

MEGAHUB LOGISTICS CENTER

Center of Consumers

Hämeenlinna – Lahti – Turku – Tampere



MegaHub Hämeenlinna



Road connections



E12 (Highway 3)
Highway 10



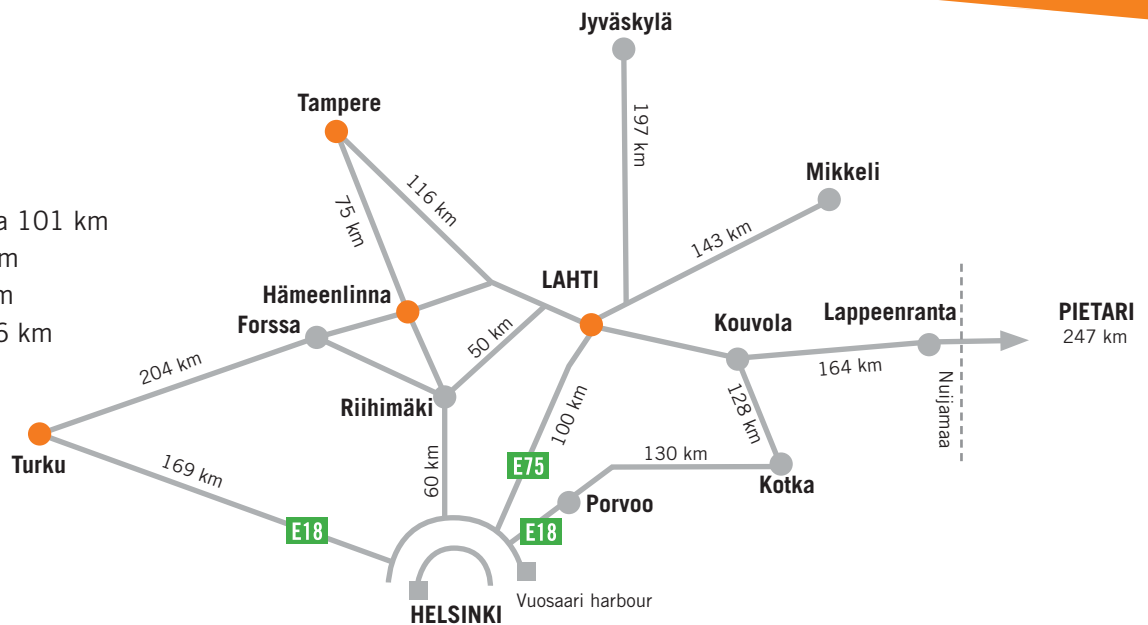
Vuosaari 120 km
Turku 110 km



Helsinki 100 km
Turku 100 km

Distances

Helsinki - Hämeenlinna 101 km
 Helsinki - Turku 165 km
 Helsinki - Lahti 104 km
 Helsinki - Tampere 176 km



MEGAHUB CONCEPT

1. Prime Location – Logistics development area
2. Connections – Good access to main roads
3. Construction – Scale advantages
4. Flexibility – Modular

Terminal, cross docking, high storage, mezzanine, office, extension.

Megahub is a up-to-date provider of distribution facilities, with four large logistics centers in growing cities outside Helsinki.

Megahub constructs and leases logistics and industrial space to manufacturers, retailers, transportation companies, third-party logistics providers and other enterprises with large-scale distribution needs.

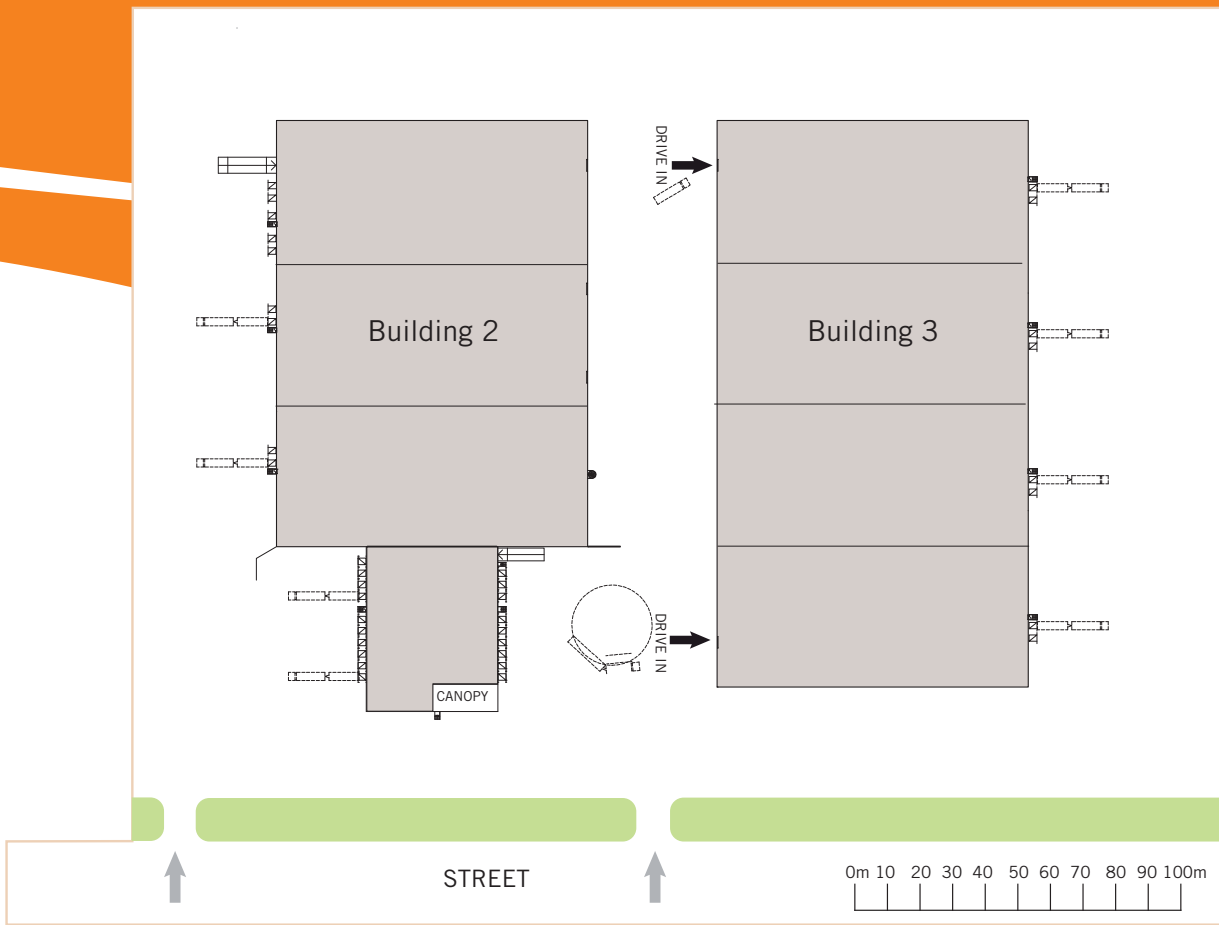
Megahub Logistics Center Hämeenlinna

Megahub Logistics Center Hämeenlinna is located at the Moreeni Industrial Park outside Hämeenlinna and is directly connected to the E3 highway between Helsinki and Tampere and to the E10 highway between Turku and Lahti with immediate access.

Megahub Logistics Center Hämeenlinna comprises four state-of-the-art warehouses and distribution centers with a total area of 68,000 m². The site is half a kilometre long and the building area is equivalent to just over 10 football pitches. This makes Megahub Logistics Center one of the largest multi user logistics facilities ever built in Finland. Phase 1 is completed and handed over in 2011 - 2012 and the entire Distribution Center is ready to go.

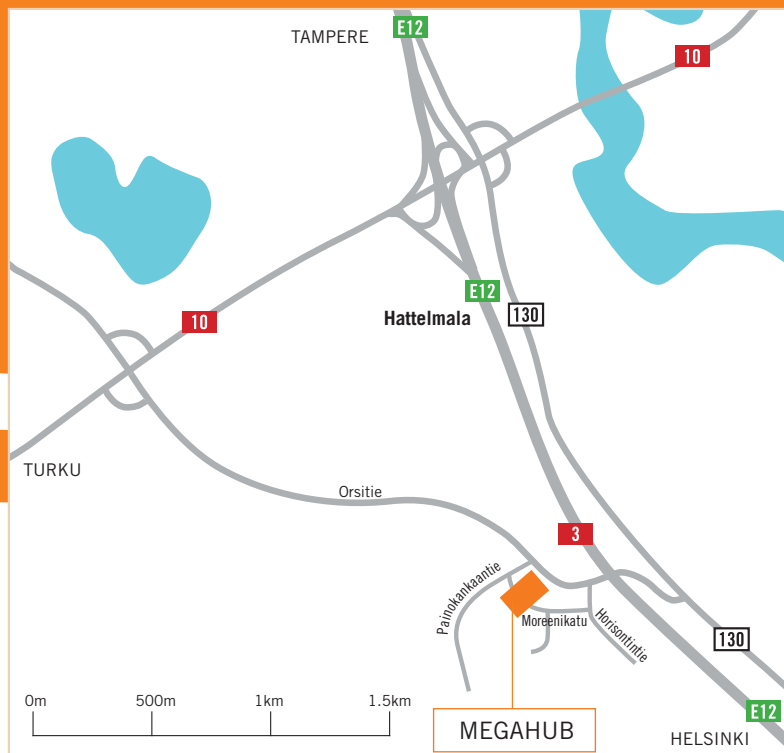
City of Hämeenlinna

With a population of approximately 66,000 inhabitants, Hämeenlinna is one of the 15 largest municipal areas in Finland. The Moreeni Industrial Park outside Hämeenlinna is an important logistics hub which is developing rapidly. Iittala Logistics center, Nanso Logistics center, Tammer-Tukku Oy, DB Schenker and Transpoint etc are examples of companies in Moreeni industrial park.



Phase 1 (Site 9 ha)				
	Building 2		Building 3	
	Terminal	Warehouse	Warehouse	per part
Lettable area	2089m ²	12 855m ²	17 117m ²	4280m ²
Clear height	6m	11m	11m	11m

Phase 2 (Site 9 ha)				
	Building 1		Building 4	
	Warehouse	per part	Warehouse	per part
Lettable area	17 117m ²	4280m ²	17 117m ²	4280m ²
Clear height	11m	11m	11m	11m



OUTLINE SPECIFICATIONS (General)

Warehouse

- Concrete building frame with concrete panel cladding (height 1.2m) around all buildings
- Column bay 11m x 22m in warehouse
- Clear height 11m
- Certified ESFR roof-net sprinkler system according to Finnish standard
- Smoke detection and fire-alarm system including fire hoses
- Loading docks including weather shelter
- Level access doors
- Floor loading capacity of 3,000 kg/m²
- Average lighting level 300 Lux; measured on 1.5m above floor, after installation of racking and gods
- Heating to 16°C with an outside temp of -18°C

Mezzanine (optional)

- Mezzanine depth of 11m
- Clear height under the mezzanine 4.9m. Column spacing, see above
- Protection rails, height 2,2m to the warehouse

Office

- Internal office and social areas for each unit
- Mechanical ventilation
- Minimum lighting to 500 Lux
- Office lay-out according to drawing
- Top cooling to achieve +20°C to +23°C temperature inside the office with outside temperature of +27°C

Site Exterior

- 50m deep truck court on one side for maneuvering, measured from the façade
- Confalt (or similar) apron in front of loading docks
- Fencing around the entire premises
- 5m wide sliding gates
- Asphalted truck zone and passenger car parking areas
- Ample passenger car parking in front of the offices
- Provision for exterior corporate signage of the client on the facade
- The front of the facade of the truck courts has an average lighting of 15 Lux



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Lemminkäinen 

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