

– HELSINKI AIRPORT –

THE FASTEST GATEWAY BETWEEN EUROPE AND ASIA

Prime logistics spaces brought
to you by AVIA Real Estate

AVAILABLE
SOON

Secure now a
premium operational
base at a globally
competitive
location.

Helsinki Airport offers the shortest flight route between Europe and Asia – a strategic location ideal for logistics operators. In addition to fast air routes, the airport provides direct and seamless connections to road and sea transport, making it a uniquely effective gateway for fully integrated logistics.

AVIA
REAL ESTATE

Image courtesy: City of Vantaa



AVAILABLE SOON

TULLIMIEHENTIE 10

Airside-access warehouse and office spaces ready to meet your operational needs.

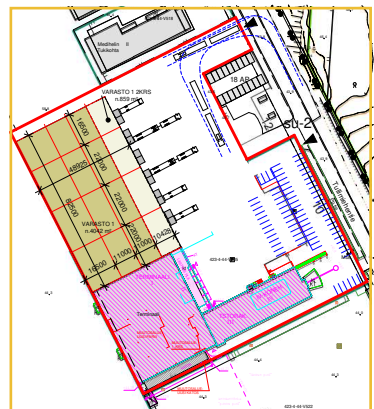
Located at Helsinki Airport, Tullimiehentie 10 will become available at the turn of 2025–2026, once the current tenant relocates to larger premises. The property is easily adaptable and can be expanded to meet your specific needs.

Tullimiehentie 10 meets even the highest standards of quality-conscious logistics operators. The building is situated close to major transport routes and offers excellent access in all directions. The space is ideal for logistics and warehouse operations on the lower floors, while the upper floors are well-suited for office and representative use. Offices can be tailored

for a single user or shared between multiple tenants.

The property's greatest advantage is its ability to combine air freight with road and sea logistics – one side of the building directly borders the airport apron. The basement includes auxiliary space that can be converted into staff facilities. Versatile use is further supported by on-site parking and a large logistics yard.

**BOOK NOW – THE FUTURE
OF YOUR BUSINESS
STARTS HERE.**



ROOM TO GROW:
4,900 m² of building
rights remaining



TULLIMIEHENTIE 10 IN A NUTSHELL

- » Approx. 2,100 m² terminal area with loading zones and truck yard
- » Three-storey office section featuring a staff restaurant and sauna facilities
- » 8 truck loading docks and 18 van loading bays
- » Direct airside access enabling cargo to be loaded directly from aircraft into the terminal
- » Excellent connections to highways
- » Ample on-site parking
- » Ideal for a logistics operator as a distribution warehouse and company headquarters

FACILITIES BY FLOOR

BASEMENT

- » 171 m² (staff facilities and storage spaces)

1ST FLOOR

- » Terminal space approx. 2,200 m²
- » Office space approx. 785 m² (including restaurant area and lobby)

2ND FLOOR

- » Office space 815 m²

3RD FLOOR

- » Office space 745 m², including sauna facilities

POTENTIAL NEW CONSTRUCTION

TULLIMIEHENTIE 14

Interested in more than just a ready-made airside logistics property?

What if you could have a brand-new air cargo facility designed and built specifically for your needs – right next to the runway? Instead of adapting to an existing space, we offer the opportunity to create a fully customized solution that supports your operations from day one.

Let's talk about building your future logistics hub at Helsinki Airport.



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WHO WE ARE?

We are a property investment and development company operating at Aviapolis airport city in Vantaa, Finland.

We are especially focused on developing Helsinki Airport area and we are part of Finavia Group.

Finavia is a Finnish-owned airport company that manages and develops 20 airports across Finland, including Helsinki Airport.

WHAT DO WE DO?

Urban development

» zoning

Property development

» Project development, investment and construction contracting

Property Management

» Leasing and maintenance

Additional services

» Tenant services and parking

WE ARE TRUSTED BY



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