



PRESS RELEASE
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Balder and Next Step Group develop the logistics hub of the future – creating space for 1,000 new jobs in Mölnlycke

Link40 is the name of a new, major goods and logistics hub that the property company Balder and the urban developer Next Step Group is establishing in Mölnlycke. The investment will make a strong contribution to the Swedish transport sector and is expected to create 1,000 new jobs in Härryda Municipality, with a total investment of approximately SEK 4 billion.

At Bårhultsmotet in Härryda Municipality, on an area of about 45 hectares or about 80 football pitches, Next Step Group AB and Fastighets AB Balder will create an arena for smart material handling, collaboration and the logistics solutions of the future. The total floor space is approximately 240,000 sqm gross floor area (GFA).

The goal is to bring together the region's leading players from the business community, academia and the transport sector to make it easier for the industry and society to shift to a more sustainable freight and logistics sector, both regionally and nationally as well as globally.

“The Gothenburg region has been named as Sweden's best logistics region for more than 20 years in a row and we will consolidate this position through Link40. Here, we will offer the best conditions for developing the regional business community but also the entire Swedish logistics sector,” says Jacob Torell, CEO Next Step Group.

The strategic location along national road 40, between Sweden's two largest cities and with proximity to major goods hubs such as the Port of Gothenburg and Landvetter Airport, provides every opportunity to exert a positive influence on the transport sector, which is of critical importance for society.

“As an engaged property owner, Balder wants to contribute to a long-term sustainable societal development. We do this through responsible ownership and property management, during construction and not least by creating the right conditions for others to do good business. We are happy to be part of Link40 and look forward to developing the site together with like-minded actors,” says Balder's CEO Erik Selin.

“A continued development of Bårhult business park is strategically important for the municipality and the entire Gothenburg region. Link40 is an important contribution in the work towards a sustainable shift and it will also create around 1,000 new jobs in the municipality,” says Per Vorberg, Chairman of the Municipal Executive Board, Härryda Municipality.

As part of the investment, the founders of Link40 have signed a letter of intent with Business Region Göteborg. The parties want to work together so that the site can be developed into a regional freight and logistics hub with the ambition to also serve as a pilot and test bed for

the development of zero-emission freight traffic – solutions which can then hopefully be scaled up and spread to other hubs.

“Balder and Next Step Group’s joint investment is strategically correct and fully aligned with the ambitions within Gothenburg Green City Zone. We need to create regional and local reloading hubs so that transports to and from large cities can be streamlined and take place using zero-emission vehicles. The queues and the traffic inside the city need to be reduced,” says Patrik Andersson, CEO of Business Region Göteborg.

Härryda Municipality has given the establishment a positive planning notification and later this year the zoning plan will go out for consultation. If everything goes according to plan, construction start can occur at the end of 2023.

Facts Link40

- Link40 is a logistics hub for smart material handling, collaboration and the logistics solutions of the future.
- To be constructed next to Bårhult business park along national road 40 in Mölnlycke, Härryda Municipality.
- Comprises an area of about 45 hectares and approximately 240,000 sqm GFA.
- Developed and owned by Next Step Group AB and Fastighets AB Balder. Total investment approximately SEK 4 billion.
- Business Region Göteborg and Gothenburg Green City Zone are strategic partners.
- Planned construction start in fourth quarter of 2023.

Visit [Link40.se](https://link40.se) for more information.

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[Gothenburg Green City Zone](#) is an initiative of the City of Gothenburg through Business Region Göteborg, and Volvo Cars and RISE Research Institutes of Sweden. Here, we test new technology and collaborate to develop and scale up system solutions with the goal that all transports in selected areas of Gothenburg will be 100 percent zero-emission by 2030.

[Business Region Göteborg](#) is responsible for economic development in the City of Gothenburg and represents 13 municipalities in the region. Business Region Göteborg helps to create more jobs and promotes sustainable growth in the Gothenburg region’s business sector. We offer knowledge and contacts that create the right conditions for you who wants to start, establish or develop companies in the region.

[Next Step Group](#) is an urban development and property development company based in Gothenburg with the vision of creating environments where people feel a sense of pride, closeness and inclusion. The company currently manages three of Gothenburg’s largest urban development projects: Nya Hovås, Wendelstrand and GoCo Health Innovation City.

[Fastighets AB Balder](#) is a listed property company that owns, manages and develops residential and commercial properties. Balder is one of the largest property companies on the Nordic market with properties also in Germany and the United Kingdom. The head office is located in Gothenburg. As of 31 December 2021, the property portfolio had a value of SEK 191.8 billion. The Balder share is listed on Nasdaq Stockholm, Large Cap.