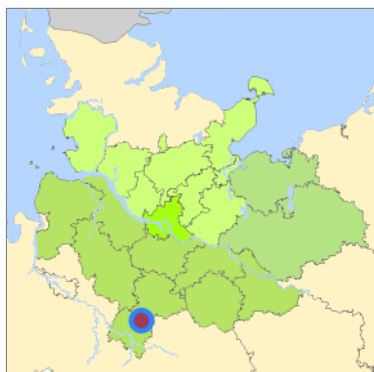


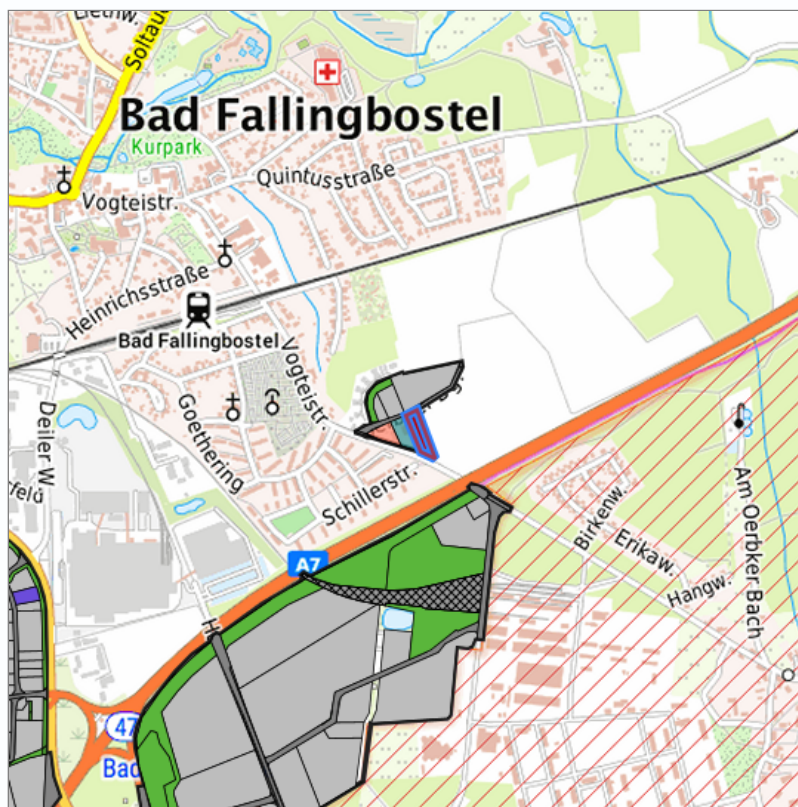
## Gewerbegebiet Oerbker Berg (Oerbker Berg) at Bad Fallingbostal, Heidekreis



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

Gewerbegebiet Oerbker Berg  
Bad Fallingbostal

## Parcel

Property size (m <sup>2</sup> )	4,453.4
Availability	immediately available
focus use	grassland
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	not accessible
24-hour operation	Not specified
possible site occupancy ratio	0.5 - 0.8
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	None
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## Infrastruktur of site

broadband availability (at least 50 MBit/s)	Yes
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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## Photographs of the parcel



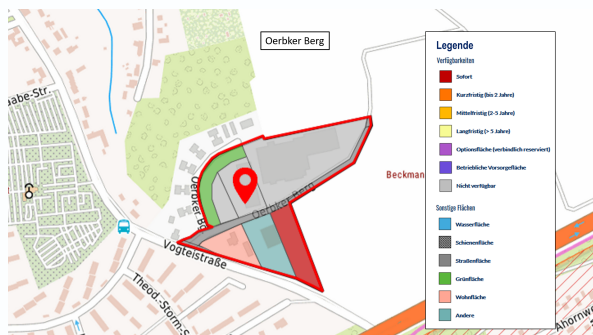
## Detailed information about commercial zone

Gross surface area (ha)	4.10
Sector focus	logistics industry and storage , other services
Type of location of commercial estate	classic commercial estate

## Transport accessibility

Motorway	A 7	2.5 km
Motorway	A 27	11.1 km
Main road	B 209	2.0 km
Main road	B 440	7.4 km
International airport	Flughafen Hannover	49.5 km
International airport	Flughafen Bremen	71.3 km
International airport	Flughafen Hamburg	99.1 km
Commercial airfield	Hodenhagen	16.3 km
Port	Seehafen FHH	82.4 km
Intermodal terminal	Soltau Logistics-Center	25.4 km
Rail passenger transport	Bad Fallingborstel	0.8 km
Rail passenger transport	Dorfmark	8.3 km
Rail passenger transport	Walsrode	8.4 km
Rail passenger transport	Soltau	18.7 km
Public transport	Bad Fallingbostel Goethering	0.2 km
Public transport	Oerbke Birkenweg	0.8 km
Public transport	Bad Fallingbostel	0.8 km
Public transport	Bad Fallingbostel Bahnhof	0.8 km
Availability of public transport	Not available	

## Photographs of the commercial zone



## Information about Bad Fallingbostel

Inhabitants of the municipality	12,306
Trade tax rate	390
Property tax B	450

## Contact

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