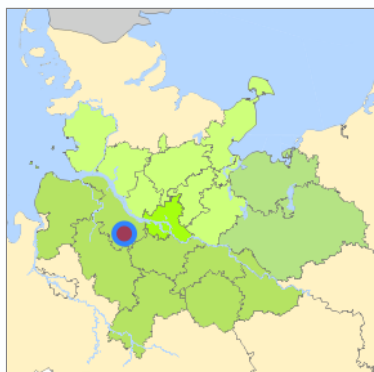
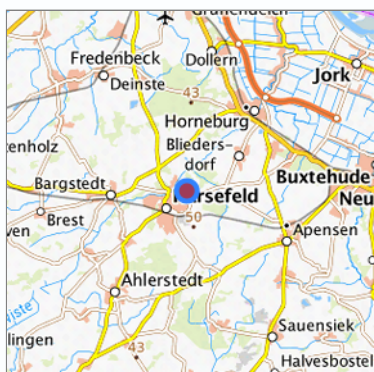


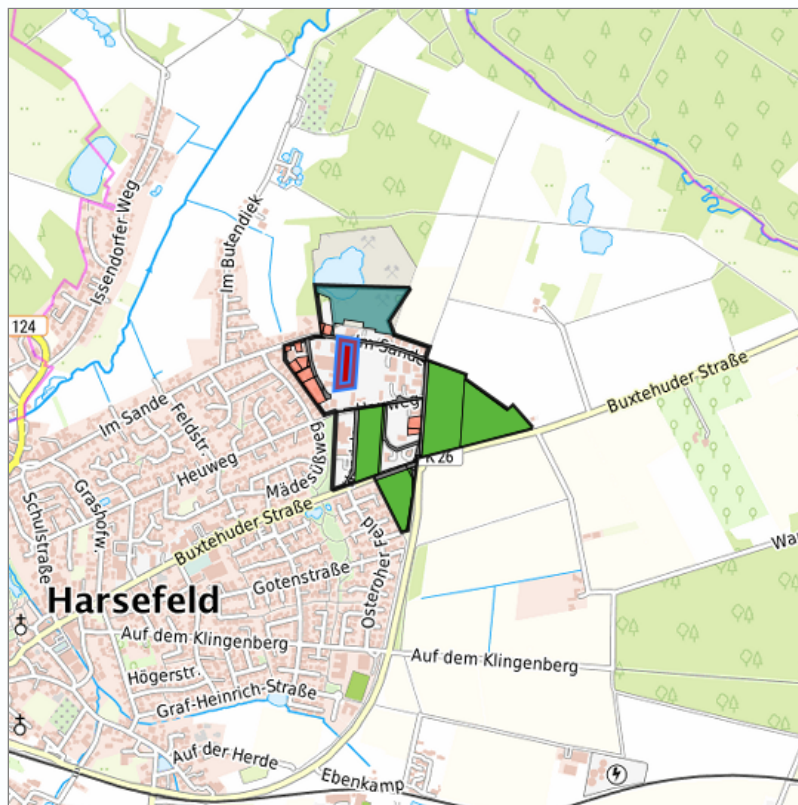
Buxtehuder Straße/Im Sande bzw. Klaus-Ahrens-Straße in Harsefeld (135) at Harsefeld, Landkreis Stade



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

Buxtehuder Straße/Im Sande bzw. Klaus-Ahrens-Straße in Harsefeld

Municipality/city

Harsefeld

Parcel

Property size (m ²)	8,971.43
Availability	immediately available
focus use	other usage
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	Not specified
possible site occupancy ratio	0.8
possible floor area figure	1.6
possible number of full floors	No information
possible height of building structures	No information
cubic index	9

Exclusions/restrictions of land use

restrictions to mobilization	Not specified
------------------------------	---------------

Infrastruktur of site

broadband availability (at least 50 MBit/s)	No
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	Public
-----------------------	--------

Detailed information about commercial zone

Gross surface area (ha)	34.20
Sector focus	mixed sector structure
Type of location of commercial estate	classic commercial estate

Transport accessibility

Motorway	A 26	9.5 km
Motorway	A 1	21.3 km
Motorway	A 7	29.9 km
Motorway	A 261	31.2 km
Motorway	A 253	35.2 km
Motorway	A 252	41.5 km
Motorway	A 39	42.5 km
Motorway	A 255	42.9 km
Motorway	A 25	44.6 km
Motorway	A 23	46.8 km
Motorway	A 24	48.6 km
Main road	B 73	9.1 km
Main road	B 3	17.7 km
Main road	B 74	18.9 km
International airport	Flughafen Hamburg	51.9 km
International airport	Flughafen Bremen	76.2 km
International airport	Flughafen Hannover	127.4 km
Regional airport	Cuxhaven	83.7 km
Regional airport	Flughafen Lübeck	103.4 km
Commercial airfield	Rotenburg (Wümme)	45.1 km
Commercial airfield	Weser-Wümme	57.1 km
Commercial airfield	Uetersen/Heist	63.2 km
Commercial airfield	Hungriger Wolf	82.8 km
Commercial airfield	St. Michaelisdonn	85.1 km
Port	Seehafen Stade-Bützfleth	25.1 km
Port	Seehafen FHH	32.3 km
Port	Seehafen Gückstadt	56.5 km
Port	Binnenhafen Geesthacht	67.1 km
Port	Binnenhafen Itzehoe	73.3 km
Rail freight traffic	Emons Spedition GmbH	44.2 km
Intermodal terminal	Industriebahnhof Stade-Brunshausen	22.5 km
Intermodal terminal	Holborn Raffinerie (FHH, trimodal)	32.1 km
Intermodal terminal	Hansaport Terminal (FHH, trimodal)	33.4 km
Rail passenger transport	Harsefeld	2.3 km
Rail passenger transport	Ruschwedel	4.6 km
Rail passenger transport	Bargstedt	6.5 km

Rail passenger transport	Apensen	7.6 km
Rail passenger transport	Horneburg	8.8 km
Public transport	Harsefeld Hellwege-Allee	0.7 km
Public transport	Harsefeld K 26/Gasebergabestation	0.8 km
Public transport	Harsefeld Roggenkamp	0.9 km
Availability of public transport	Available	

Information about Harsefeld

GDP per capita (in €) (district level)	30,977.00
Rate of unemployment (in %) (district level)	6.40
Inhabitants of the municipality	12,636
Trade tax rate	410
Property tax B	420

Contact

Torben Vagts
Samtgemeinde Harsefeld
Fachbereichsleiter II - Finanzen
Herrenstraße 25
21698 Harsefeld
[04164 887 120](tel:04164887120)
fachbereich2@harsefeld.de
<http://www.harsefeld.de>