

Castellum to build 22,000-square metre warehouse and logistics facility in Malmö

Castellum has begun the development of a modern, energy-efficient warehouse and logistics facility in the Sunnanå district of Burlöv Municipality just outside Malmö. Start of construction is planned for the third quarter of 2025, and occupancy is scheduled for late 2026. The total investment volume is approximately SEK 300 M, including land value.

In Sunnanå, approximately 15 minutes from Malmö Central Station, Castellum is starting construction of a 22,000-square metre warehouse and logistics facility. This facility will meet stringent requirements for environmental certification and energy efficiency, featuring such elements as solar PV systems, recycled materials, hybrid frames, sedum roofs and flexible, removable structure. Due to its proximity to Malmö, the ring road, and the E6 and E22 motorways, the location is ideal for logistics operations.

“This is a strategic step in strengthening our portfolio and developing the Warehouse/Light Industry segment. The Öresund region has grown to become a vital Nordic and European logistics hub,” says Joacim Sjöberg, CEO of Castellum AB.

The new facility will have a modern, flexible layout that can be adapted to various needs and will be built with approximately 11 metres clear height, which is a key factor for many warehouse and logistics operators.

“We are seeing robust demand for modern logistics premises in the Öresund region. This project stands out due to its high standards and clear focus on sustainability and energy efficiency. The flexibility of these premises meets market requirements, making the facility attractive for many different types of operations,” says Ola Orsmark, Regional Managing Director for Castellum in Öresund.

Within Sunnanå lies Stora Bernstorp, the well-known retail and industrial district with several established retail chains that promote a vibrant location with high visitor volumes. Castellum already owns three properties in Burlöv Municipality with total of approximately 33,000 square metres.

Facts about the facility

Property unit designation: Sunnanå 8:51, Burlöv Municipality

Sustainability certification: Miljöbyggnad Silver, NollCO2 and FEBY18 Level Gold (passive building)

Total area: ~22,300 sq. m.

GFA: ~22,700 sq. m.

Scheduled start of construction: Q3 2025

Scheduled occupancy: Q4 2026

Economic occupancy rate: 0%

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About Castellum

Castellum is one of the Nordic region's largest commercial property companies, with a focus on office and logistics properties in Nordic growth cities. As of 31 March 2025, the property value, including the holdings in the Norwegian company Entra ASA, totalled approximately SEK 155 Bn. The company is listed on Nasdaq Stockholm Large Cap and is classified as green under the Green Equity Designation.

Castellum is the only Nordic property company included in the Dow Jones Sustainability Indices (DJSI).

Beyond expectations.

www.castellum.com

Image Attachments

[Vision Rendering Sunnanå 8 51](#)

[Ola Orsmark](#)

[Joacim Sjöberg](#)

Attachments

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