



East Jutland - Hedensted I

Hedensted, Denmark

BUILDING SIZE: 16,377 SM

AVAILABILITY: 16,377 SM



PROPERTY SPECIFICATIONS

Total Lettable Area	16,377 SM
Warehouse	16,146 SM
Office	231 SM
Clear Height	8 m
Dimensions	83 x 200 m
Dock Doors	16
Truck Yard Depth	52 m
Floor Load	50KN/ PSM
EPC	C
Green Certification	Breem in use (2021) Pass

Address: [Lundagervej 106, 8722 Hedensted, Denmark](#)



E45 Motorway:
Immediate access



Located in the
dynamic triangle
region

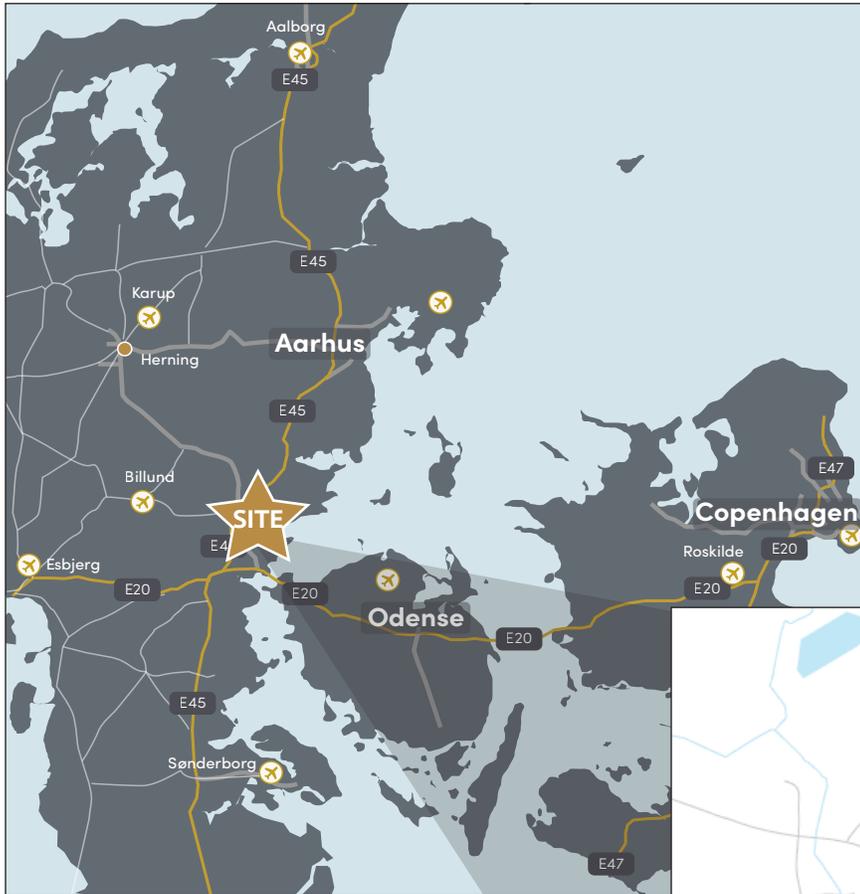


Billund Airport:
35 min / 43 km



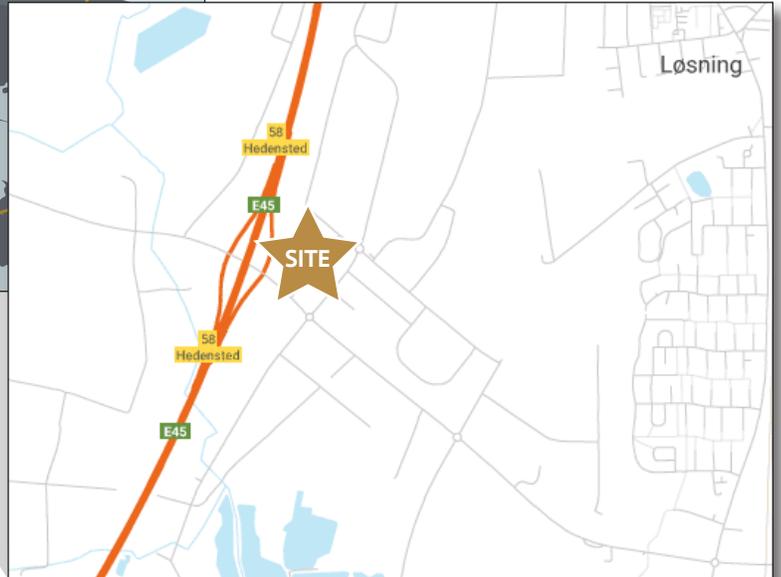
The Port of Aarhus:
45 min / 60 km

HEDENSTED, DENMARK



LOCATION:

- » The Triangle Region, Denmark's prime logistics and distribution hub, is strategically positioned at the intersection of the E45 and E20, enabling seamless access to all parts of Denmark within 3 hours only
- » Hedensted offers an advantageous placement in the northern part of The Triangle Region with close proximity to Aarhus, Denmark's second-largest city and port, and convenient access to the E45 motorway at junction 58 for heavy vehicles



DISTANCES:



- » E45 Motorway: Immediate access
- » Aarhus: 45 min / 60 km
- » Odense: 1 hr / 90 km
- » Copenhagen: 2 hr 30 min / 250 km



- » Billund Airport: 35 min / 43 km
- » Aarhus Airport: 1 hr 10 min / 100 km



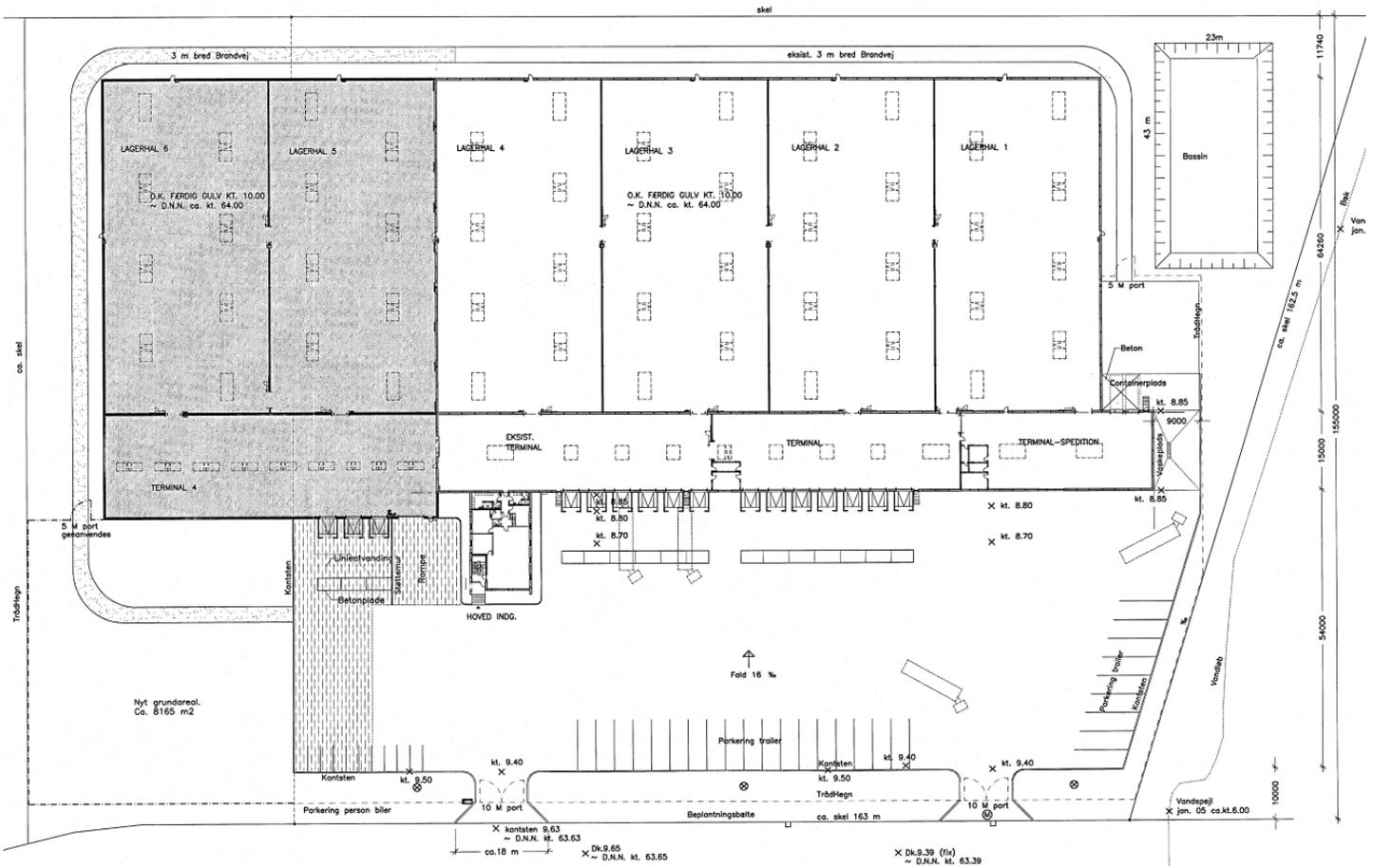
- » The Port of Aarhus: 45 min / 60 km
- » The Port of Fredericia: 30 min / 35 km

THE OPPORTUNITY

- » With a total area of 16,377 square meters, this premier distribution space is located directly along the E45 motorway
- » The property features 16 docks, an 8-meter warehouse clear height, and a low site coverage of 34%, providing seamless accessibility and maneuvering space for extended combination vehicles. Additionally, there is outdoor storage space available

HEDENSTED, DENMARK

SITE PLAN



*See more next page

HEDENSTED, DENMARK

