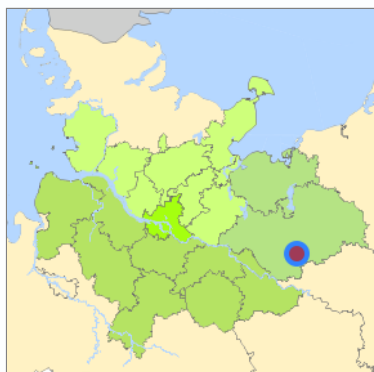
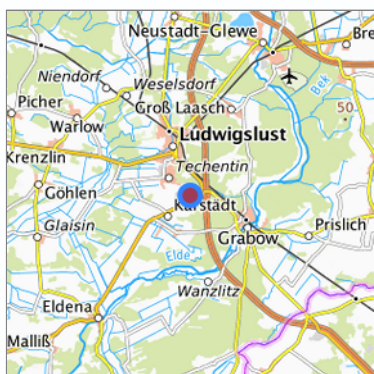


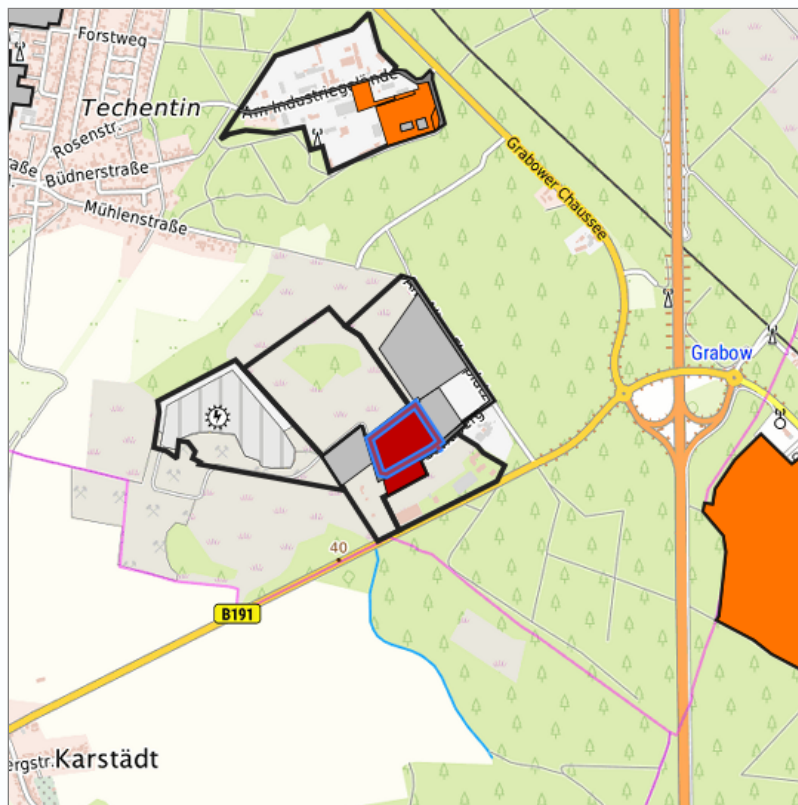
Ludwigslust Industriegebiet Stüdekoppel (1/65 Teilfläche 1) at Ludwigslust, Landkreis Ludwigslust-Parchim



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

Ludwigslust Industriegebiet Stüdekoppel
Ludwigslust

Parcel

Property size (m ²)	37,000.85
Availability	immediately available
focus use	grassland with trees and shrubs
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	0.8
possible floor area figure	Not fixed
possible number of full floors	2
possible height of building structures	30
cubic index	Not fixed

Exclusions/restrictions of land use

restrictions to mobilization	Exclusions of use through development plan and / or Â§34,35 BauGB (for example BImSchG, Seveso-RL), noise emissions
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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	Yes
water connection	Yes
wastewater connection	Yes

Proprietary situation and marketing intention

proprietary situation	Public
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Links to the parcel

<https://www.ludwigslust.de/export/sites/stadtludwigslust/galleries/Bebauungsplaene/TE-7-Satzung-1-Aenderung.PDF>

<https://www.ludwigslust.de/export/sites/stadtludwigslust/galleries/Bebauungsplaene/TE-7-Begrueundung-1-Aenderung.pdf>

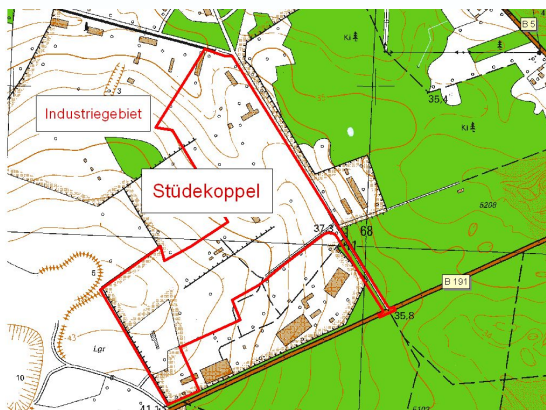
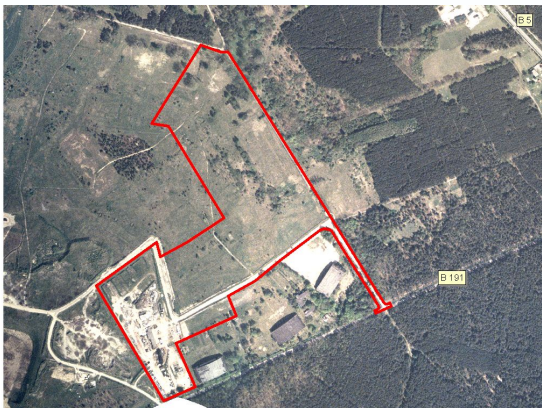
Detailed information about commercial zone

Gross surface area (ha)	26.27
Sector focus	utilities sector and waste management business
Type of location of commercial estate	classic commercial estate , location for emission-intensive industry

Transport accessibility

Motorway	A 14	0.1 km
Motorway	A 24 Hamburg - Berlin	10.0 km
Regional airport	Parchim/Schwerin	30.0 km
Regional airport	Hamburg	110.0 km
Port	Hafen Wismar	70.0 km
Port	Hamburg	105.0 km
Port	Hafen Rostock	120.0 km
Rail passenger transport	ICE-Bahnhof Ludwigslust	3.0 km
Availability of public transport	Not specified	

Photographs of the commercial zone



Information about Ludwigslust

GDP per capita (in €) (district level)	25,438.00
Rate of unemployment (in %) (district level)	5.80
Inhabitants of the municipality	12,233
Trade tax rate	400
Property tax B	400

Description

You can find detailed information on the stipulations in the development plan at www.stadtludwigslust.de under the headings Urban development and Economy.

The town of Ludwigslust has a population of 12,500 (as of 2015) and is a medium-sized centre with a partial function in the district of Ludwigslust-Parchim in Mecklenburg-Vorpommern.

Ludwigslust, located 30 km south of the state capital Schwerin, has an extremely good geographical location in the Hamburg metropolitan region, with optimal accessibility between Wismar and the metropolises of Hamburg and Berlin. The A 24 and A 14 motorways can be reached quickly. Since 2015, Ludwigslust has had two direct junctions on the A 14 motorway, while the B5, B106 and B 191 trunk roads run through Ludwigslust. From Ludwigslust railway station, you can reach Hamburg in 40 minutes and Berlin in 60 minutes by ICE train.

The number of jobs subject to compulsory insurance (approx. 5500) has remained stable for years. Around 850 businesses are registered in Ludwigslust.

Companies located here are active in the food industry, the construction and building materials industry, the electrical and mechanical engineering industry, the export of machinery and equipment, metal construction and the production of regional specialities in sausage and meat processing.

Ludwigslust city centre has a colourful mix of retail sectors.

Ludwigslust offers home building sites close to the city centre and in the countryside, modern flats for rent and sale and residential complexes suitable for the elderly. Ludwigslust is an attractive school location (primary, regional, special needs, adult education and music schools, grammar school) for the region. For families with children, Ludwigslust offers a wide

GEFIS Gewerbeflächen- Informationssystem



Many sports facilities, around 70 different clubs, a cinema, a Motodrom, a multi-generational house, well-known cultural events throughout the year, well-developed bridleways and cycle paths, etc. ensure active leisure activities.

Contact

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