

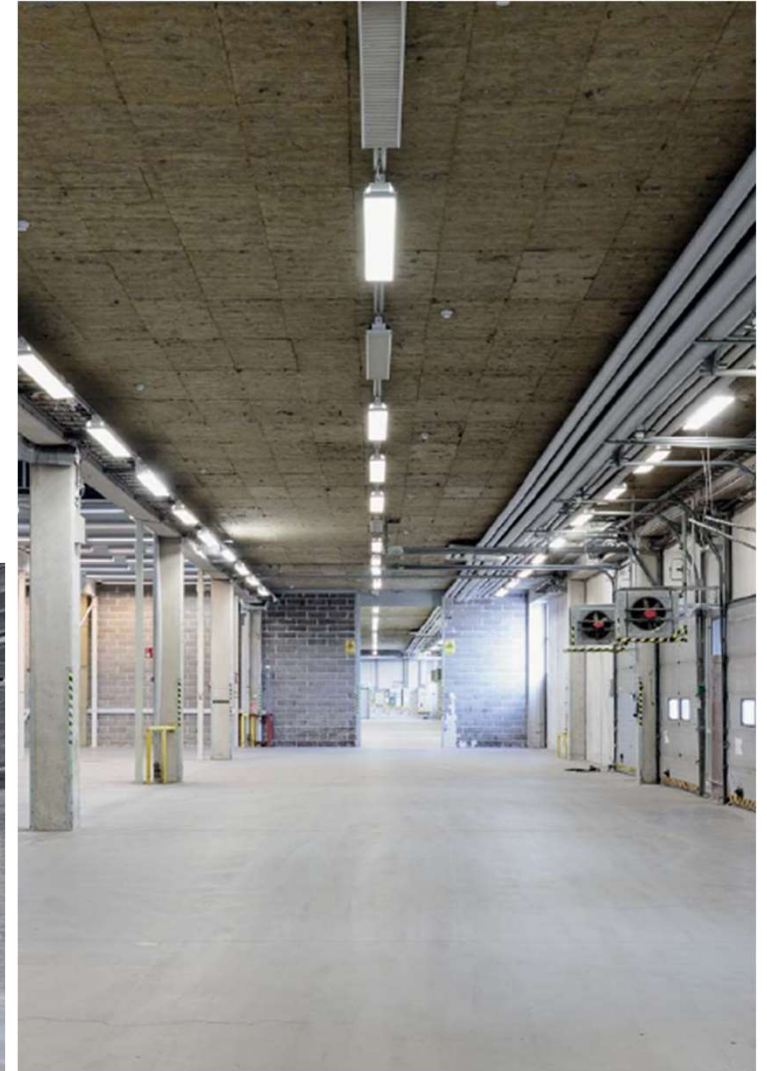


# Manttaalitie 5-7 Logistics Center



# Introduction

- Manttaentie logistics center comprises two buildings with total lettable area of 22,649 sqm.
- The multi-tenant property offers a prime strategic location at Finland's primary air traffic and air cargo node and the fastest-growing concentration of business activity in the Helsinki capital area.
- The property has great location and value for money
  - The buildings are in good condition and will be renovated according to tenants needs.



# Location

- Helsinki Metropolitan Area (HMA) is Finland's main logistics node, largest business concentration and number one consumer market.
- The Manttaalitie property is centrally located next to Ring road III which is the main logistics belt of the HMA. The property is located at the corner of Tikkurilantie which is the main traffic artery of the Aviapolis area. Tikkurilantie runs parallel to Ring road III at a distance of just 0,5 to 1 km.
- Surrounding Aviapolis area is an established air cargo and warehouse concentration which is the 3rd largest logistics area in HMA as well as the fastest-growing business zone in it.
- Key distances by road
  - Ring road III 2 km
  - Helsinki-Vantaa International airport 3 km
  - Vuosaari harbor 15 km

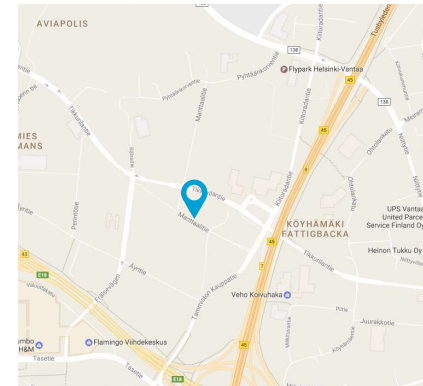
## Pictures



## Macro location



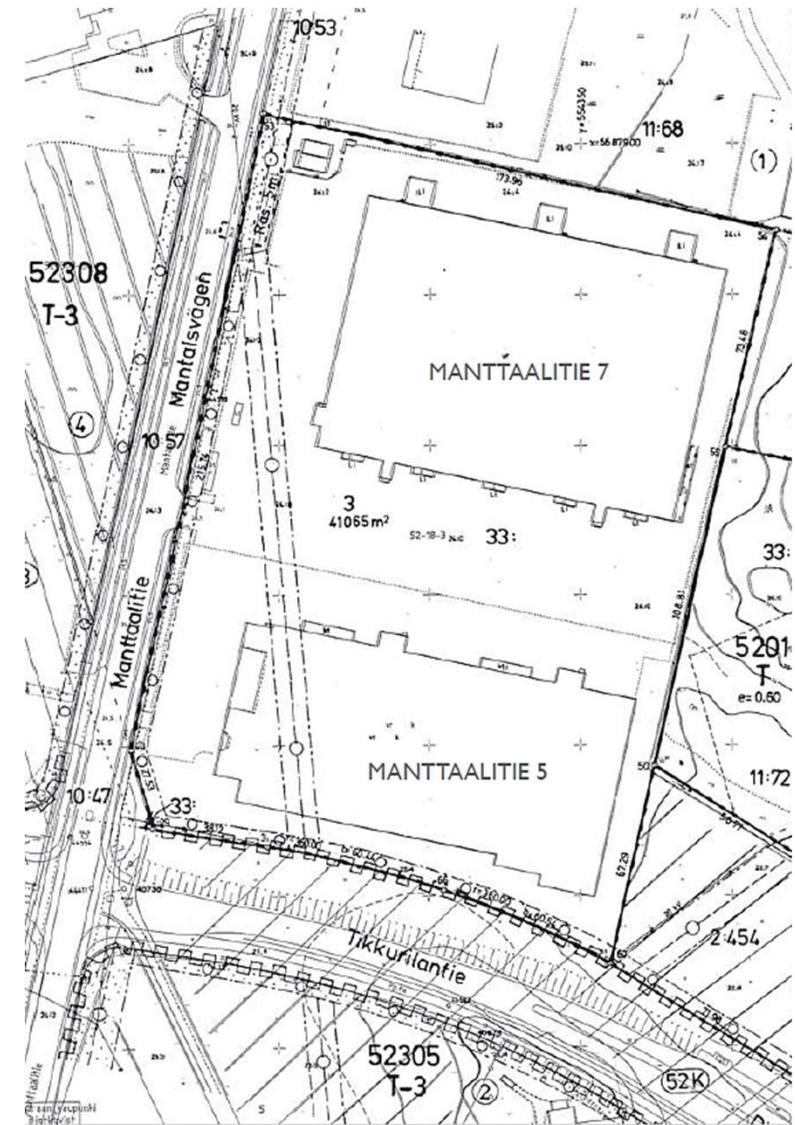
## Micro location





# Buildings and premises

- The two buildings are located in a spacious lot which has 152 parking spaces.
- The two buildings offer a high degree of flexibility. Units of different sizes can be created using partitions, enabling unit sizes of anywhere from 1 000 sqm up to approximately 10 000 sqm.
- Free ceiling height ranges from 8 to 10 meters and floor loading capacity is 3 000 kg/sqm.
- Both buildings have three floors with office space and restrooms on the upper floors.

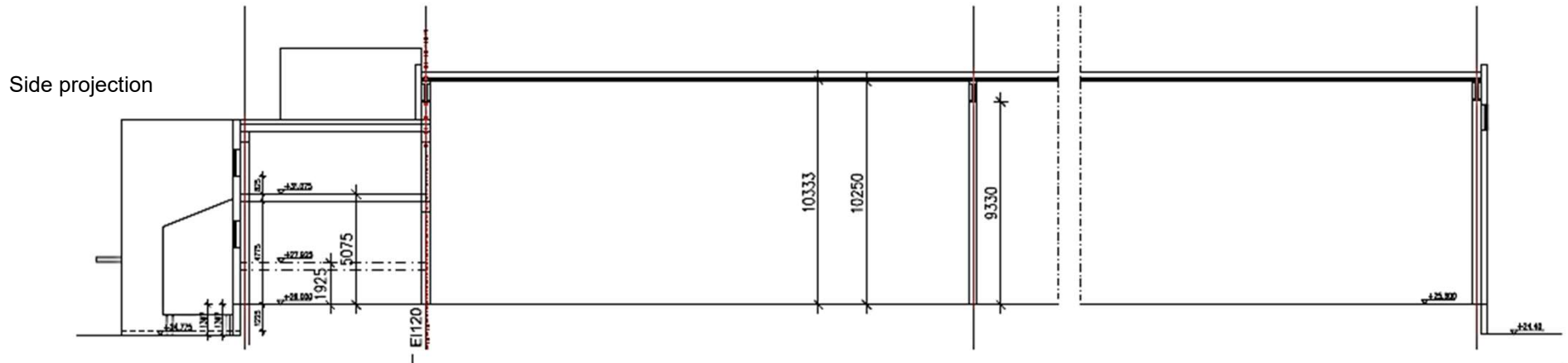


# Manttaalitie 5

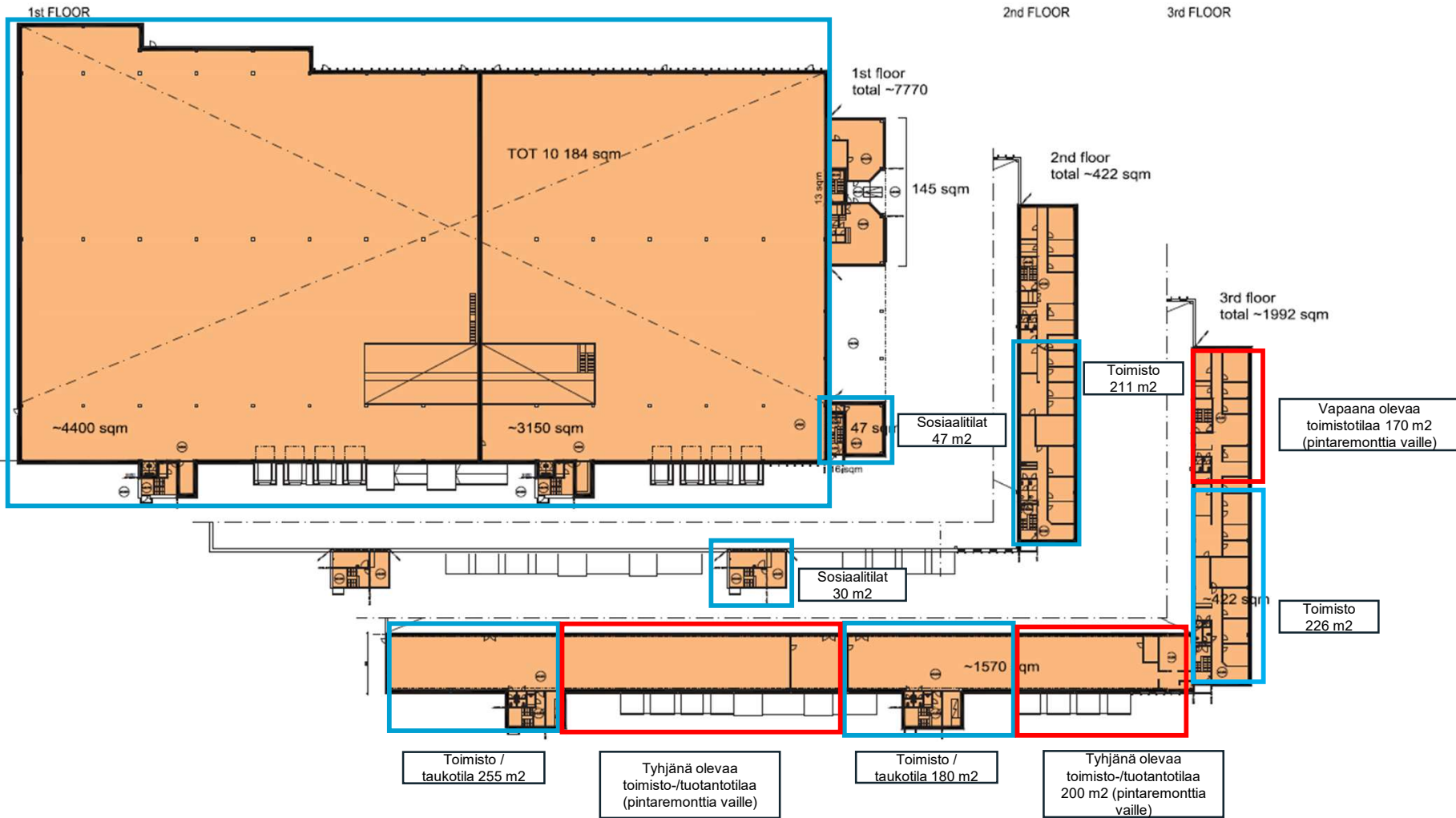
- The warehouse/logistics building was built in 1990 and has a lettable area of 10,184 sqm.
- The building is equipped with 8 loading docks and has a free ceiling height of 9,33 meters on ground floor.
- Building houses a lunch restaurant.
- The upper levels have access only by stairs.

Building summary (approx. figures)	
Construction year	1990
Building structure	Concrete
Clear height (logistics space)	9,33 m
Depth x length (ground floor)	123 x 60 m
Number of loading docks	8
Floor loading capacity	3 000 kg/m <sup>2</sup>

Lettable area (approx. figures)			
	Logistics	Office	Other
Ground floor	7 550		220
First floor		422	
Second floor		422	1 570
<b>Total</b>	<b>7 550</b>	<b>844</b>	<b>1 790</b>



# Manttaalitie 5, vacant areas



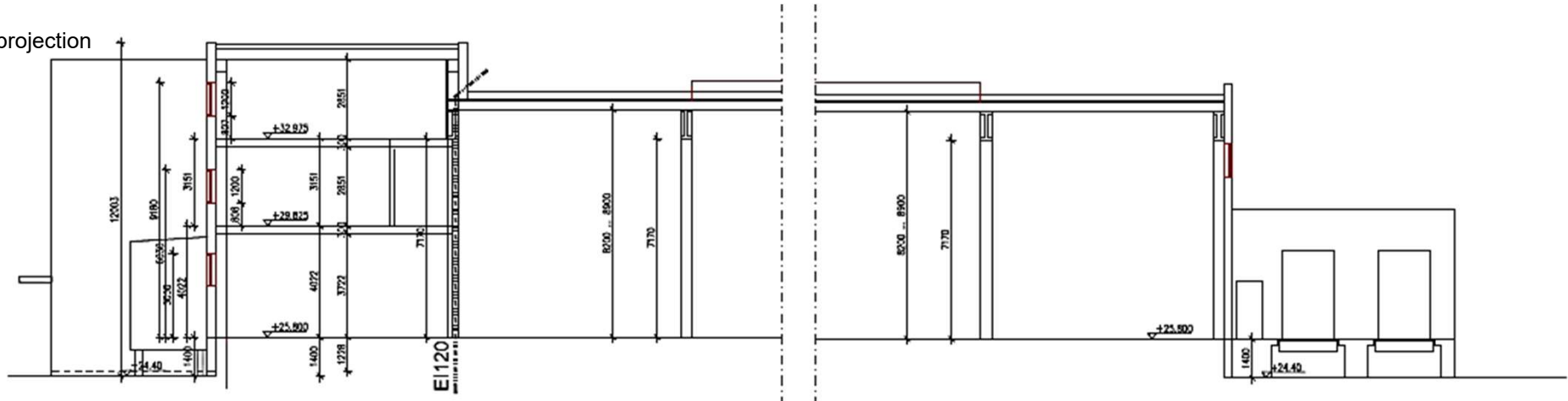
# Manttaalitie 7

- The cross-docking cargo terminal building was built in 1982 and extended in 1990.
- Refurbishment in 2018, including new loading docks, smoking ventilation system, renovation of facades and air conditioning.
- The building has a lettable area of 12 384 sqm and 22 loading docks. The access points are located on both sides of the 120 m long building.
- The ramp for driving into inside can be arranged.
- The free ceiling height on ground floor is 7,17 meters.
- Upper floor premises have access only by stairs.

Building summary (approx. figures)	
Construction year	1982, 1990
Building structure	Concrete, bitumen felt roof
Clear height (logistics space)	7,17 m
Depth x length (ground floor)	85 x 121 m
Number of loading docks	22
Floor loading capacity	3 000 kg/m <sup>2</sup>

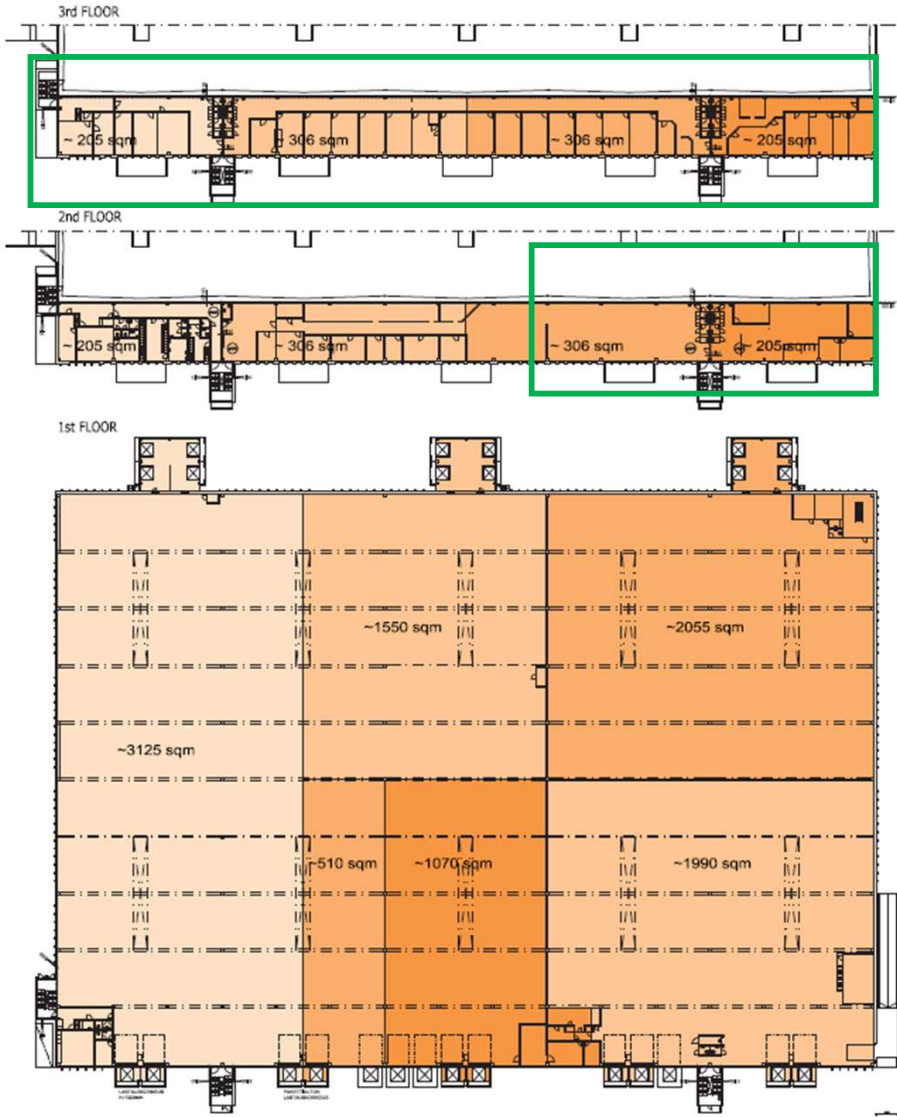
Lettable area (approx. figures)			
	Logistics	Office	Other
Ground floor	10 300		
First floor		1 042	
Second floor		1 042	
<b>Total</b>	<b>10 300</b>	<b>2 084</b>	

Side projection





# Manttaalitie 7, vacant areas



**3rd floor**  
**1,022 sqm vacant office**

**2nd floor**  
**~ 400 sqm vacant office**