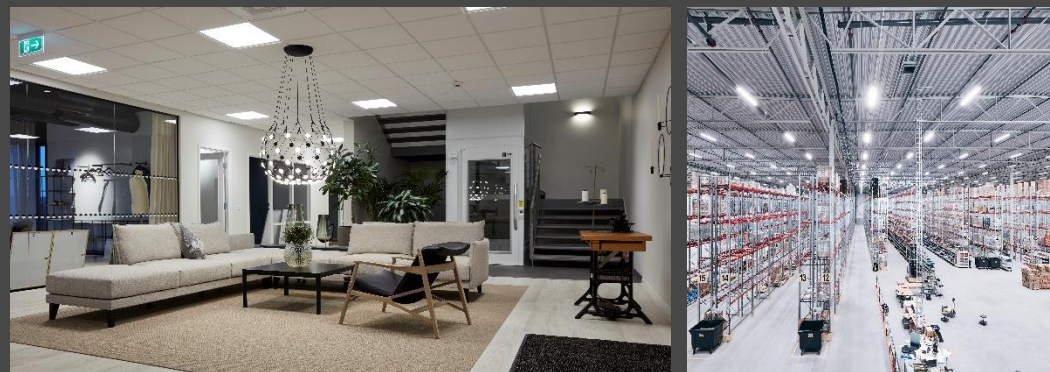
Minutes to central Copenhagen

**10**

Minutes to central Køge

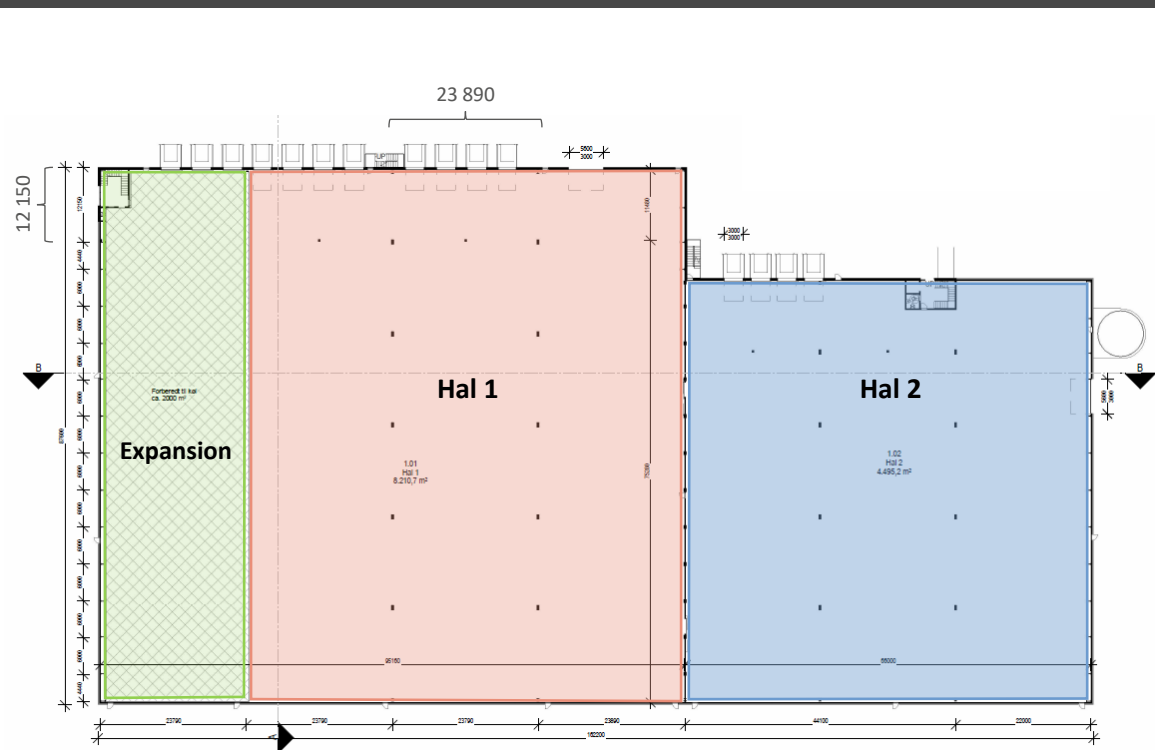
Property name	Egedesvej plot D
Municipality	Køge
Address	Egedesvej
Construction year	2023
Closest highway	E20
Distance to highway	3 min
Distance to Køge C	10 min
Distance to bus stop	1 min
Total area, NLA	13 739 sqm
Warehouse	12 706 sqm
Mezzanine	571 sqm
Office	462 sqm
Available area, NLA	13 739 sqm
Free clearance	11.7
Pillar measure	23.8m x 11.5m
Loading docks	12
Load bearing	5,000 kg/sqm
Move in	Q4 2024

Example illustration/picture for the properties



# EGEDESVEJ

## Warehouse drawing



### Flexible space

Hal 1 – 8,211 sqm

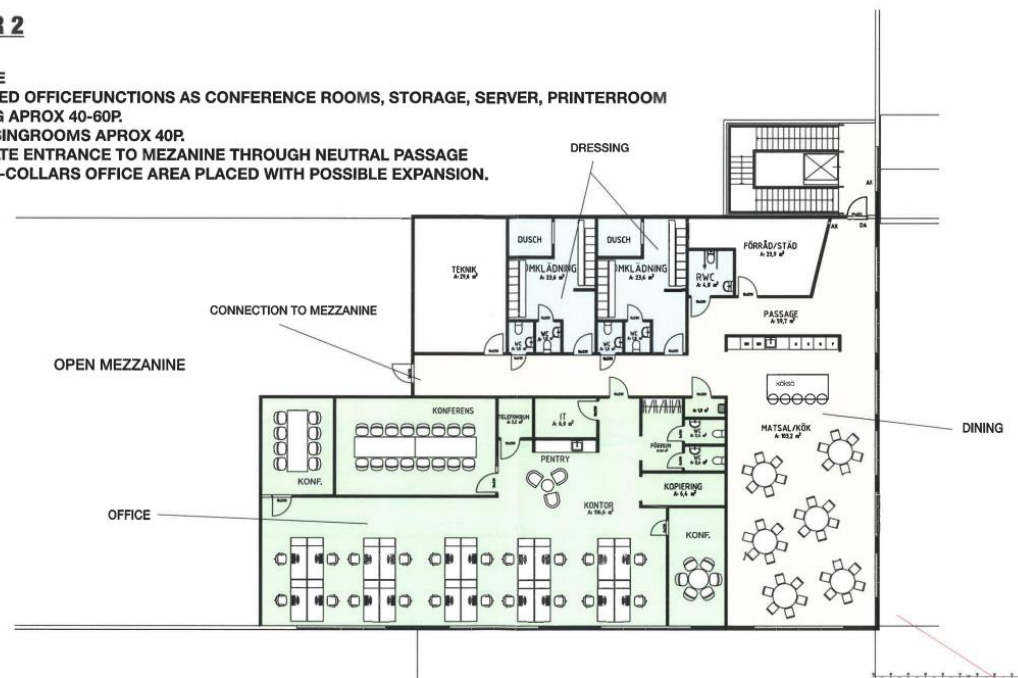
Hal 2 – 4,495 sqm



## Office drawing

### FLOOR 2

- OFFICE
- INCLUDED OFFICEFUNCTIONS AS CONFERENCE ROOMS, STORAGE, SERVER, PRINTERROOM
- DINING APPROX 40-60P.
- DRESSINGROOMS APPROX 40P.
- SEPERATE ENTRANCE TO MEZANINE THROUGH NEUTRAL PASSAGE
- WHITE-COLLARS OFFICE AREA PLACED WITH POSSIBLE EXPANSION.



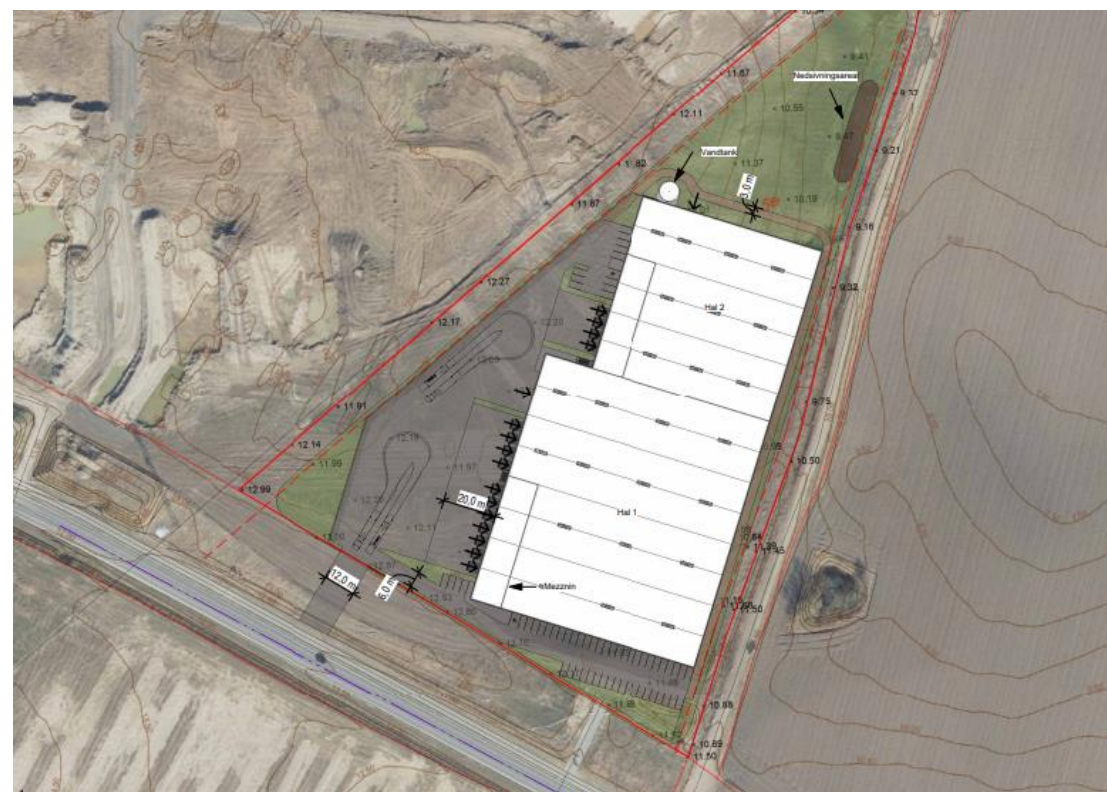
Example drawing of office areas, final office layout will be decided **together between Logicens and tenant**

# EGEDESVEJ

## Rental indication

Årlig leje	6.569.052 kr. (400kr/m <sup>2</sup> - blended) excl moms
Årlige driftsudgifter	108.000 kr.*
Depositum	12 måneders leje
Lejeregulering	NPI, dog min. 2%
Betalingsterminer	Kvartalsvis
Indvendig vedligeholdelse	Påhviler lejer
Udvendig vedligeholdelse	Påhviler udlejer
Opsigelse fra lejer	10 år (til forhandling)
Opsigelse fra ejer	10 år (til forhandling)
Opsigelse	12 måneder

\*Estimerede driftsudgifter. Lejer betaler herudover forbrugsudgifter direkte til leverandøren.



# THE LOCATION

## GEOGRAPHY

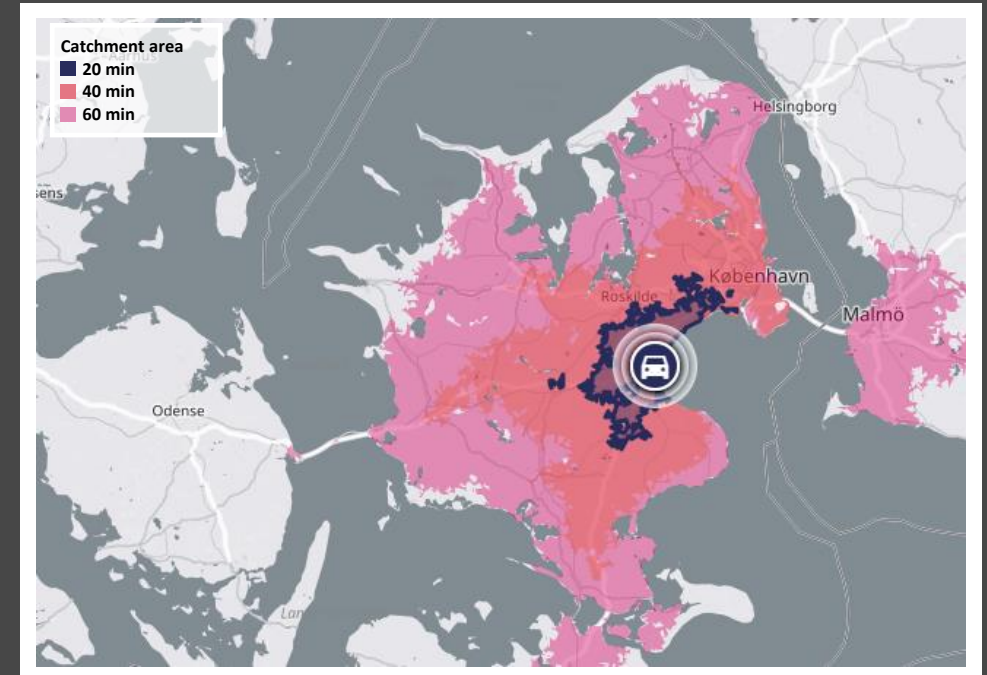
Located in the Øresunds region, with great connections to the Nordics and Europe, the location offers prime logistics operations

- The location offers great possibilities for same day deliveries
  - Just 30 min to Copenhagen C
- Catchment area of 1 million inhabitants in the Copenhagen region with close to 4 million inhabitants in the Øresund region
- Easy access to and from the property
  - Highway E20 passes by 2 min from the area with bus stop at the property



### Logistic hubs

Main logistics locations  
in Denmark



**Distance to harbor**  
Køge 8 km  
Copenhagen 50 km



**Distance to airport**  
Copenhagen 45 km  
Billund 225 km



**Distance to combi terminal**  
Taulov 180 km

# THE LOCATION

## DEMOGRAPHY



Unique opportunity to establish logistics operation in the greater Copenhagen metropolitan area

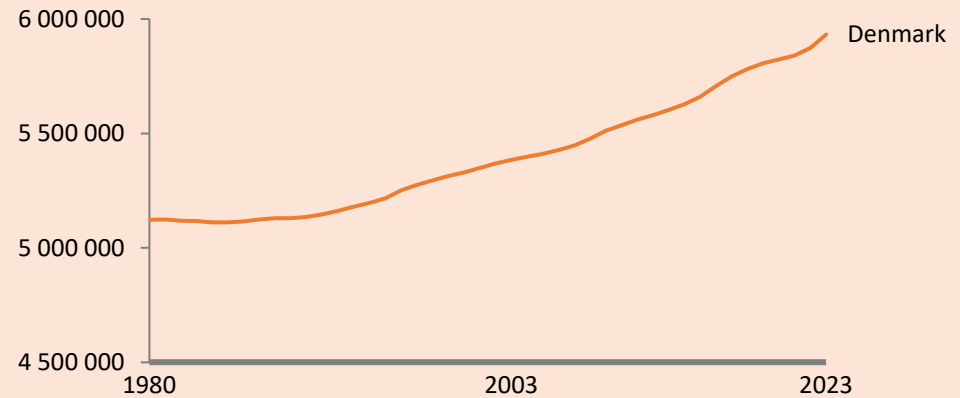
- Good access to labour in the area with commuter to the municipality
- Attractive workplace in green area to reduce noise and easy access to and from the property
- Køge has a history of industrial, transportation and logistics operations in the city – making one of the most established logistics hubs in the country



Selection of logistics operators in Køge



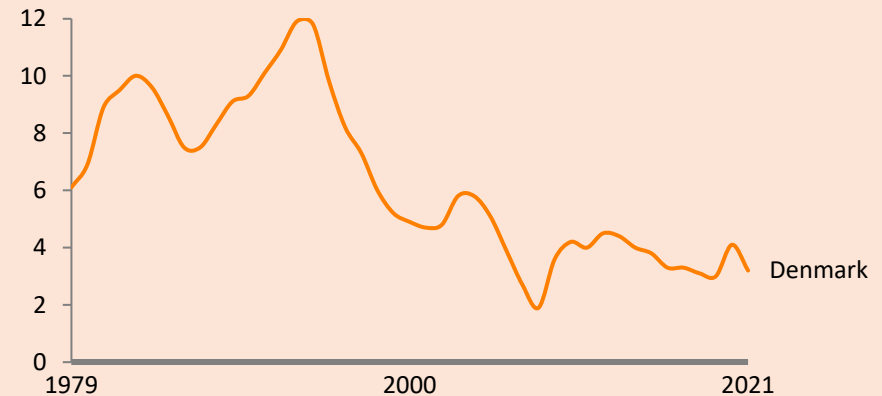
Population, 1980 - 2023<sup>1)</sup>



**6%**

Growth in population in Denmark during the last ten years

Unemployment, %<sup>2)</sup>



**3,2%**

unemployment rate

Source:

1) Danmarks statistik

2) Danmarks statistik, net unemployed



## Contact us

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### **LOGICENTERS**

A leading provider of modern logistics properties in the Nordics and Poland with a presence in Sweden, Norway, Denmark, Finland and Poland. We develop, re-develop and hold modern logistics properties.

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