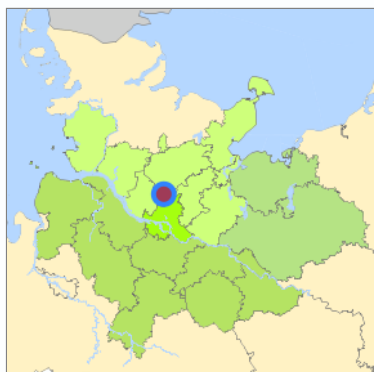


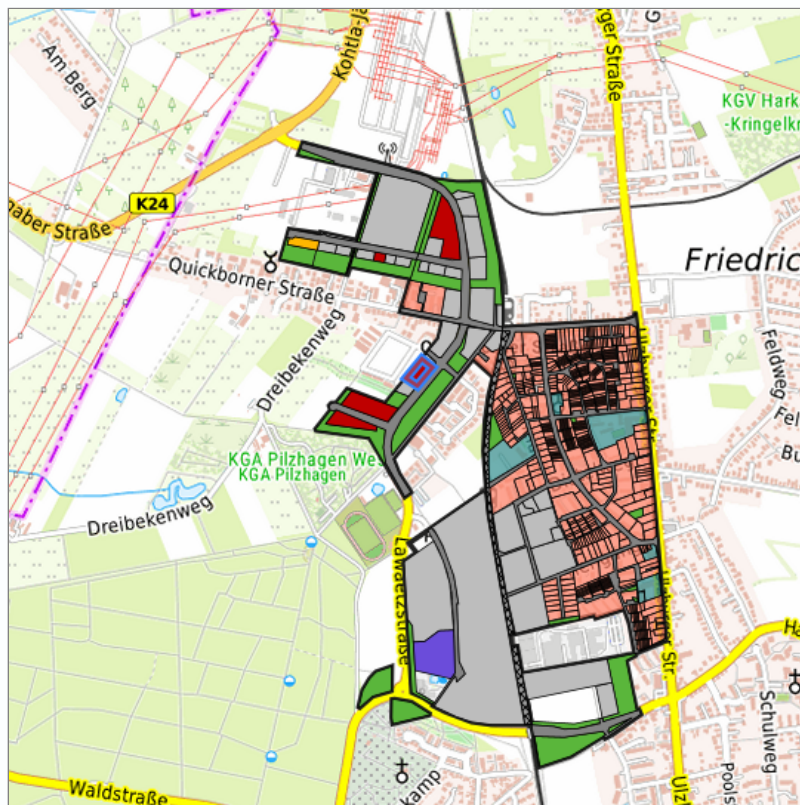
## Frederikspark - Norderstedt B-256 (MI03-01) at Norderstedt, Kreis Segeberg



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

Frederikspark - Norderstedt B-256  
Norderstedt

## Parcel

Property size (m <sup>2</sup> )	3,556.54
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	mixed building area
Existing planning law	§30 BauGB (qualified development plan)

## Type and extent of building and land use

Specific type of structural use	MI
Development situation	fully accessible
24-hour operation	Not specified
possible site occupancy ratio	0.6
possible floor area figure	1.2
possible number of full floors	2 - 3
possible height of building structures	11
cubic index	Not fixed

## Exclusions/restrictions of land use

restrictions to mobilization	building law
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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	Not specified
water connection	Yes
wastewater connection	Yes

## Proprietary situation and marketing intention

proprietary situation	Public
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## Detailed information about commercial zone

Gross surface area (ha)	9.7324
Sector focus	not specified
Type of location of commercial estate	classic commercial estate

## Transport accessibility

Motorway	A 7	3.3 km
Motorway	A 23	16.6 km
Motorway	A 24	22.0 km
Motorway	A 255	25.6 km
Motorway	A 1	26.3 km
Motorway	A 252	26.9 km
Motorway	A 21	27.8 km
Motorway	A 25	29.6 km
Motorway	A 253	31.3 km
Main road	B 432	6.7 km
Main road	B 4	7.6 km
Main road	B 434	9.7 km
International airport	Flughafen Hamburg	12.7 km
International airport	Flughafen Bremen	134.0 km
Regional airport	Flughafen Lübeck	59.6 km
Port	Seehafen FHH	30.0 km
Port	Port of Lübeck	56.4 km
Intermodal terminal	O'Swaldkai (FHH, trimodal)	25.9 km
Intermodal terminal	Süd-West Terminal (FHH, trimodal)	27.5 km
Intermodal terminal	(FHH, trimodal)	29.9 km
Rail passenger transport	Quickborner Straße AKN	0.4 km
Rail passenger transport	Friedrichsgabe AKN	1.1 km
Rail passenger transport	Haslohfurth	2.6 km
Public transport	Norderstedt Quickborner Straae	0.4 km
Public transport	Norderstedt-Friedrichsgabe Quickborner Straie	0.5 km
Public transport	Norderstedt-Friedrichsgabe Dreibekenweg	0.9 km
Public transport	Norderstedt-Friedrichsgabe Pestalozzistrare	1.0 km
Availability of public transport	Available	

## Contact

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