

INDUSTRIAL AND COMMERCIAL PARKS IN GREATER BERGEN



Home of the ocean industries

Bergen and the surrounding municipalities are strategically located on the west coast of Norway. Being that close to the North Sea and its natural resources has put the city and the region in a unique position to take a leading role in developing the ocean industries.

Vestland County is the biggest county in Norway for exporting goods. Greater Bergen is home to the ocean industries, which are mainly based on export. Shipping, new clean maritime technology solutions, oil, gas, renewable energy, fishery, and aquaculture are the leading ocean industries in the region.

The green shift

The region offers several possibilities for industries that want to transform their businesses in a sustainable direction. The competence in the region and the focus for existing

companies have shifted towards new green and sustainable solutions. Vestland County, being the biggest producer of hydropower in Norway, makes the region an attractive place for establishing companies with business models based on hydropower.

The region is playing a significant role in developing new electric ferries and is now leading in the construction of boats fuelled by hydrogen. The new carbon capture and storage centre, Northern Lights, is located here and will attract several other businesses to be part of the supply chain for this huge development. A green hydrogen production plant is also being planned for in the region.

Greater Bergen has the competence, sites, and spirit to be part of the green revolution we see coming.

Learn more about the sites and join us!



Tone Hartvedt
Invest in Bergen
+47 917 29 055
tone@investinbergen.no



Vidar Totland
Invest in Bergen
+47 959 12 970
vidar@investinbergen.no

Published by Invest in Bergen

E-mail:
post@investinbergen.no
Phone:
+47 917 29 055

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17 exclusive zoned sites



Industry



Warehouse/
Logistics



Data center

Greater Bergen has 17 listed zoned sites that are suitable for numerous industries. Some have access to abundant hydroelectricity, making them ideal for power-intensive industries. Others would be perfect for warehousing and logistics. Each area, along with their potential uses, are marked on the map.

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These sites are located throughout the Greater Bergen area and can meet the needs of a wide range of companies. We have organized these sites geographically, with the majority of them being larger than 500,000 m². The largest sites are located at Mongstad Industrial Park, consisting of 2,677,000 m² of zoned greenfield.

We have compiled some key facts about these sites to give a general overview. We can also provide more detailed information for most of these sites.

For more information or to get in touch with the property owners, please contact us.



Bergen

Pioneering a sustainable ocean

Greater Bergen is the heart of western Norway and the ocean industries. “Pioneering a sustainable ocean” is the ambitious goal for the future development of the ocean industries, leading to greener shipping, more sustainable seafood, and cleaner energy solutions.

The ocean industries in Greater Bergen are playing a significant role in developing sustainable solutions for the future. Bergen is a key centre for Norway’s ocean industries. The region services a wide range of companies that specialise in energy, maritime and seafood. Oil and gas extraction are also vital industries, with several production sites and remote-controlled platforms located in the North Sea.

Norway has gained much ocean knowledge from shipping and the oil and gas business.

The centralisation in Bergen of several ocean industries and businesses has allowed companies to cultivate relationships with various firms in other industries. A result of this collaboration has been the introduction and development of new, sustainable solutions and business models that will aid these firms in adjusting to the green shift.

Bergen’s three universities and the business clusters in the area are key stakeholders in the ocean industries and are taking an active role in the industrial development. The universities are part of the cluster networks in the region.



1.

Clusters as driving forces

In Bergen, you’ll find several business cluster organisations within the ocean industries: seafood, ocean technology, shipping, and the development of zero-emissions maritime technology. The collaborating environment between the clusters has led to crossover between the different ocean industries and fostered several new solutions for the future.

In Bergen, you have a unique opportunity to take part in the development of the ocean industries. The clusters are melting pots where industry, start-ups, investors, academia, and public entities meet for discussions and developing ideas.

The city is also home to a vibrant media cluster and a fintech cluster. Both of these environments are important players in the city’s business life.



2.

Photo: Gjertrud Coutinho

The Bergen Innovation District

1. Bryggen is the old and picturesque part of the city. This was the old trading area where the Hanseatic League had their offices and warehouses. Today this still is a lively part of the city centre.

2. Bergen city centre seen from Mount Fløyen. This one of the most famous views in Bergen.

Plans are underway to relocate Bergen's central port to a new, sustainable, state-of-the-art port west of the city centre within the next years.

This move will free up the Dokken area, with planning already underway for a comprehensive development of the region. This area, stretching from Solheimsviken, Marineholmen and the surrounding areas to the area south of

Dokken, will serve as the epicentre for the new Ocean Capital and is already the innovative district in the city. With the University of Bergen having already opened a campus in the area, several other ocean businesses, banking, and insurance firms have also set up headquarters here. In addition, several start-up communities have grown in this area, adding to its appeal.

In Dokken, an area of 200,000 m², the aim is to create a sustainable, zero-emissions district before several key institutions are relocated there, including the Institute of Marine Research and the Directorate of Fisheries, along with several other ocean-based firms. Also, Bergen's Aquarium will be moved to Dokken, with ambitions to develop it into a whole new aquatic experience.



3.

Illustration: Asplan Viak and Mad arkitekter

Southward Growth

Bergen is also continually expanding southward, with Mindemyren (located south of Solheimviken) undergoing development. With the expansion of Bergen's light rail, plans are underway for the building of a whole new district, offering housing and office space, along with new parks and pedestrian-friendly paths.

Bustling Commercial Centre

With its quaint city centre, bustling commercial areas and various theatres, galleries and concert halls, the city of Bergen, and Greater Bergen at large, serves as a vital hub for western Norway's numerous industries.

Bergen's fishing industry is deeply rooted in both its history and culture. Bryggen, the city's Hanseatic wharf that once served as a commercial

centre, is listed as a UNESCO World Heritage site for its architecture and symbolic heritage. With its increasing popularity in gastronomy for its numerous seafood restaurants, Bergen has been recognized as a World Heritage City.

Bergen is Norway's second largest city. Like most European cities, Bergen's city centre offers plenty of office space and storefronts, with most

of its industrial parks and sites located on the outskirts of the city. In addition, there are several shared workspaces through downtown Bergen.

Greater Bergen is undergoing major development with construction of new office buildings and industrial areas. This gives new opportunities for companies to both settle and grow in the region.



4.

Photo: Krediteres Sweco/Bergen municipality

3. Dokken is now being transformed to a brand new district in Bergen. This is what the Dokken area could look like in the future. The whole shore along Puddefjorden will be the marine business district in the city with The University of Bergen, Institute of Marine Research The Directorate of Fishery, new apartments, shops and restaurants.

4. Southward growth. Bergen city centre is growing southward. This is part of the Mindemyren area being developed now.

Industrial Areas

Neighbouring municipalities outside of Bergen also have high potential for industrial development. With the availability of hydro power, port facilities, water and other infrastructural apparatuses, these areas have budding potential for industry, logistics, and warehousing.

Overall, there are many opportunities for companies looking to open new offices in Greater Bergen. In this brochure, you will find an overview of Greater Bergen's industrial sites, warehouses, and logistics. We will gladly assist your firm in finding the perfect office and workspace.



Mongstad Industrial Park
mongstadindustrialpark.no

Leading industrial cluster,
huge growth possibilities

Mongstad Industrial Park is one of the largest greenfield areas in Norway with a total of 4,900,000 m² available for new companies. This area includes 2,677,000 m² of zoned land with a short time to market.

Mongstad Industrial Park is a hotspot for innovation within the energy and process industries. The park includes Norway's largest oil refinery and the world's biggest carbon capture testing facility. The ISPS port at Mongstad Industrial Park is Norway's largest in terms of tons over quay and a major port in northern Europe. The site is located in Alver and Austrheim Municipalities, which are close to Bergen.



Greenspot Mongstad

Mongstad Industrial Park is seeking to encourage further sustainable development at the park through the Greenspot Mongstad initiative. This is a joint initiative involving several stakeholders from a range of industries.

Local players are laying the foundation for green growth, and are specifically looking to welcome new companies in the fields of:

- Hydrogen production (and its associated supply chain)
- Battery manufacturing
- Onshore wind
- Land-based aquaculture

The site owners' strategy is to position Mongstad Industrial Park as a "hydrogen hub". There are plans to build a large-scale hydrogen facility at the site by 2024, in order to produce and distribute this clean fuel along the Norwegian coast. This will generate significant long-term opportunities for the industrial park and its surrounding region.

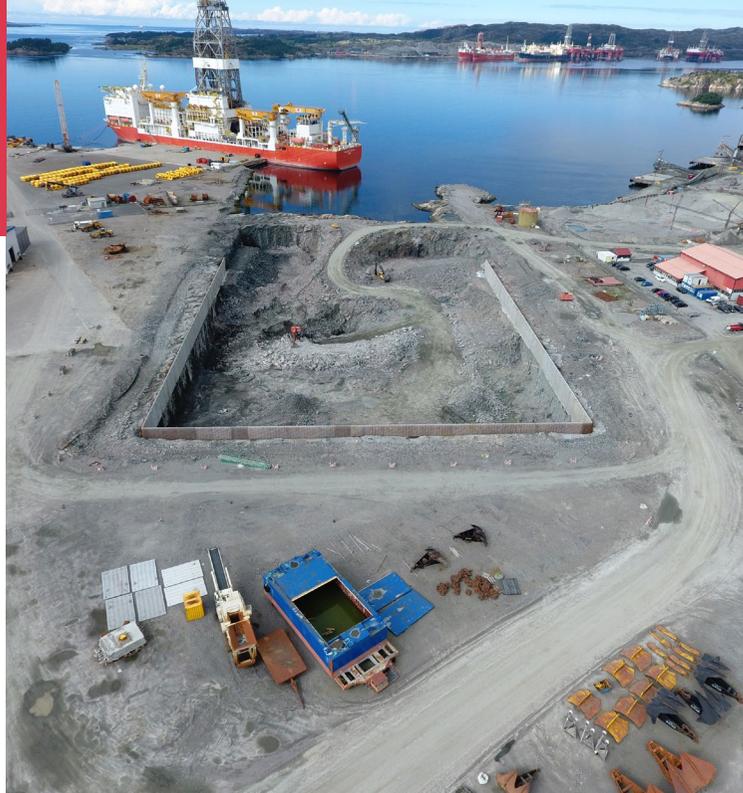
KEY FACTS

- 4,900,000 m² of land available
- Home to more than 50 companies, including major firms such as Equinor, Baker Hughes and Halliburton.
- High-quality infrastructure and amenities
- Access to resources such as CO₂ and natural gas
- Top-tier ISPS port facilities handling over 3,000 ship arrivals each year

SIZE	4,900,000 m ² Zoned: 2,677,000 m ²
OWNERS	Equinor, ABP, Mongstad Vekst, other private owners
TOPOGRAPHY	Flat / partly leveled
POWER SUPPLY	100 MW+
FIBRE	Yes (several providers)
DRINKING WATER	Yes
MUNICIPALITY	Alver / Austrheim
DISTACE TO BERGEN	60 minutes
INTERNATIONAL ARIPORT	80 minutes
QUAY FACILITIES	Yes
WATER DEPTH	12 metres
SHORE POWER	Yes
NEAREST HIGHTWAY	Fv57

Companies at Mongstad Industrial Park today:

• Equinor • Baker Hughes • Halliburton • Schlumberger • Technology Centre Mongstad • Asset Buyout Partners • Coast Center Base (CCB) • Transocean • PSW



A complete offshore base and assembly site

This zoned site of 1,000,000 m² is conveniently located on the west coast of Norway. Sløvåg harbour would particularly suit companies in the traditional shipping and offshore energy sectors and would also be suitable for green and sustainable industries. The site will be used for the assembly of the first commercial offshore wind project in Norway, Hywind Tampen, in 2022.

Sløvåg harbour is located in the Fensfjord basin, which acts as one of Norway's main supply hubs for North Sea oil and gas operations. The area is already home to a strong cluster of subsea and oil service companies.

Local authorities, together with key industrial players, plan to develop the region into a hotspot for green and sustainable industries. To this end, the Sløvåg-based company Wergeland Base, with today's opportunities, has been awarded a key contract to assemble floating wind turbines here as part of the Hywind Tampen project. The company also has the option to be the maintenance, modification, and operation (MMO) site for Hywind Tampen.

Together with Wergeland Group, the company ADRS Decom will also be investing in the decommissioning market. The planned facility will be state-of-the-art, with the capacity to decommission offshore installations and ships efficiently and environmentally friendly.

Wergeland Group is looking into an investment in the largest crane in the region, which will service both this industry and offshore wind activities. The crane will have a 2,600 metric tonne lifting capacity and be well-suited for large projects. The crane will be on rails so that it can serve the whole area.

The harbour includes 1,620 metres quay space, with water depths up to 22 metres. The site also has a 145 metres long and 105 metres wide drydock under construction with planned finalization in 2021. Tenants will also have access to shore power facilities with a power supply of 2-5 MW.

The site at Sløvåg includes large areas of zoned land, with infrastructure such as power, water and a sewer system in place. Companies will benefit from other amenities, such as goods-handling services, warehouse facilities and repair workshops. The site is also near a shopping mall with hotel facilities.

KEY FACTS

- Zoned land – short time to market
- Good infrastructure
- Convenient location within the Fensfjord basin

SIZE	1,000,000 m ²
STATUS	Zoned
MUNICIPALITY	Gulen
OWNERS	Wergeland Group, Vidsyn
TOPOGRAPHY	Mostly levelled
POWER SUPPLY	40 MW+
FIBRE	Yes (BKK, Telenor)
DRINKING WATER	Yes
SEWER SYSTEM	Yes
QUAY FACILITIES	Yes
WATER DEPTH	8-22 metres
DISTACE TO BERGEN	75 minutes
INTERNATIONAL ARIPORT	95 minutes



An excellent maritime location

This zoned site of 900,000 m² is located in the Fensfjord basin, which is one of the main supply hubs for North Sea oil and gas operations.

With its 1,500 metres of ISPS quay space and water depths of up to 25 metres, Skipavika harbour is particularly suited to companies working in the shipping or offshore energy sectors.

In the future, local and regional authorities are aiming to encourage the growth of sustainable industries in the region such as renewable energy, hydrogen production and land-based aquaculture.

The owners of Skipavika harbour are already starting a large land-based aquaculture project, as well as preparing for a possible smaller HPC data centre at the site.

Skipavika also offers other benefits, including a short time to market for prospective tenants. The site comes with a good power supply, water supply and sewer system. This is in addition to 24/7 access control, standby security personnel, on-site housing, office space and workshops.

Due to its location within one of Norway's leading industrial regions, the site also provides good access to a skilled workforce within the shipping and offshore energy industries.

[More about Skipavike data center site.](#)

KEY FACTS

- Shovel-ready sites – short time to market
- Deep-water quay
- Good location within Fensfjord basin

SIZE	900,000 m ²
STATUS	Zoned
MUNICIPALITY	Gulen
OWNERS	Skipavika Terminal AS
TOPOGRAPHY	Partly levelled
POWER SUPPLY	7.5 - 20MW
FIBRE	Yes (BKK, Telenor)
DRINKING WATER	Yes
SEWER SYSTEM	Yes
QUAY FACILITIES	Yes
WATER DEPTH	25 metres
DISTACE TO BERGEN	115 minutes
INTERNATIONAL ARIPORT	125 minutes



Great access by road and sea

With its convenient location, Nordhordland Industrial Park is particularly suitable for warehousing, logistics and light industrial activities.

Located next to the E39 highway, businesses here will benefit from easy access to Bergen and Bergen international airport. The highway also ensures a short distance to other population and industrial centres, such as Knarvik, Florø, Førde and Mongstad.

The site includes a separate plot with its own 380 metre long quay, perfect for loading and unloading goods. This quay is only 15 nautical miles from the Port of Bergen.

The park offers a number of shovel-ready plots for sale, as well as land and buildings for rent. There is a high degree of flexibility and plots can be adapted to suit the needs of individual companies.

The site also comes with electricity, drinking water and a sewer system, allowing for a short time to market.

KEY FACTS

- Close to Bergen
- Zoned sites – short time to market
- Plots for rent and sale

SIZE	470,000 m ²
STATUS	Zoned
MUNICIPALITY	Alver
OWNERS	Nordhordland Næringspark AS
TOPOGRAPHY	Partly levelled
POWER SUPPLY	4.5 MW
FIBRE	Yes (BKK, Telenor)
DRINKING WATER	Yes
SEWER SYSTEM	Yes
QUAY FACILITIES	Yes
WATER DEPTH	10 metres
DISTANCE TO BERGEN	30 minutes
INTERNATIONAL AIRPORT	50 minutes

Companies at Nordhordland Industrial Park today:

- Helland Elektro AS • Byggtorget AS • Totlandsdal Bygg AS • Hjelmås VVS AS • Vest VVS AS • Parken Treningssenter AS
- Gamle 3 Hus AS • Aarekol Trafikktjenester AS • Petter Dahl AS • Safarigruppen AS • Bygg-Service Helge Færø • Norva 24 AS
- Knapphus Energi AS / Shell • Frode Haugsvær Maskin AS • Flage Utleige AS • Albatross Toma Gruppen • E39 Båt & Henger AS
- Hobby Boat AS • Malthus AS



Børdalen Data Center Site

Børdalen data centre site

Børdalen is a greenfield data centre that is ready zoned with a short time to market. The site is close to a strong grid connection point and a hydropower source, which can provide dual feed electrical power at 100 MW.

Børdalen is a 40-minute drive from Bergen's city centre and from Bergen international airport, providing easy access to a range of amenities, vital infrastructure and redundant fibre connectivity.

AREA	
Municipality	Samnanger
Suitable for	Hyper scale, co-location and HPC
Site in brief	Greenfield, ready zoned
Area size	60 000 m ²
Owner today	REGN Datacenters
Possible start date	Immediate
POWER	
Electrical power available	100 MW
Possible upgrade	200 MW
FIBRE/CONNECTIVITY	
Fibre situation today	Redundant fibre
Connectivity	Connection London 16,5 ms latency round trip

Skipavika data centre site

The Skipavika data centre site is part of the Skipavika industrial park. The site has good power connections and a 1.5 km shoreline.

[Read more about Skipavika.](#)

The site has an approved transmission grid concession license for a 10 MW data centre. 7.5 MW of power can be available on-site with a minimal infrastructure investment. The site could potentially reach up to 20 MW.

AREA	
Municipality	Gulen
Suitable for	HPC and containers
Site in brief	Greenfield, industrial zoning. Fenced.
Area size	10,000 m ² . More available
Owner today	REGN Datacenters
Possible start date	Immediate
Land settled/filled	3-10,000 m ²
POWER	
Electrical power available	7.5-10 MW
Possible upgrade	20 MW
FIBRE/CONNECTIVITY	
Fibre situation today	2 Carriers. DWDM available. >100Gbs



Norway's future energy and CCUS hub



CCB Energy Park offers large, industrial areas that are undergoing rapid development. The areas include zoned and greenfield land, with a total of 1,500,000 m², and will play a significant role on the future climate challenges.

CCB Energy Park has been chosen to play a key role as part of Norway's «Northern Lights» large-scale carbon capture and storage (CCS) project. From 2024 onwards, the site will receive and process large quantities of captured CO₂ from across Norway, before shipping it off for permanent storage under the North Sea.

The Energy Park's unique qualities provide the most interesting opportunities for all kinds of climate friendly industries, with extensive possibilities within large scale production of hydrogen, carbon capture and CO₂ utilization and storage and more.

The site is located near the Kollsnes gas terminal, which processes large amounts of natural gas from the Norwegian Continental Shelf. There are dedicated pipelines supplying natural gas from this facility to CCB Energy Park.

During 2022, production of hydrogen from natural gas with integrated CO₂ capture is to be established on the premises. The realization of the production is supported by Enova and future large-scale production is a favoured and attractive investment for industrial companies.

The availability of CO₂, H₂, LNG and natural gas within the Energy Park will enable significant opportunities for developing new sustainable industries with substantial synergies, such as blue hydrogen, direct air capture of CO₂ or the recycling of waste carbon into new products. The Energy Park has a clear focus on making ground for restructuring and creating new products and services. CCB Energy Park offers an excellent infrastructure, including ISPS quays. This is in addition to a well-developed road network, water supply and sewer system and close distance to extensive industrial clusters at Ågotnes and Straume.

KEY FACTS

- Unique opportunities for climate friendly industry
- National hub for CO₂ capture, storage and utilization
- Hosts the world's first H₂ production from gas with integrated CO₂ capture
- Well-developed industry cluster located by Norway's main sea route
- Excellent infrastructure
- Access to natural gas and LNG

CCB Energy Park is conveniently located along the main maritime sea lane, only a 45-minute drive from Bergen's city centre and 50 minutes from Bergen international airport.

The park is 20 minutes away from CCB's supply base at Ågotnes, which is the centre of an industrial collection of more than 300 companies. Ågotnes will also be the new location for Bergen harbour by 2025.

SIZE	1,500,000 m ²
STATUS	Zoned
MUNICIPALITY	Øygarden
OWNERS	CCB Energy Holding, Øygarden Municipality, other private owners
TOPOGRAPHY	Partly levelled
POWER SUPPLY	100MW+
FIBRE	Yes (BKK, Telenor)
DRINKING WATER	Yes
SEWER SYSTEM	Yes
QUAY FACILITIES	Yes
DISTACE TO BERGEN	45 minutes
INTERNATIONAL ARIPIORT	50 minutes

Companies at CCB Energy Park today:

- CCB Energy Holding
- Øygarden Municipality
- Northern Lights
- H2 Production
- Gasnor
- Mowi
- CCB Energy Operations
- CCB Energy Sales
- BKK
- Areo Service Technology Norway
- Vetco Gray Scandinavia



CCB Ågotnes Industrial Cluster
ccb.no

Huge industrial cluster hosting Bergen's new harbour



Coast Center Base at Ågotnes is the region's largest industrial cluster and holds unique competence, especially within subsea industry and rig maintenance. Within a few years, Ågotnes will be the new location for the Port of Bergen.

Coast Center Base has been running industries at Ågotnes since the company was founded in 1973. Today, the base's area consists of 700,000 m² of industrial area, which includes about 1,000 metres of quays. The total area for industrial purposes consists of 1,750,000 m².

Ågotnes is the location for the new Port of Bergen, which will be relocated within 2026, making the area western Norway's central distribution centre.

Ågotnes is home to a strong cluster of offshore energy companies. This includes major firms such as Equinor, Aker Solutions, Odfjell Drilling, Schlumberger, TechnipFMC and Siemens. This is among the world's largest concentration of subsea companies.

CCB has been a key player within supplying the oil and gas industry for many decades. Unique quays with depths up to 50 metres on solid rock with a high load capacity makes the location perfect for hosting complex and huge projects within mobilization and demobilization. CCB facilities are also approved as the navy's port of relief.

The facilities include an extensive capacity of workshops, offices, warehouses, cranes, machines, and vehicles for industrial purposes. The area consists of indoor and outdoor storage capacities and areas that are still available for new industrial development.

KEY FACTS

- Close to Bergen
- Mainly zoned areas
- Future location for Port of Bergen
- Significant concentration of skilled and competent resources
- Excellent and well-developed infrastructure
- 24/7 operations

Available indoor capacity:

- 50.000 m² warehouse area
- 20.000 m² workshop space
- 18.000 m² office space

Available outdoor area:

- 250.000 m² industrial zoned area
- 200.000 m² greenfield area, close to the new Bergen Harbour.

SIZE	1,750,000 m ²
STATUS	538,000 m ² zoned
MUNICIPALITY	Øygarden
OWNERS	CCB Holding, Bergen Harbour, Øygarden Municipality, Aker, TechnipFMC and other private owners
TOPOGRAPHY	Flat, levelled
POWER SUPPLY	40 MW+
FIBRE	Yes, Several suppliers
DRINKING WATER	Yes
SEWER SYSTEM	Yes
QUAY FACILITIES	Yes, supreme
DISTACE TO BERGEN	30 minutes
INTERNATIONAL ARIPORT	34 minutes

Companies at CCB Ågotnes Industrial Cluster today:

- Coast Center Base • CCB Holding • Bergen Harbour • Øygarden Municipality • Aker Solutions • TechnipFMC • PSW • Fabtech • Tess • Mento • IKM • McGregor
- SolidEnergy • Odfjell Drilling • Equinor • Nacom with more



Lyseparken
lyseparken.no

Limitless potential for innovation



Lyseparken includes 950,000 m² of zoned industrial space close to Bergen. This location offers innovative possibilities for green and sustainable companies.

This site is owned by the municipality of Bjørnafjorden. The municipality has ambitious plans to turn this location into an industrial area. The core concept is based on the exchange of renewable energy. The advantage of developing this new site is that the technical and energy infrastructures will be built upon a specific design. With an open ownership of this energy concept, the municipality and future partners can produce, use, buy and sell energy, as well as develop different sites as sustainable energy units.

The municipality's plans will also include natural heating and cooling solutions, powered by nearby Lake Vindal. Based on the park's calculations, the lake can cover the entire heating and cooling needs for 600,000 m² of office buildings.

The intention of the municipality is to develop a smart grid system that can support the companies in the park, save energy and cut down on carbon emissions. The project includes the use of solar cells and solar collectors that can provide clean power within this area.

The goal is to create a self-sufficient area by using local, renewable resources. The business model includes establishing a local energy company owned by the

users and property owners. The result will be a carbon neutral area. Based on the park's calculations of local energy resources, consumption and re-use, this model will cover the entire production needs, heating, and cooling for 600,000 m² of office buildings and businesses.

The municipality has developed a smart grid system that can help companies in the park save, utilise and sell off surplus energy. There are also plans to use renewable energy, re-use energy surpluses and use surplus heat from data centres for heating needs, thereby cutting down on carbon emissions.

The management of Lyseparken especially welcomes companies from industries such as:

- Data centres
- Pharmacy
- Bioeconomy
- Renewable energy
- Ocean technology
- Health and well-being
- Smart city
- Creative industry
- Tourism

A new, 4-lane extension of the E39 national highway is currently being built next to the park. When this new road opens in 2022, it will enable a 15-minute drive time to Bergen's city centre and a 12-minute drive time to Bergen international airport. Plans for future, sustainable transportation for Lyseparken are currently being designed, in collaboration with a frontier of technology companies in Norway and Europe, as well as the regional authorities.

In addition, the park's proximity to Bergen allows for easy access to a skilled workforce, as well as a range of amenities.

KEY FACTS

- A major zoned industrial area conveniently located south of Bergen
- Close to an international airport
- Suited for green and circular business models

SIZE	950,000 m ²
STATUS	Zoned
MUNICIPALITY	Bjørnafjorden
OWNERS	Bjørnafjorden municipality
TOPOGRAPHY	Non-levelled
POWER SUPPLY	Yes - to be developed with tenant
FIBRE	Yes - to be developed with tenant
DRINKING WATER	Yes - to be developed with tenant
SEWER SYSTEM	Yes - to be developed with tenant
QUAY FACILITIES	No
DISTACE TO BERGEN	15 minutes
INTERNATIONAL ARIPORT	12 minutes



Os Business and Logistics Park

osnl.no



Warehouse and logistics space close to Bergen

There are several options for establishing your business south of Bergen. At Os Business and Logistics Park, you'll find 36,000m² of zoned land.

Os Business and Logistics Park is close to the E39 coastal highway, which goes through Bergen. A new section of highway will soon be opening, bringing new possibilities for this zoned site.

The park includes land for sale, as well as plots for rent. The site owners can be flexible when it comes to plot size and layout, in order to meet the needs of individual customers. The business park would be suitable for establishing logistics companies, warehouses, or small industrial companies.

An area in transition

The owners are planning for seven different buildings at the plot, which can be tailor-made to meet the customer's needs.

The area is currently undergoing a positive transition due to the expansion of the nearby E39 highway. When the new road is completed in 2022, it will offer travel times of only 15 minutes between Bergen city centre and Os Business and Logistics Park.

Another nearby site, Lyseparken Industrial Park, is also hoping to attract innovation and technology companies to the region. This will provide a boost to the business community in the area south of Bergen.

SIZE	36,000 m ²
STATUS	Zoned
MUNICIPALITY	Bjørnafjorden
OWNERS	Fronta, Baccus, Lyssand Gartneri
TOPOGRAPHY	Levelled
POWER SUPPLY	Yes
FIBRE	Yes
DRINKING WATER	Yes
SEWER SYSTEM	Yes
QUAY FACILITIES	No
DISTANCE TO BERGEN	20 minutes
INTERNATIONAL AIRPORT	20 minutes



Commercial space near Bergen

Ulvenveien 344 is a huge warehouse building that includes over 20,000 m² of space to rent.

The site at Ulvenveien 344 offers good access to Bergen's city centre, which will be further enhanced with the opening of the new stretch of the E39 highway. When this is completed in 2022, it will shorten the driving time into Bergen to 15-20 minutes.

This building would be well suited for warehousing and logistics companies

that require a lot of indoor space. The site is already zoned, with access to a power supply, drinking water and sewer system, making it easy for new tenants to get started quickly.

The site owners are interested in tenants who require at least 2,000 m² of space. They are prepared to adapt the interior of the site in order to meet the needs of individual tenants.

KEY FACTS

- Close to Bergen
- Zoned land – short time to market
- Perfect for logistics/warehousing companies

SIZE	20,000 m ²
STATUS	Zoned
MUNICIPALITY	Bjørnafjorden
OWNERS	NHP Eiendom
TOPOGRAPHY	Levelled
POWER SUPPLY	Yes
FIBRE	Yes
DRINKING WATER	Yes
SEWER SYSTEM	Yes
QUAY FACILITIES	No
DISTACE TO BERGEN	20 minutes
INTERNATIONAL ARIPORT	20 minutes



Large greenfield site with good accessibility

Espevoll Industrial Park offers 550,000 m² of land near Bergen.

This site is well-suited for companies in the logistics/warehousing sectors, due to its location next to the E16 highway and close to the regional logistics hubs at Indre Arna and Espeland in Bergen.

The new E16 highway, which will be upgraded along with the railway from 2024 onwards, will provide shorter journeys to Bergen, Voss, and other destinations in western Norway.

This is a greenfield site. The owner will provide access to a power supply, drinking water and sewer system, in collaboration with potential tenants and buyers. This will be developed in collaboration with Osterøy Municipality.

KEY FACTS

- Large industrial site
- Close to Bergen
- Suited for logistics/warehousing and light industry

SIZE	550,000 m ²
STATUS	Zoned for industrial purpose
MUNICIPALITY	Osterøy
OWNER	Osterøy Entreprenør, Espevoll Ltd
TOPOGRAPHY	Partly levelled
POWER SUPPLY*	Yes - to be developed with tenants and buyers
FIBRE	Yes - to be developed with tenants and buyers
DRINKING WATER	Yes - to be developed with tenants and buyers
SEWER SYSTEM	Yes - to be developed with tenants and buyers
QUAY FACILITIES	No
DISTACE TO BERGEN	30 minutes
INTERNATIONAL ARIPORT	40 minutes

*Power supply for light industry and logistics, not for demand from process industry



Prime industrial site close to Voss



Voss Business Park Istad is an established site of close to 700,000 m², offering excellent infrastructure and short travel times to local centres.

This location would be particularly suited to companies in the fields of light industry, logistics, technology and warehousing.

The site is only a 12-minute drive from Voss town centre, a well-known tourist and ski resort city in Western Norway. It has a wide range of shops, hospitality venues, hotels and various public services. Other locations in the Voss and Hardanger regions are easily reachable via the National Highway 13.

Voss Business Park Istad offers a range of ready-zoned plots where road access, power, fibre optics, a water supply, and sewer system are already in place. The site can therefore offer a short time to market for potential site owners.

Plots are offered at competitive prices, and site owners can adjust their plot's size and layout to suit their needs. Voss Eigedom AS offers plots that are ready for building construction and on-site assistance.

Companies at the Business Park today
Voss Business Park Istad is already home to a range of companies, such as entrepreneurial and construction firms, mechanical industry firms, technology businesses, VVS-chain stores, transportation companies, wholesale distributors, wood industry firms, food suppliers, and more.

KEY FACTS

- Ready-zoned land – short time to market
- Central location in western Norway
- Good infrastructure in place
- Effective logistical solutions

SIZE	700,000 m ²
STATUS	Zoned
MUNICIPALITY	Voss
OWNERS	Voss Eigedom AS
TOPOGRAPHY	Flat/Levelled
POWER SUPPLY	4.5 MW
FIBRE	Yes (Telenor)
DRINKING WATER	Yes
SEWER SYSTEM	Yes
QUAY FACILITIES	17 km – 15-minute drive to Granvin deep water quay.
DISTACE TO BERGEN	98 minutes
INTERNATIONAL ARIPORT	103 minutes



Convenient and flexible location

Only a 20-minute drive from Bergen's city centre, Storebotn Industrial Park offers adaptable plots within an established commercial park.

Storebotn is the largest commercial cluster on the island of Askøy, comprising of roughly 200 companies and 1,650 employees.

The site is 660,000 m², with 260,000 m² available for sale or rent. Storebotn is strategically placed next to Highway 562, offering easy access to Bergen's city centre and other destinations in western Norway. Storebotn also allows for a short travel time to Bergen international airport.

All plots are fully levelled, with road access, a water supply and sewer system already in place. This allows for a short time to market for potential tenants.

The site owners can be flexible in adapting plot size and layout to suit the needs of individual companies.

KEY FACTS

- Large commercial cluster
- Zoned sites – short time to market
- Strategic location close to Bergen

SIZE	250,000 m ²
STATUS	Zoned
MUNICIPALITY	Askøy
OWNERS	Storebotn Næringspark
TOPOGRAPHY	Flat/Levelled
POWER SUPPLY	25 MW
FIBRE	Yes (BKK Digitek)
DRINKING WATER	Yes
SEWER SYSTEM	Yes
QUAY FACILITIES	No
DISTANCE TO BERGEN	20 minutes
INTERNATIONAL AIRPORT	25 minutes



1.2 km quay front that can open for new maritime and bio marine activity

A 40-minute drive from Bergen's city centre, Mjølkevikvarden will appeal to all industrial actors, especially those in the marine industry.

Several organisations have already begun operations here. Next to them, there is roughly 200 000 m² of levelled land close to the quay front, which is reserved for industrial use. The landowners and the municipality want to expand the site and the quay as an industrial area through ongoing planning and development projects. The area could grow to roughly 1 000 000 m².

The site already has an established infrastructure, including a public quay with a depth of more than 15 meter and a reliable power supply provided by a nearby transmission station.

Mjølkevikvarden and Askøy is located close to Bergen, with a labour force of almost 500,000 people, who have various skills and competences in relevant industries.

KEY FACTS

- Quay front more than 1 km long could be developed
- Electric power through nearby transmission station could be accessed
- Strategic location close to Bergen

SIZE	200,000 m ² possible expansion
STATUS	Zoned for quarrying
MUNICIPALITY	Askøy
OWNERS	Norstone and other private landowners
TOPOGRAPHY	Flat/Levelled
POWER SUPPLY	100 MW
FIBRE	Yes (BKK Digitek)
DRINKING WATER	Yes
SEWER SYSTEM	Yes
QUAY FACILITIES	Quay front is established. Good harbour
DISTACE TO BERGEN	38 minutes by car
INTERNATIONAL ARIPORT	43 minutes by car



A perfect place for new bio marine production

Marine Eide, in collaboration with Øygarden Municipality, is establishing Eide Industry and Innovation Park. The park is ideally situated on the west coast, yet not far from Bergen's city centre.

The park is currently in the zoning process, with ambitions to develop sites, quays, and other infrastructure for establishing sustainable businesses within marine

industries. The vision is to facilitate a cluster of marine businesses specialising in harvesting from the sea.

When the site is zone ready, which it is expected to be by 2023, there will be roughly 300 000 m² of new industrial sites with quay facilities and other infrastructure in place.





Easy to do business

Norway is a safe and easy country to do business in. The World Bank ranks Norway in the top 10 countries known for their “Ease of Doing Business”, a position Norway has held for several years.

Our population of 5.3 million people is modest in size but has a purchasing power comparable to larger economies. This is due to a high standard of living and evenly distributed wealth. Most Norwegians are generally well-educated and are fluent English speakers. French and German are also spoken to varying degrees.

Strong Ocean industries

Norway has world-class industries within the oil and gas, energy, maritime and seafood sectors. We are currently building new, green industries on this foundation, pioneering such technologies as floating wind, zero-emission shipping, and carbon capture, utilisation and storage (CCUS). These industries are at the heart of Greater Bergen.

Member of the European Single Market

Although not a member of the EU, Norway is fully integrated in the European single market through the European Economic Area (EEA) and Schengen Agreements.

Great place to live

Norway consistently ranks first in the Human Development Index, thanks to a high literacy rate, great educational system and substantial material wealth. Norway has one of the lowest crime rates and best welfare systems in the world, ensuring access to high-quality health care and higher education for all. Overall, Norway is ranked as one of the safest, most stable, best functioning and transparent democratic societies in the world, with a highly developed healthcare system.

Work-life balance

In Greater Bergen, you are close to nature, a vibrant city life, and more. With over 400,000 inhabitants, the region offers exciting job opportunities, great educational facilities and tranquil nature.

Greater Bergen has a great culture scene and offers a broad variety of events throughout the year. This, along with its proximity to nature, makes Greater Bergen unique and full of different ways for you to spend your free time.

We can help you set up your company in Greater Bergen

Norway is a safe and easy country to do business in. The World Bank ranks Norway in the top 10 countries that have the most 'ease of doing business' – a position it's held for several years. It's easy to register a company in Norway and we are happy to help you.

- Invest in Bergen has a strong network of companies and business clusters in the region. We can introduce you to the right people.
- We can help you find bank, accountants, lawyers and other essential personnel to get your business off the ground.
- We have an excellent overview of available office space and commercial greenfield sites in Greater Bergen, enabling you to find the right location for your company.
- We can introduce you to exciting start-up communities in the Bergen area.
- We can put you in touch with marine research centres and R&D facilities in our region that can help your business.

Want to stay up to date with business news in Greater Bergen?

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