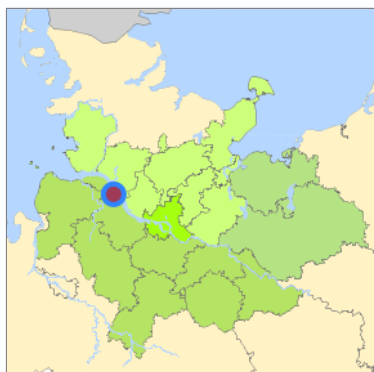
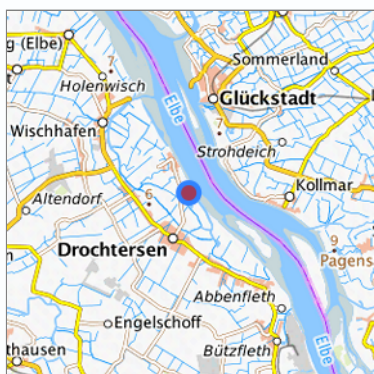


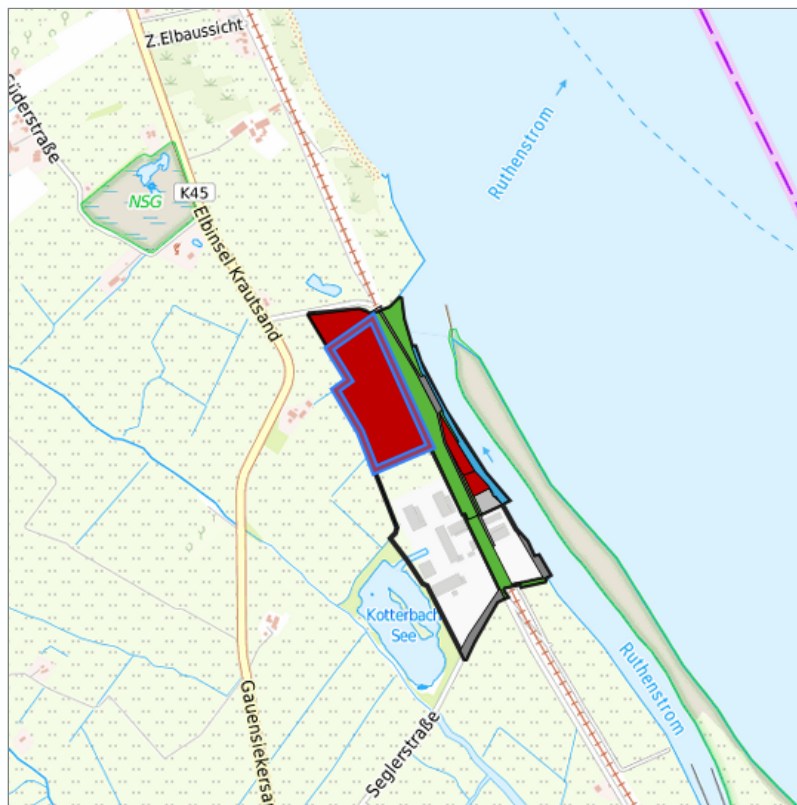
## Industriegebiet und Hafenanlagen Krautsand Ruthenstrom (BPlan 37A) (04) at Drochtersen, Landkreis Stade



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

Industriegebiet und Hafenanlagen Krautsand Ruthenstrom (BPlan 37A)

Municipality/city

Drochtersen

## Parcel

Property size (m <sup>2</sup> )	91,764.68
Availability	immediately available
focus use	agriculture
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	GI
Development situation	fully accessible
24-hour operation	Yes
possible site occupancy ratio	0.7
possible floor area figure	Not fixed
possible number of full floors	Not fixed
possible height of building structures	13
cubic index	9

## Exclusions/restrictions of land use

restrictions to mobilization	None
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## Infrastruktur of site

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

## Proprietary situation and marketing intention

proprietary situation	Private
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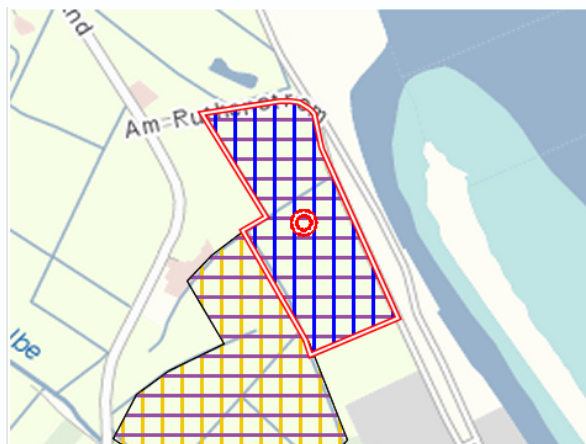
## Detailed information about commercial zone

Gross surface area (ha)	19.5213
Sector focus	machinery and vehicle construction , other manufacturing sectors , utilities sector and waste managment business
Type of location of commercial estate	special sites

## Transport accessibility

Motorway	A 26	22.4 km
Motorway	A 1	53.5 km
Motorway	A 7	53.6 km
Main road	B 495	7.4 km
Main road	B 73	18.4 km
International airport	Flughafen Hamburg	72.6 km
International airport	Flughafen Bremen	101.6 km
Regional airport	Cuxhaven	60.4 km
Port	Seehafen Stade-Bützfleth	13.7 km
Intermodal terminal	Industriebahnhof Stade-Brunshausen	18.1 km
Rail passenger transport	Hammah	16.5 km
Rail passenger transport	Himmelpforten	17.5 km
Rail passenger transport	Stade	20.7 km
Public transport	Krautsand Am Ruthenstrom	0.1 km
Public transport	Krautsand Elbinsel Krautsand 3	0.8 km
Availability of public transport	Not available	

## Photographs of the commercial zone



## Information about Drochtersen

GDP per capita (in €) (district level)	30,977.00
Rate of unemployment (in %) (district level)	6.40
Inhabitants of the municipality	11,449
Trade tax rate	400
Property tax B	450

## Links to the location

<https://www.drochtersen.de/>

## Contact

Mike Eckhoff  
Gemeinde Drochtersen  
Bürgermeister  
Sietwender Straße 27  
21706 Drochtersen  
[+49 4143 919-100](tel:+494143919100)  
<https://www.drochtersen.de/>