

Myllykivenkuja 4

01620 Vantaa, Finland

Lease brochure



The site

This property offers flexible ceiling heights ranging from approximately 3,5 to 6,5 meters, which can be advantageous for industrial users who do not require a full 12-meter clear height. The site has a very good ventilation system, which impacts somewhat the internal height. However, this allows the tenant to also operate in a very demanding working environment if needed. The floor's high load-bearing capacity of 5 000 kg/m² supports heavy-duty operations and equipment.

Equipped with six loading docks and several ground-level doors, (4 loading docks available, as one dock is an option and can be negotiated for). The building is well-suited for a single tenant operations but can also be adapted for multi-tenant use. Originally constructed between 1985 and 1987, the property is relatively old, yet it maintains a modern appearance and remains functional, particularly for users with demanding production needs. The facility have existing compressor systems installed.

The site offers around 1 683 m² of office space, from which around half requires some light reworks. There is also an option to utilize the warehouse space for office needs as there are windows around the site. That said, this is a unique opportunity for production companies to gain natural light to their site , while also having great office spaces in the same location.



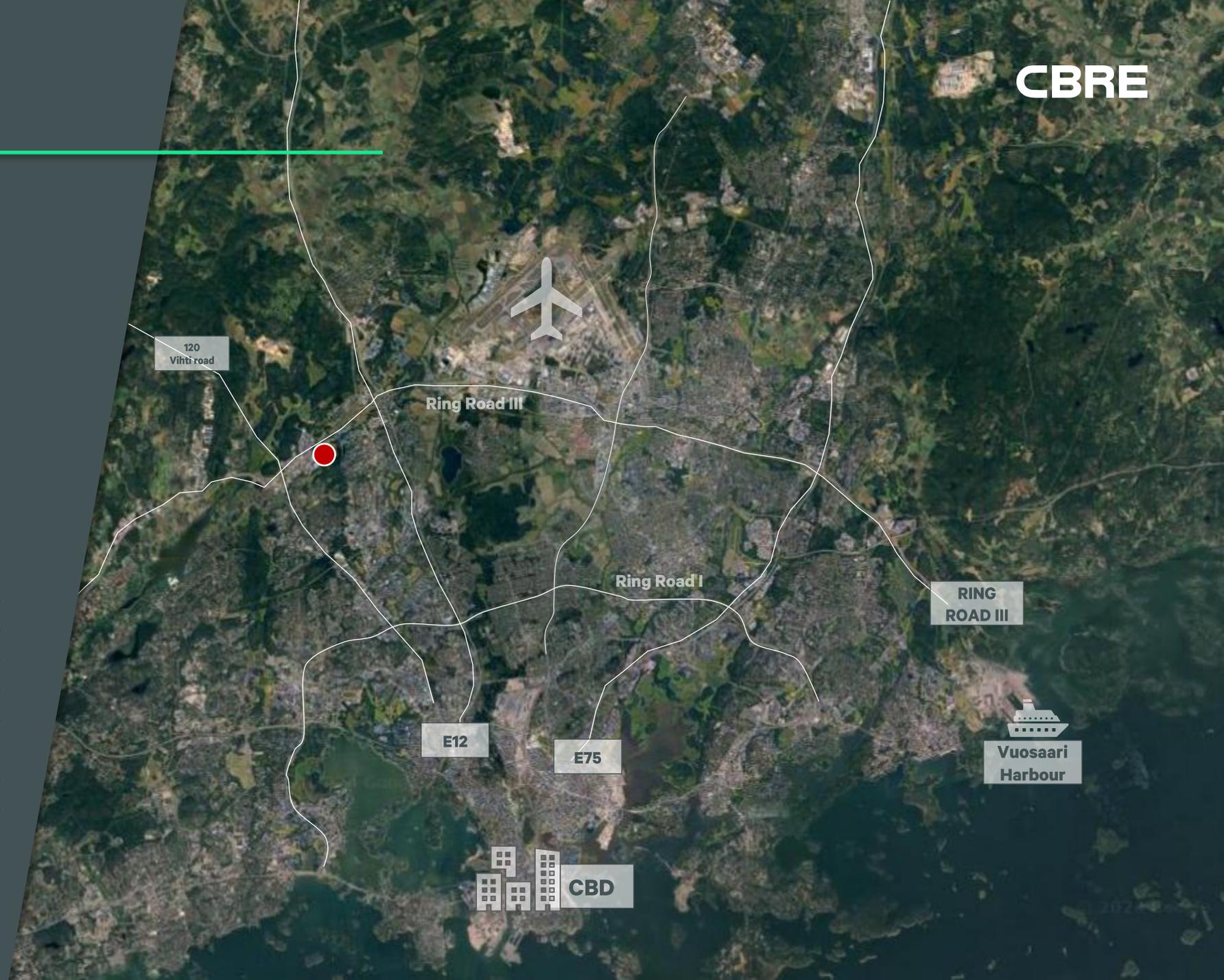
The Property

Address	Myllynkivenkuja 4, Vantaa, Finland
Property ID	92-17-105-6
Building year	1985 - 1987
Free height	Storage space and production facilities 3,5 m (4 500 m ²) Higher industrial space 4,9 – 6,5 m (4 700 m ²)
Floors baring capacity	5 000 kg/m ²
Loading docks	6 pcs (4 - 5 available) *Possibility to build more
Ground level doors	6 (3-5 available)
Yard depth	17 – 33 m (~36m from loading dock)
Warehouse	7 037 m ²
Office, social space, others	1 683 m ²
Shared premises	65 + 57 m ²
Occupied (Datacenter)	3 800 m ²
Total	8 842 / 16 900 m ²
Plot size	38 275 m ²
Building ratio	0,7
Unused building right	6 500 m ²

The macro location

The property is located in an excellent area, with the nearest bus stop just 100 m away. The train station is approximately 650 m from the property, and the airport is around 10 minutes away by car. Below, you can find a table of the driving times to various roads and areas showcasing the great location.

Location:	ETA (min)
45 Helsinki- Tuusula	12
Ring Road III	2
E75 Helsinki- Lahti	19
E12 Helsinki- Tampere	6
Highway 1 Helsinki- Turku	13
Helsinki Airport	10
Vuosaari Harbour	23
Helsinki CBD	27

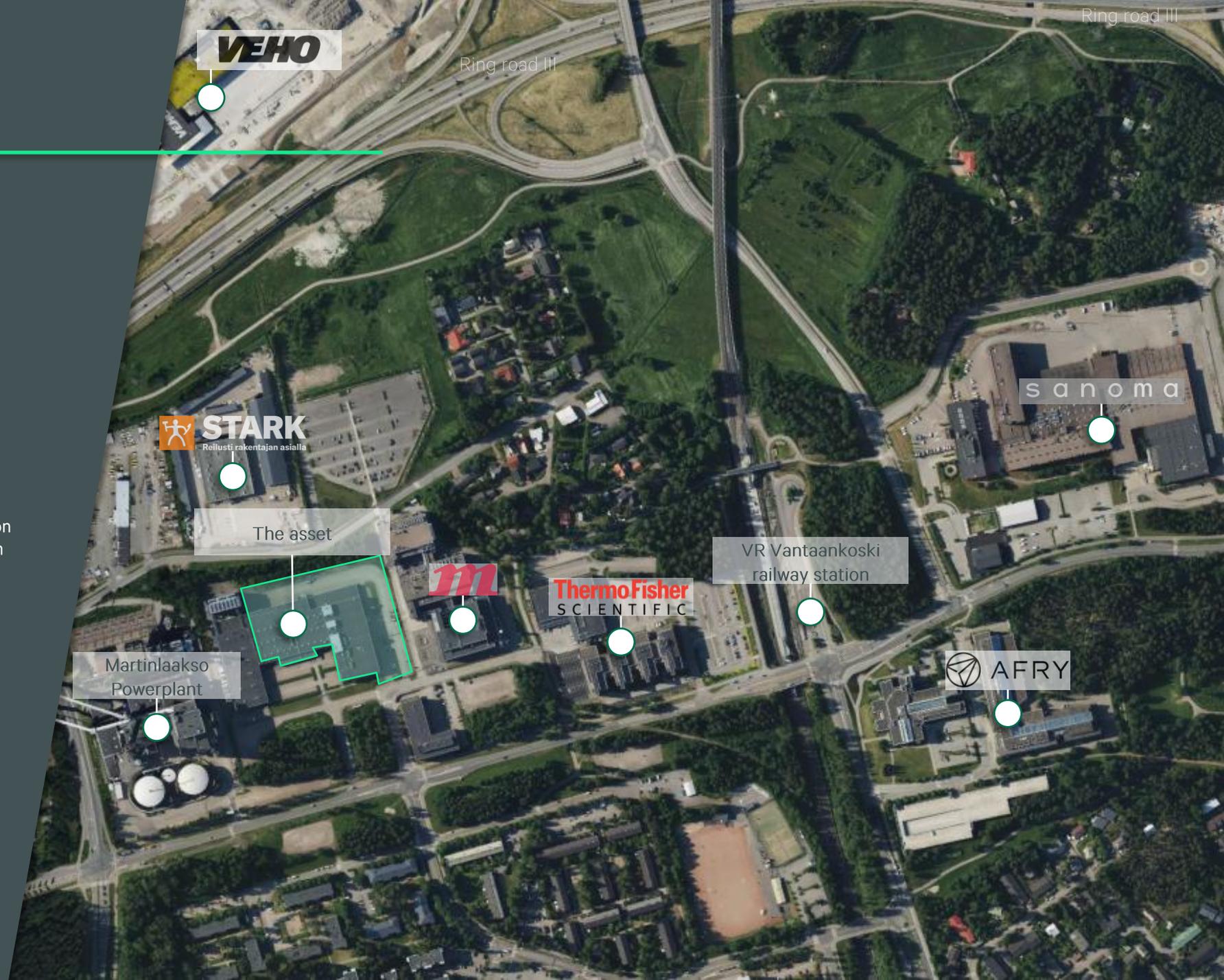


Micro location

Myllykivenkuja 4 is situated in a highly attractive location in Vantaa, Finland. The property benefits from excellent connectivity, being just a short distance from Vantaankoski railway station, which provides swift access to Helsinki city center and the broader metropolitan area. Additionally, the proximity to Ring Road III (Kehä III) ensures seamless road transport connections to major highways, the airport, and logistics hubs.

This location has drawn several well-known operators to the area, as evidenced by the surrounding commercial and industrial developments.

In summary, Myllykivenkuja 4 offers a compelling combination of transport accessibility and industrial synergy, making it an ideal location for a wide range of industrial and technical operations.

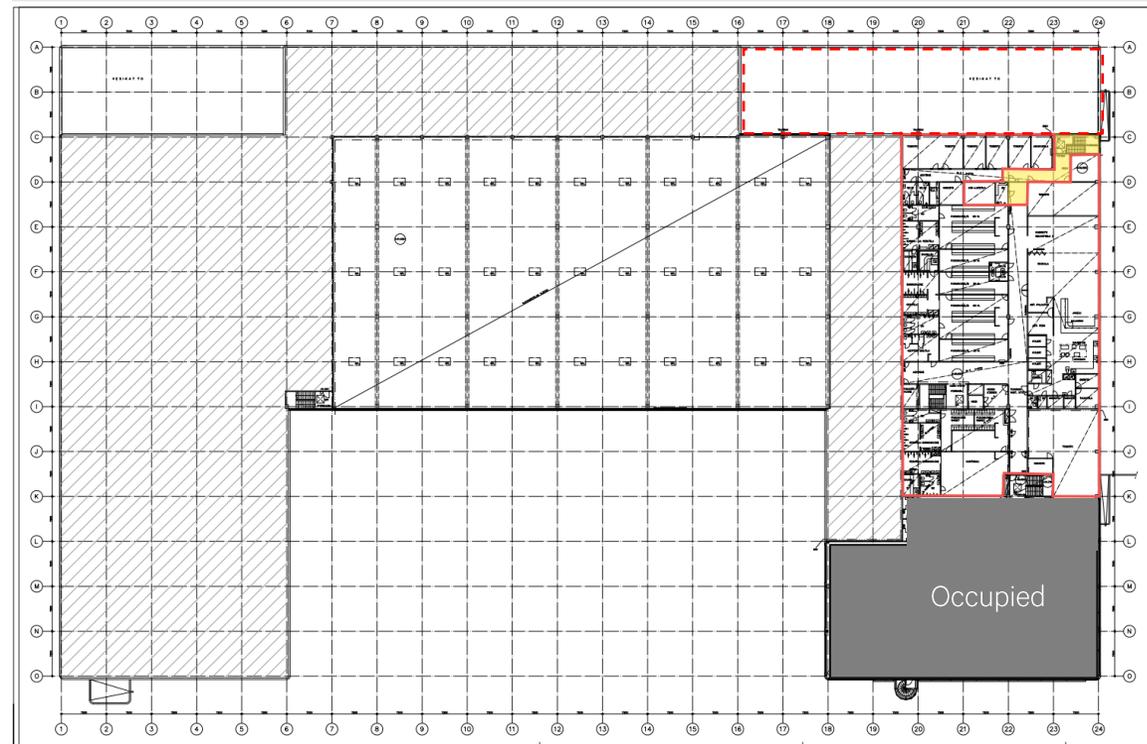
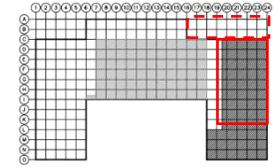


Floorplan 1st floor



* The exact sqm numbers are estimates and needs to be considered as estimates based on the restricted information

Floorplan 2nd floor



-  = vacant
-  = Vacant apr.1683 sqm
-  = Common area, apr. 57 sqm*

* Share of common areas to be added to the lease



CBRE

Contact information

Jouko Lehtonen

Senior Director, A&T Industrial &
Logistics

jouko.lehtonen@cbre.com

M: +358 50 362 1811

Niclas Fredriksson

Advisor, A&T Industrial &
Logistics

niclas.fredriksson@cbre.com

M: +358 44 051 3960