

Toimitilaa Mykämäntie, keminmaa

KEMINMAA · NORTHERN FINLAND · FINGRID AREA

■ BESS-READY · GRID-CONNECTED DEVELOPMENT SITE

Keminmaa 7.9 ha Development Site

200 MW at 110 kV · up to 500 MW at 400 kV · 500 m to Fingrid Keminmaa substation

SITE AREA 7.9 ha freehold real estate	AVAILABLE GRID CAPACITY 200 MW at 110 kV (consumer) up to 500 MW at 400 kV <small>Fingrid map feedback service, May 2025</small>	TO SUBSTATION 500 m Fingrid Keminmaa station	PERMITTING BESS-READY planning need decision
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PROPERTY 241-407-52-2 · KEMINMAA · LAPLAND

NON-BINDING OFFERS
4 JUNE 2026

■ 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 550 m connection corridor — marked in blue — is the project's link to one of Northern Finland's most powerdense regions: 200 MW available at 110 kV and up to 500 MW at 400 kV.

550 m via existing easement

AVAILABLE GRID CAPACITY
200 MW at 110 kV (consumer)
up to 500 MW at 400 kV
Fingrid map feedback service, May 2025

SITE AREA
7.9 ha freehold, BESS-ready

■ **NOTE: NOT FINANCIAL CONSULTANTS**
Aerial view of the Keminmaa property and the adjacent Fingrid high-voltage substation. The 550 m connection corridor (in blue) links the site to 200 MW at 110 kV and up to 500 MW at 400 kV.

Myydään

Keminmaa

Tilatyyppi

Tontti	79000 m ²
Yhteensä	79000 m ²

Myyntihinta

None

Tilan tarjoaja

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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

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

500 m to Fingrid's Keminmaa 110 / 400 kV high-voltage substation

200 MW consumer connection capacity at 110 kV (Fingrid public map feedback service, May 2026)

Up to 500 MW at 400 kV (Fingrid public map feedback service, 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

Where most projects spend years, you start day one. A 7.9-hectare power-secured development site in Keminmaa, Northern Finland -- approximately 500 m from Fingrid's Keminmaa 110/400 kV substation, where Fingrid's public map feedback service indicates 2026 consumer connection capacity of 200 MW at 110 kV and up to 500 MW at 400 kV. A planning need decision is already in hand for BESS development. Availability checked 7 May 2026:
<https://karttapalaute.fingrid.fi/?setlanguage=en#>

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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 (suunnittelutarveratkaisu) 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:

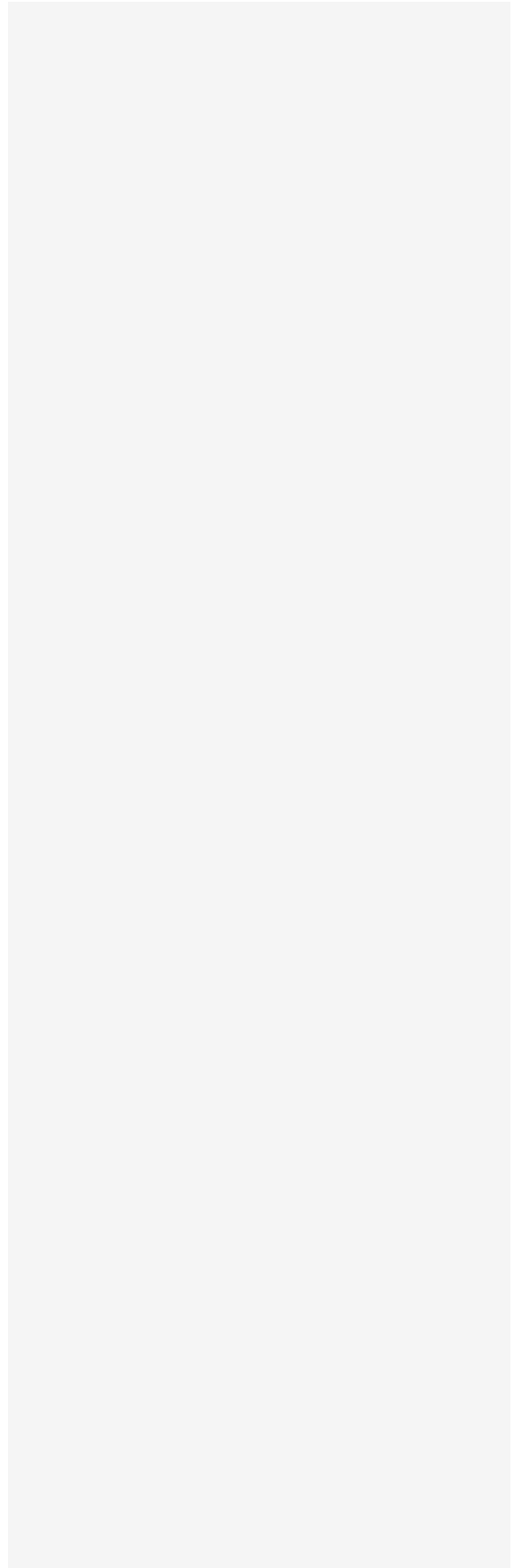
For BESS operators and storage developers, the site offers immediate proximity to one of Northern Finland's major high-voltage grid hubs. For data center, AI and HPC infrastructure developers, it offers what is increasingly the scarcest input of all: secured high-capacity grid access in a stable jurisdiction. 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

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subsequent process stages, with non-binding offers requested by 4 June 2026.



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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.

