



Zakrisdal Business Centre, Karlstad Sweden

This property was purchased in 2008. It consisted of about 35,000 m² of rentable space on 50 hectares of land. It is located about 5 km from Karlstad city centre. It is close proximity to the E18 (main road between Oslo and Stockholm), Ikea and Bergvik Shopping Centre, which is the main shopping centre for the city.

Investors received 50% of their equity back in 2013, following the sale of one factory to its tenant. Additionally, the bank debt has been paid down from approx. 40 MSEK to just over 20 MSEK currently.

The area is currently going for a detailed plan on half the site, which will allow for the construction of an additional 42,000 m² of industrial space. While an offer was made for the property 2015, investors see additional potential in waiting for the planning for the area to be approved and letting vacant areas following a restructure of tenants for planning purposes.