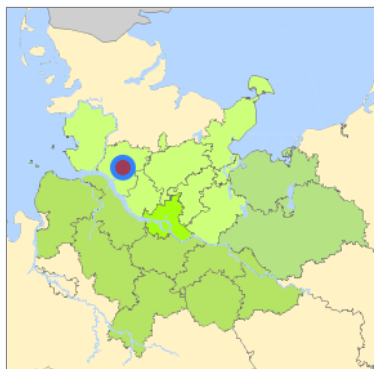
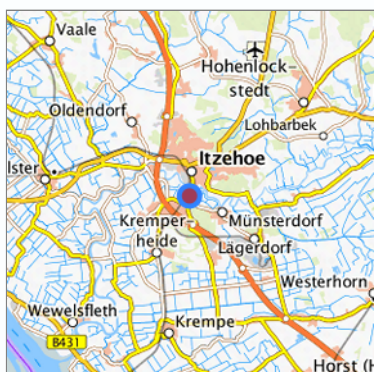


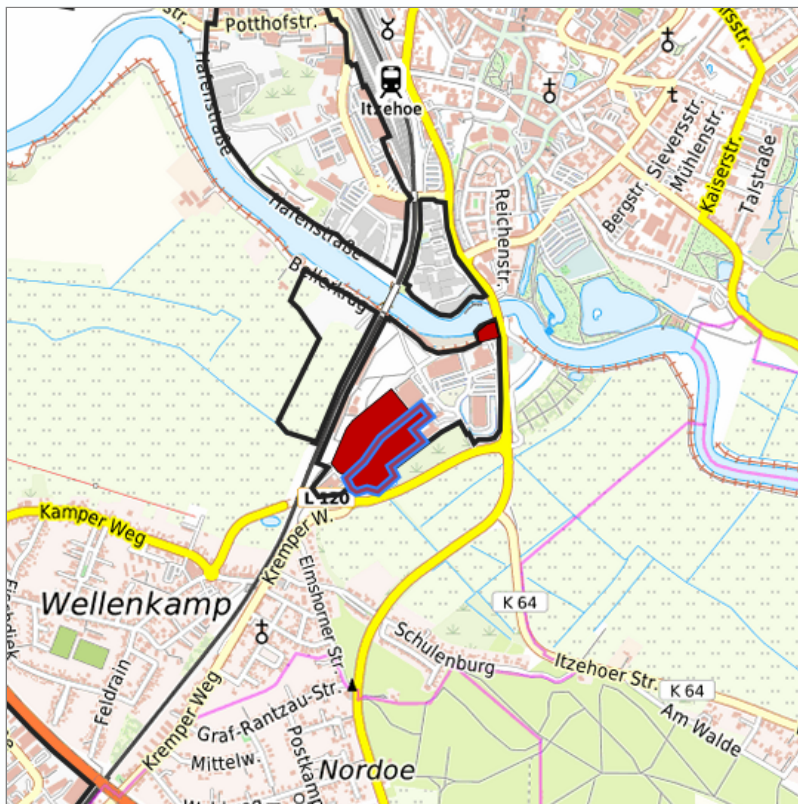
## Alsen-Gelände (Klosterkamp) at Itzehoe, Kreis Steinburg



Location in the Hamburg Metropolitan Region










Location in the requested region



Detailed view of the requested site

### Legend

#### Availabilities

 Immediately	 short term (2 years)	 medium term (2-5 years)
 long-term (> 5 years)	 optional area (bindingly reserved)	 occupational pension plan
 not available		

### Brief description

Description of the parcel  
Municipality/city

Alsen-Gelände  
Itzehoe

## Parcel

Property size (m <sup>2</sup> )	29,640.8
Availability	immediately available
focus use	brownfield site
further use	unavailable

## Legal planning situation

Commercial space secured by planning permission	Yes
Building area according to land use plan	commercial building area
Existing planning law	§30 BauGB (qualified development plan)

## Type and extent of building and land use

Specific type of structural use	GE
Development situation	fully accessible
24-hour operation	No
possible site occupancy ratio	No information
possible floor area figure	No information
possible number of full floors	No information
possible height of building structures	No information
cubic index	No information

## Exclusions/restrictions of land use

restrictions to mobilization	owner
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## Infrastructur of site

broadband availability (at least 50 MBit/s)	Not specified
quay edge	No
quay edge with sea-going vessel deep water	No
direct rail connection	No
electricity connection	Yes
gas connection	Yes
water connection	Yes
wastewater connection	Yes

## Proprietary situation and marketing intention

proprietary situation	Private
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## Detailed information about commercial zone

Gross surface area (ha)	20.60
Sector focus	retail , mixed sector structure
Type of location of commercial estate	classic commercial estate

## Transport accessibility

Motorway	A 23	2.8 km
Motorway	A 7	33.6 km
Motorway	A 215	47.4 km
Motorway	A 26	56.0 km
Motorway	A 21	56.5 km
Motorway	A 210	59.5 km
Motorway	A 24	59.5 km
Motorway	A 255	59.6 km
Main road	B 206 (B 77)	2.3 km
Main road	B 206	2.3 km
Main road	B 77	2.9 km
Main road	B 5	4.4 km
International airport	Flughafen Hamburg	52.8 km
International airport	Flughafen Bremen	129.1 km
Regional airport	Cuxhaven	75.1 km
Regional airport	Flughafen Lübeck	94.0 km
Commercial airfield	Hungriger Wolf	10.8 km
Commercial airfield	St. Michaelisdonn	32.1 km
Commercial airfield	Uetersen/Heist	38.9 km
Commercial airfield	Neumünster	39.3 km
Commercial airfield	Hartenholm	40.6 km
Port	Binnenhafen Itzehoe	1.3 km
Port	Seehafen Gückstadt	19.6 km
Port	Seehafen Brunsbüttel	26.2 km
Port	Seehafen Stade-Bützfleth	47.3 km
Port	Seehafen Rendsburg	49.3 km
Rail freight traffic	Emons Spedition GmbH	61.6 km
Rail freight traffic	Lübeck Nordlandkai (trimodal)	88.1 km
Rail freight traffic	Lübeck Konstinkai	89.5 km
Intermodal terminal	Terminal Brunsbüttel (trimodal)	27.6 km
Intermodal terminal	Terminal Neumünster	41.6 km
Intermodal terminal	Industriebahnhof Stade-Brunshausen	51.7 km
Rail passenger transport	Itzehoe	1.5 km
Rail passenger transport	Kremperheide	5.4 km
Rail passenger transport	Krempe	11.0 km
Rail passenger transport	Wilster	11.5 km

<b>Rail passenger transport</b>	Dauenhof	16.6 km
<b>Public transport</b>	Itzehoe Alsen/Jobcenter	0.1 km
<b>Public transport</b>	Itzehoe Alsen	0.4 km
<b>Public transport</b>	Itzehoe Rathaus	1.0 km
<b>Public transport</b>	Itzehoe Kremper Weg/Bahnebergang	1.0 km
Availability of public transport	Available	

## Information about Itzehoe

GDP per capita (in €) (district level)	31,824.00
Rate of unemployment (in %) (district level)	4.90
Inhabitants of the municipality	31,890
Trade tax rate	370
Property tax B	390

## Contact

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