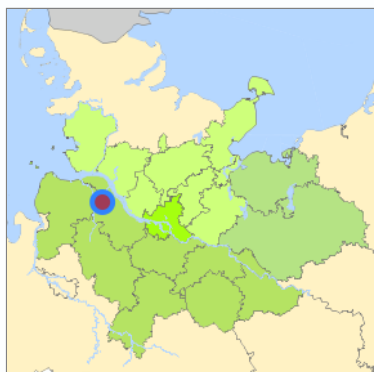
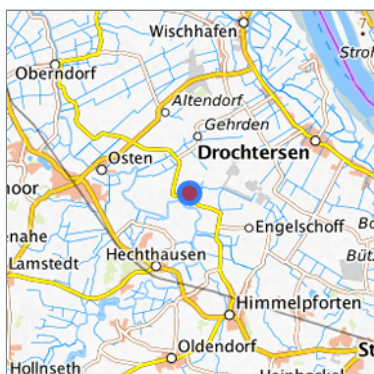


Gewerbegebiet Großenwörden (Gewerbegebiet Großenwörden) at Großenwörden, Landkreis Stade



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
Municipality/city

Gewerbegebiet Großenwörden
Großenwörden

Parcel

| | |
|---------------------------------|-----------------------|
| Property size (m ²) | 3,961.11 |
| 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 | GE |
| Development situation | fully accessible |
| 24-hour operation | Not specified |
| possible site occupancy ratio | 0.7 |
| possible floor area figure | Not fixed |
| possible number of full floors | 1 |
| possible height of building structures | 9 |
| cubic index | Not fixed |

Exclusions/restrictions of land use

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

Infrastruktur 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 | Not specified |
| water connection | Yes |
| wastewater connection | Not specified |

Proprietary situation and marketing intention

| | |
|-----------------------|---------|
| proprietary situation | Private |
|-----------------------|---------|

Links to the parcel

http://www.oldendorf-himmelpforten.de/uploads/files/b-plan_nr_9_erweiterung_gewerbegebiet_seestrasse.pdf

http://www.oldendorf-himmelpforten.de/uploads/files/b-plan_nr_9_erweiterung_gewerbegebiet_seestrasse_begrueendung.pdf

Detailed information about commercial zone

| | |
|---------------------------------------|------------------------|
| Gross surface area (ha) | 4.4895 |
| Sector focus | mixed sector structure |
| Type of location of commercial estate | Not specified |

Transport accessibility

| | | |
|--------------------------|------------------------------------|----------|
| Motorway | A 26 | 22.9 km |
| Motorway | A 23 | 41.9 km |
| Motorway | A 27 | 48.6 km |
| Motorway | A 1 | 54.5 km |
| Motorway | A 7 | 55.4 km |
| Motorway | A 261 | 60.1 km |
| Motorway | A 253 | 62.3 km |
| Main road | B 495 | 6.7 km |
| Main road | B 73 | 9.4 km |
| International airport | Flughafen Hamburg | 74.4 km |
| International airport | Flughafen Bremen | 92.1 km |
| Regional airport | Cuxhaven | 53.3 km |
| Regional airport | Flughafen Lübeck | 126.1 km |
| Commercial airfield | Hungriger Wolf | 54.7 km |
| Commercial airfield | St. Michaelisdonn | 57.0 km |
| Commercial airfield | Uetersen/Heist | 61.7 km |
| Commercial airfield | Rotenburg (Wümme) | 72.9 km |
| Commercial airfield | Hartenholm | 76.7 km |
| Port | Seehafen Stade-Bützfleth | 21.0 km |
| Port | Seehafen Gückstadt | 28.3 km |
| Port | Binnenhafen Itzehoe | 45.2 km |
| Port | Seehafen Brunsbüttel | 48.8 km |
| Port | Seehafen Stadt Cuxhaven | 51.8 km |
| Rail freight traffic | Emons Spedition GmbH | 67.7 km |
| Intermodal terminal | Industriebahnhof Stade-Brunshausen | 21.2 km |
| Intermodal terminal | Terminal Brunsbüttel (trimodal) | 49.0 km |
| Intermodal terminal | Terminal Cuxhaven (trimodal) | 51.0 km |
| Rail passenger transport | Himmelpforten | 8.3 km |
| Rail passenger transport | Hemmoor | 11.0 km |
| Rail passenger transport | Hammah | 12.8 km |
| Rail passenger transport | Hechthausen | 13.0 km |
| Rail passenger transport | Wingst | 18.7 km |
| Public transport | Groenwörden Seestrade 3 | 0.3 km |
| Public transport | Groenwörden Am Dubben | 0.6 km |
| Public transport | Groenwörden In der Helle | 0.7 km |

Availability of public
transport

Limited available

Links to the commercial zone

[http://www.oldendorf-himmelpforten.de/uploads/files/b-plan nr. 6 gewerbegebiet an der seestraszlige - 1. aenderung - begrueundung.pdf](http://www.oldendorf-himmelpforten.de/uploads/files/b-plan_nr_6_gewerbegebiet_an_der_seestraszlige_-_1._aenderung_-_begrueundung.pdf)

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Information about Großenwörden

GDP per capita (in €)
(district level) 30,977.00

Rate of unemployment (in %)
(district level) 6.40

Inhabitants of the
municipality 478

Trade tax rate 400

Property tax B 420

Contact

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