

Toimitilaa Myllynkivenkuja 4, 01620 Vantaa



Vuokrataan

Myllykivenkuja 4 tarjoaa toimivan ja monikäyttöisen varasto- tai tuotantotilan. Sijainti lähellä Kehä III:a takaa hyvät liikenneyhteydet.

Tilatyyppi

Toimistotilaa	500 - 1683 m ²
Tuotantotilaa	3000 - 7037 m ²
Varastotilaa	3000 - 7037 m ²
Yhteensä	3000 - 8842 m ²

Tilajako

Jaettavissa - Tilat ovat suuntaa-antavia ja tarkentuvat myöhemmin. Kohteessa on myös mahdollisuus neuvotella erilaisista tilajako-vaihtoehtoista.

Tilan tarjoaja

Urban Partners Oy

jouko.lehtonen@cbre.com

Toimitilaa Myllynkivenkuja 4, 01620 Vantaa**Kiinteistö**

Myllykivenkuja 4 tarjoaa erittäin toimivan ja hyväkuntoisen varasto- ja tuotantotilan erinomaisella sijainnilla Vantaalla, aivan Kehä III:n läheisyydessä. Kiinteistö soveltuu niin logistiikkaan, varastointiin kuin tuotantokäyttöön.

Muuta

Kokonaispinta-ala on noin 7 037 m² varasto- ja tuotantotilaa sekä noin 1 700 m² toimistotilaa. Tila sopii sekä yhdelle suurelle käyttäjälle että on tarvittaessa jaettavissa kahdelle käyttäjälle, sillä kiinteistössä on useita lastaustaskuja. Tilat ja tekniset ominaisuudet: - Varasto-/tuotantotila: n. 7 037 m² - Toimistotila: n. 1 700 m² - Sisäkorkeus: n. 7,5 m, matalamman osan korkeus 4,5 m - Lattian kantavuus: 5 000 kg/m² - Mahdollisuus jakaa tilat kahdelle käyttäjälle - LED-valaistus kiinteistössä - Kompressorijärjestelmä valmiina - Kulunvalvonta asennettu - Useita lastaustaskuja sekä maantason nosto-ovia

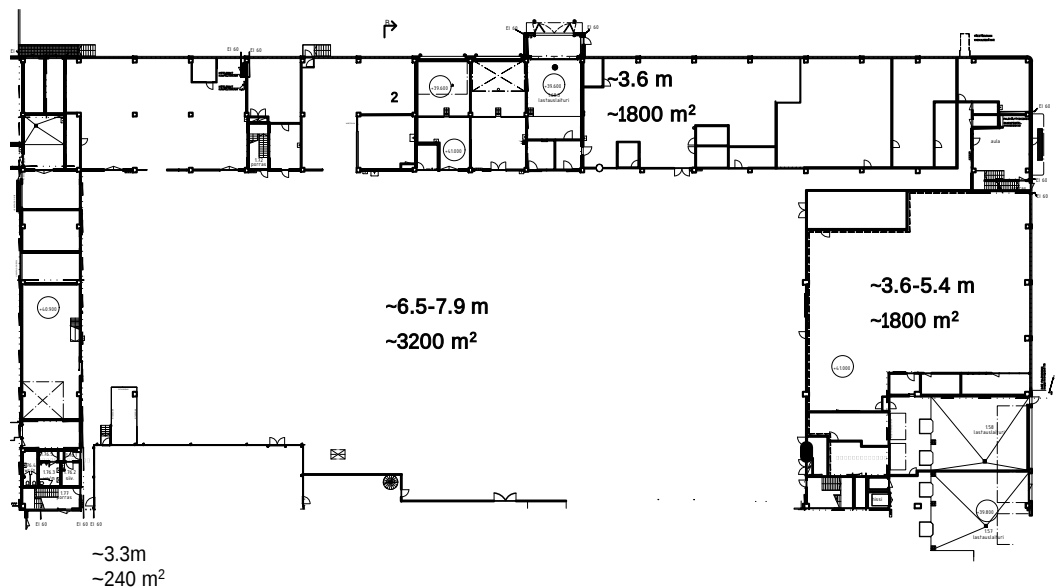
Tarkemmat tiedot

- ✓ Jaettavissa
- ✓ Lastauslaituri
- ✓ Katutasossa

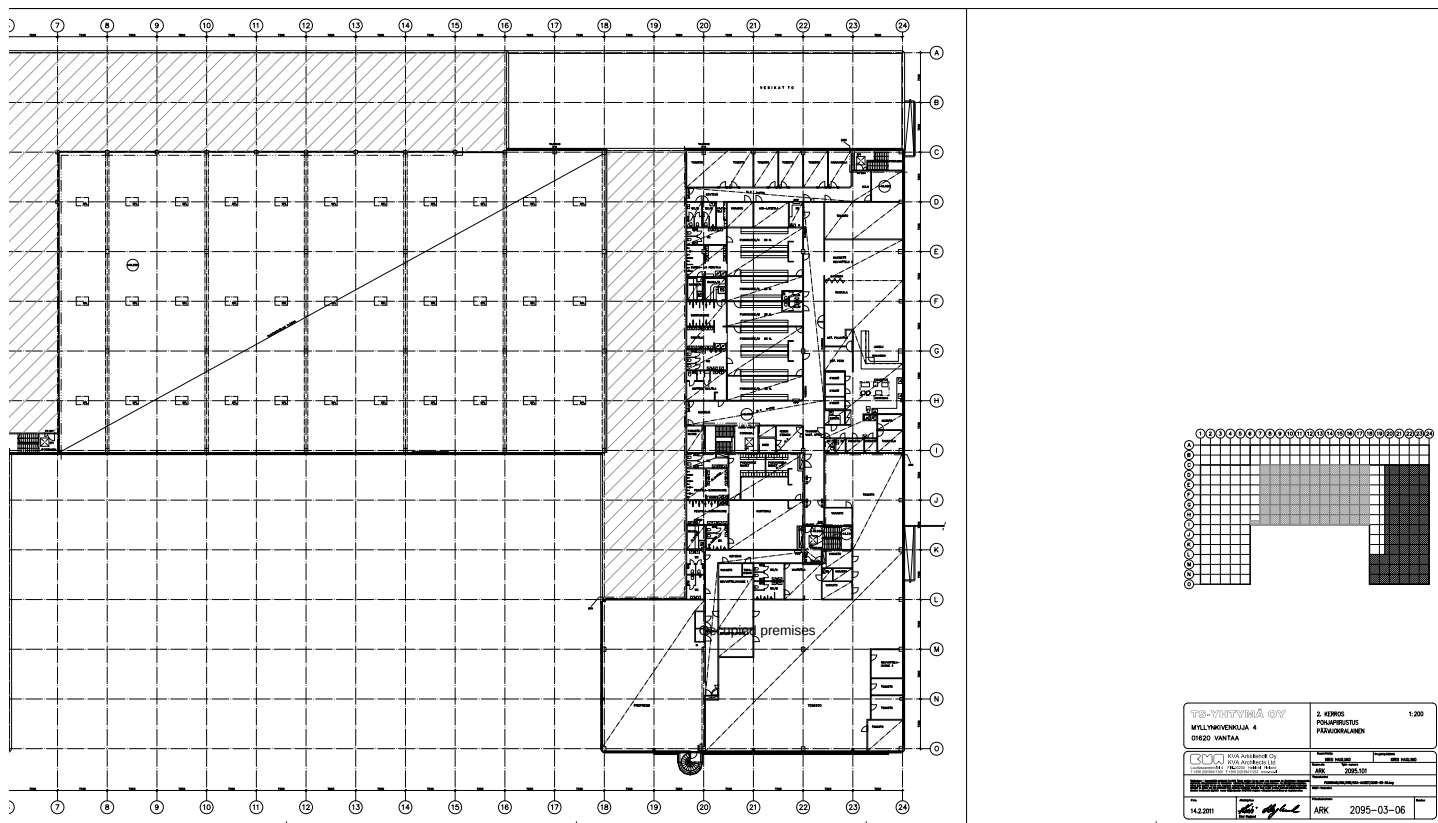
Rakennusvuosi

1985

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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.



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The Property

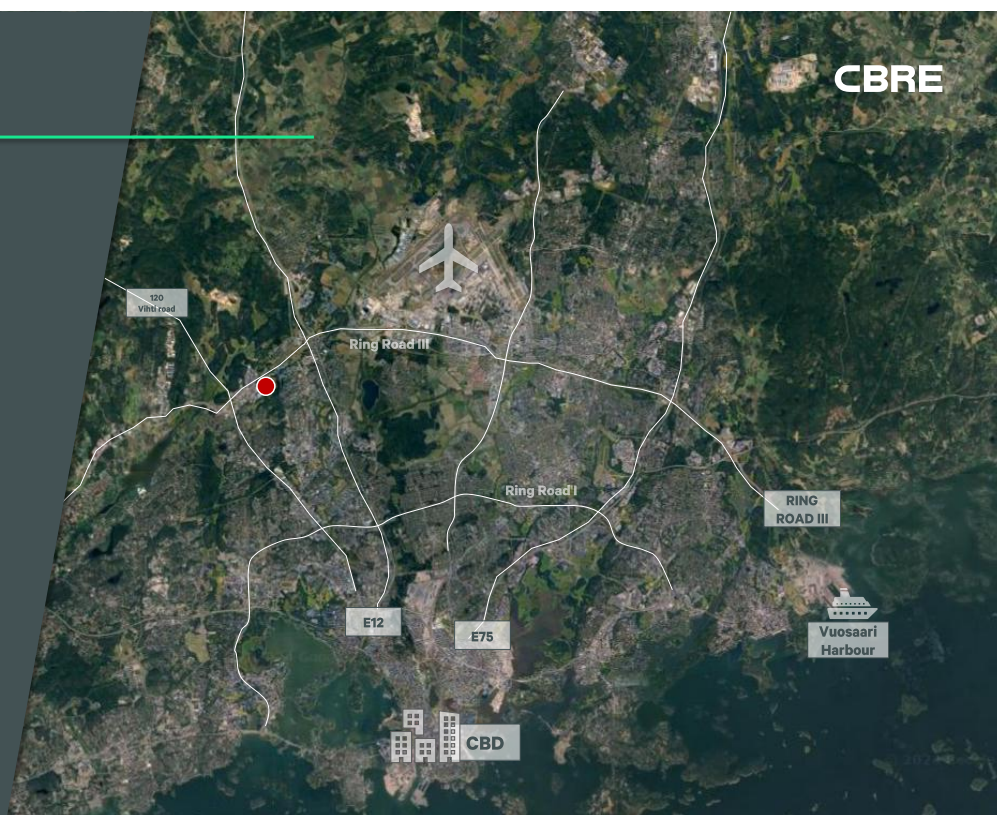
Address	Myllynkivenkuja 4, Vantaa, Finland
Property ID	92-17-105-6
Building year	1985 - 1987
Free height	Storage space and production facilities 3,5 m (4 500 m²) Higher industrial space 4,9 – 6,5 m (4 700 m²)
Floors baring capacity	5 000 kg/m²
Loading docks	6 pcs (4 - 5 available) *Possibility to build more
Ground level doors	6 (3-5 available)
Yard depth	17 – 33 m (~36m from loading dock)
Warehouse	7 037 m²
Office, social space, others	1 683 m²
Shared premises	65 + 57 m²
Occupied (Datacenter)	3 800 m²
Total	8 842 / 16 900 m²
Plot size	38 275 m²
Building ratio	0,7
Unused building right	6 500 m²

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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



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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.



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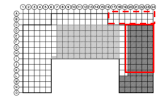
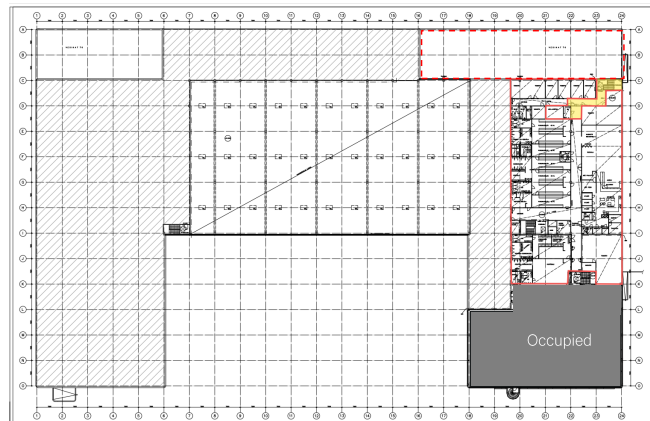
Floorplan 1st floor



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

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Floorplan 2nd floor



- = vacant
 - = Vacant apr. 1683 sqm
 - = Common area, apr. 57 sqm*
- * Share of common areas to be added to the lease

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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