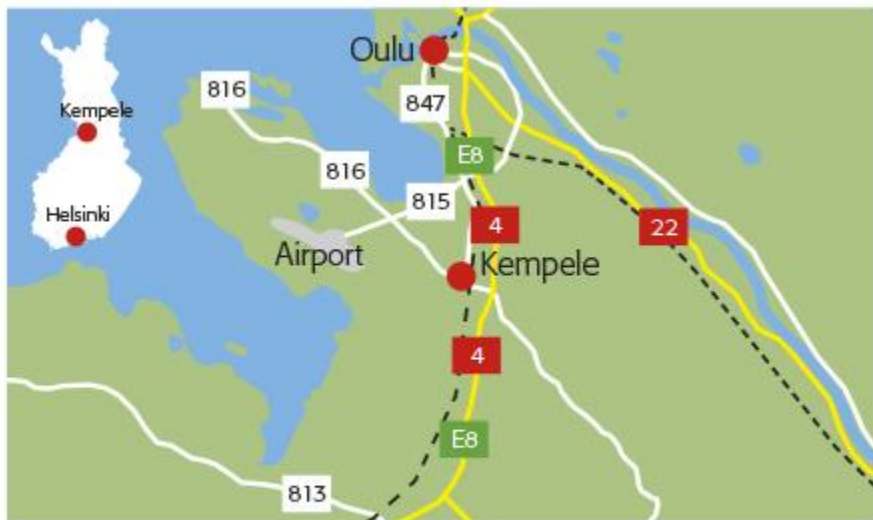




# Invest in Kempele



# Kempele – a pole position to Northern Finland

Kempele is located in the heart of Northern Finland's most important city region that has 250,000 residents. It is only 10 kilometers from Kempele to Oulu, the city region's center. The second largest airport in Finland, the most important railway junction in Northern Finland and one of the leading ports in the Bothnian Bay are also nearby.

Kempele is easily accessible. One of Finland's well-kept motorways passes through the municipality, and there are 14 daily flight connections from Helsinki to nearby Oulu. There are also direct flights from Luleå and Tromsö to Oulu Airport.



KEMPELE – OULU AIRPORT **10 min**



KEMPELE–OULU **15 min**



OULU–HELSINKI **55 min**



OULU–TROMSÖ **2 h 20 min**

- *Some 30,000 vehicles pass through Kempele via the E8/4 motorway every day.*
- *The population in the Oulu city region is the youngest in Finland and the level of education is among the highest in the country.*
- *Judging by the number of inhabitants, the Oulu city region is by far the largest in the whole of Northern Scandinavia. What comes to services and economic life, it is also the most versatile.*



# Zatelliitti

*The Zatelliitti-Zeppelin district is the biggest commercial services center in Northern Finland. The Oulu region's southern travel center will also be built in the area in future.*



Visualization 2025



# The largest business hub in Northern Finland

Zatelliitti is the most significant business district in Kempele and an ideal choice for high-profile companies that appreciate the visible location along the busy E8/4 motorway. A new motorway extension will be built in the northern part of the area, and Northern Finland's biggest shopping center Zeppelin is also located nearby.

## POSSIBILITIES

- Commercial operators are offered plots of varying size, from 3,000 k-m<sup>2</sup> to 70,000 k-m<sup>2</sup>.
- For commerce that requires larger space a total of 80,000 k-m<sup>2</sup> building rights has been reserved in the approved regional land-use plan.
- In addition, a total of 50,000 k-m<sup>2</sup> of space is reserved for other businesses.

## TARGET SCHEDULE

- 2015** Selling of new commercial plots starts  
Further development of the Zatelliitintie road, connection to the Eteläsuomentie road  
Reserving and making pre-contracts on the new business plots is made possible
- 2016** Kempele railway station is opened to passenger traffic  
Infrastructure is ready, and building on the plots can start
- 2017** A new interchange to the E8/4 motorway
- 2030** The railway station has moved to the northern part of the Zatelliitti district and it has developed into a modern travel center

## COMPANIES AND SERVICES IN THE AREA

Including: Ouman Oy, Päätoimija Group, Lumon Oy, Agrimarket, Tekniseri Oy, JP-Caravan Oy, Sikla Oy, Oulun DM-Auto Oy.

Zeppelin, the biggest mall in Northern Finland, has more than 100 shops and is located right next to Zatelliitti. Another attractive destination in the area is the recreational swimming hall Zimmari. Other services and stores are: Biltema, Lidl, Ojan Rauta and McDonald's.

## CONTACT US – WE WILL TELL YOU MORE!

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# The Zeppelin area

Visualization 2020









# Kempele Logistics Center

*The area will become the most important goods transportation hub in Northern Finland in future.*



Visualization 2025 southward





# A modern and well-functioning logistics center

The area is developing into a remarkable hub for logistics and industrial companies that value excellent location. The plots are in visible places along a high-quality corridor next to the E8/4 motorway. The new logistics center will supplement the existing technology and industrial functions in the district. Its location right in the middle of Finland is also ideal considering the resting times of heavy traffic drivers.

## POSSIBILITIES

- Logistics and industrial companies are offered plots of various sizes, from 3,000 to 30,000 m<sup>2</sup>.
- Plots can be modified according to the needs of individual companies.
- Municipal engineering has been installed in the areas that have a town plan.
- Companies offering supporting services for logistics companies are also encouraged to move to the area.

## TARGET SCHEDULE

**2015** Logistics Center further extensions and town plans for the logistics district  
New plots are for sale

**2016** The district is developing into a common logistics and industrial zone for both Kempele and Liminka

## COMPANIES AND SERVICES IN THE AREA

Including: Transport Savikko Oy, DSV Road Oy, Nostopalvelu Helaakoski Oy, Wetteri Power Oy, Keslog Oy, TactoTec Oy, Ledistys Oy, Erätukku Oy, Masijet Oy, Cajo Technologies Oy, Nosturillike Sulkala Oy, Metapower Oy

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# Linnakallio

*Linnakallio will be developed into an attractive center for tourism and experiencing Northern Finland.*



Visualization 2025





# A unique travel attraction

We are looking for investors to join in the development of new and attractive tourist services in Linnakallio's 70-hectare area. The huge land area with its crystal clear lakes and rocky shores offers unique opportunities for building a year-round travel destination with diverse activities.

## POSSIBILITIES

In Linnakallio area it is possible to build many different functions, such as high-quality tourist services, a hotel and venue center, an activity and adventure park, beach services, water activities, a sports and outdoor center, a rock climbing center, a diving center and a festival field.

## TARGET SCHEDULE

**2015** Linnakallio master plan is finished

**2016** Excavation ends

**2018** Linnakallio landscaping starts

**2025** Linnakallio operates as an attractive tourist and recreation district

- Motorway extensions to the area from the north and the south have already been built.
- Distance to the Zetelliitti and Zeppelin commercial centers is only 3–4 kilometers and to Oulu city center 7 kilometers.

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