

## Toimitilaa Mykäntie, keminmaa

KEMINMAA · NORTHERN FINLAND · FINGRID AREA

■ BESS-READY · GRID-CONNECTED DEVELOPMENT SITE

### Keminmaa 7.9 ha Development Site

Up to ~125 MW available capacity · ~500 m to a Fingrid 110/400 kV substation · Northern Finland

<b>SITE AREA</b> <b>7.9 ha</b> freehold real estate	<b>AVAILABLE CAPACITY</b> <b>~125 MW</b> at 110 / 400 kV	<b>TO SUBSTATION</b> <b>~500 m</b> Fingrid HV grid station	<b>PERMITTING</b> <b>BESS-READY</b> planning need decision
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PROPERTY 241-407-52-2 · KEMINMAA · LAPLAND

NON-BINDING OFFERS  
4 JUNE 2026

KEMINMAA · NORTHERN FINLAND · FINGRID AREA

■ AERIAL VIEW · PROPERTY 241-407-52-2

**Power at the doorstep.  
Just 550 m away.**

The 7.9-hectare Keminmaa development site (highlighted in amber/red) sits directly south of a Fingrid 110/400 kV high-voltage substation. The 500 m connection corridor — marked in blue — is the project's link to ~125 MW of available grid capacity in one of Northern Finland's most power-hungry regions.

Distance to substation  
**550 m** (grid 110/400 kV)

Available grid capacity  
**~125 MW** (grid 110 / 400 kV)

Site area  
**7.9 ha** (freehold, BESS-ready)

■ AERIAL VIEW · FINGRID KEMINMAALAN TIET

Aerial view of the Keminmaa property and the adjacent Fingrid high-voltage substation. The 500 m connection corridor (in blue) marks the route between the site and ~125 MW of available grid capacity.

## Myydään

Keminmaa

### Tilatyyppi

Tontti	79000 m <sup>2</sup>
Yhteensä	79000 m <sup>2</sup>

### Myyntihinta

None

## Tilan tarjoaja

### Logistila Oy

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### Kiinteistö

A rare power-secured development site in Northern Finland -- 7.9 hectares of permitted, BESS-ready land, ~500 m from a 110/400 kV Fingrid substation

Where most projects spend years, you start day one. A 7.9-hectare power-secured development site in Keminmaa, Northern Finland -- ~500 m from a Fingrid 110/400 kV substation with ~125 MW of available grid capacity, and a planning need decision already in hand for BESS development (availability checked 7 May 2026/ <https://karttapalaute.fingrid.fi/?setlanguage=en#>).

Acquire one of the rare power-secured development sites in today's supply-constrained Nordic market. The Keminmaa property -- 7.9 hectares of freehold land in Northern Finland -- sits approximately 500 meters from a Fingrid 110/400 kV substation, with roughly 125 MW of available grid capacity (as published by Fingrid in May 2026). Whether you are building large-scale battery storage, a data center, AI/HPC infrastructure or another high-load facility, this site lets you start where most projects spend years: with grid capacity already on the doorstep.

Permitting & de-risking:

Development timeline and risk are significantly reduced from day one. The site already benefits from a granted planning need decision (suunnittelutarvekaisuus) for an energy storage (BESS) project -- moving you straight from acquisition to execution without the usual permitting wait. Combined with Finland's stable regulatory environment, the competitive Nordic power market, and a naturally cool climate suited to high-density compute, the property offers a scalable, phased-development platform.

Strategic fit for the buyer:

For BESS operators and storage developers, the site offers immediate proximity to one of Northern Finland's major high-voltage grid hubs. For data center, AI and HPC infrastructure developers, it

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offers what is increasingly the scarcest input of all: secured high-capacity grid access in a stable jurisdiction. For infrastructure investors, it is a power-secured land position with multiple credible end uses and clear scalability across the 7.9-hectare plot.

The transaction:

The property is offered as a freehold sale of the entire 7.9-hectare site (real estate ID 241-407-52-2), including all rights and existing site-related documentation. Further technical, commercial and permitting information will be made available under NDA in subsequent process stages, with non-binding offers requested by 4 June 2026.

Investment highlights (taulukkoon tai bullet-listaan):

7.9 ha freehold development site, real estate ID 241-407-52-2

500 m to a Fingrid 110 / 400 kV high-voltage substation

125 MW of available grid capacity (Fingrid karttapalvelu, May 2026)

Granted planning need decision in place -- BESS-ready

Suitable for BESS, data center, AI/HPC infrastructure or other large-load development

Competitive Nordic power market and cool climate

Scalable platform for phased development

Stable Finnish regulatory and operating environment

**Toimitilaa Mykääntie, keminmaa**

CONFIDENTIAL TEASER

**Keminmaa real-estate (241-407-52-2)**

A unique opportunity to acquire a 7.9-hectare development site strategically located in Keminmaa, Northern Finland, in close proximity to a Fingrid high-voltage (110kV/400kV) substation with approximately 125 MW (at 110 kV and 400 kV additional capacity) available grid capacity (availability checked 7 May 2026/ <https://karttapalaute.fingrid.fi/?setlanguage=en#>)

The site benefits from a granted planning need decision (suunnittelutarveratkaisu) for an energy storage (BESS) project, significantly reducing development risk and timeline.

The location is well-suited for data center, AI/HPC infrastructure, or large-scale battery storage, combining strong grid access with a stable regulatory and operating environment.

**Key information**

- ~7.9 ha site area with Immediate proximity to high-voltage grid connection
- ~500 meter to Fingrid high voltage grid station
- Permitting progress completed (BESS-ready)
- Competitive Nordic power market and cool climate
- Scalable platform for phased development
- This is a rare power-secured site in a supply-constrained market, ideal for developers, operators, and investors seeking to establish or expand capacity in Finland.



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### Strategic relevance for a buyer

The site may be particularly attractive for buyers seeking fast-track access to any kind of high capacity grid connection i.e. data center, AI/HPC infrastructure, large-scale battery storage.

#### Process

- Non-binding offers by 4.6.2026
- Exploratory discussions
- Commercial negotiations
- Closing agreement

#### Contact

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**Disclaimer** This teaser is provided for discussion purposes only and does not constitute a binding offer, commitment or representation. Further technical, commercial and legal information will be made available in subsequent discussions subject to interest and process progression.

