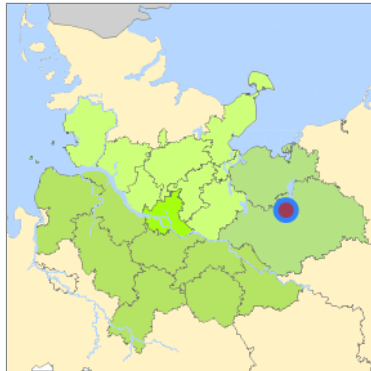
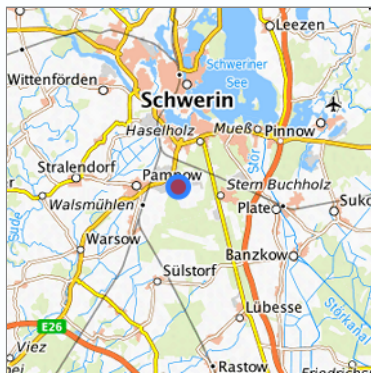


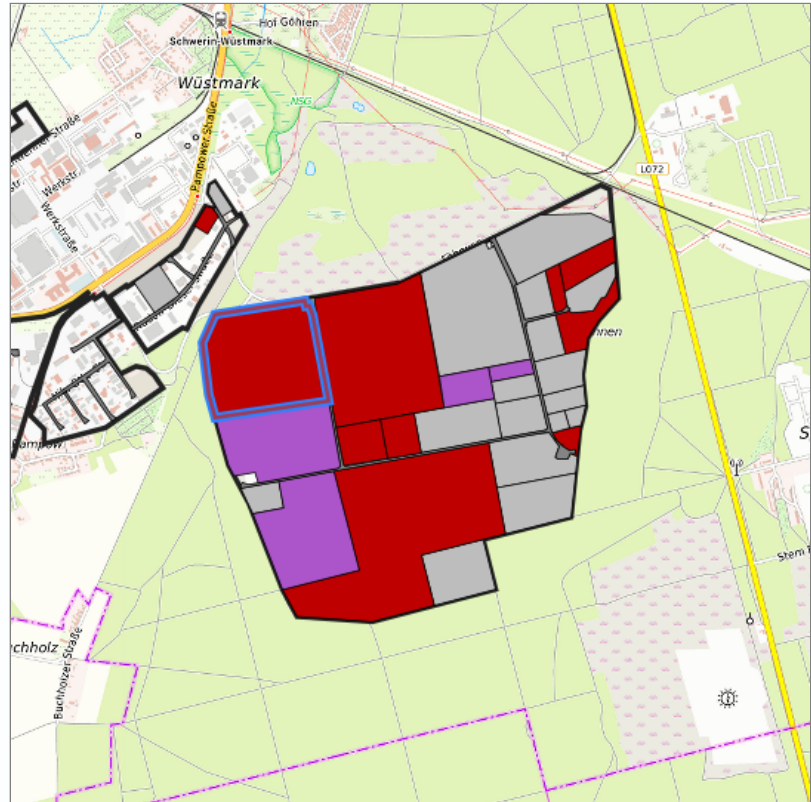
Industriepark Schwerin (Nord-westliche Fläche 35 ha) at Schwerin, Landeshauptstadt Schwerin



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

Industriepark Schwerin
Schwerin

Parcel

Property size (m ²)	351,196.56
Availability	immediately available
focus use	settlement area
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	Not fixed
possible height of building structures	Not fixed
cubic index	10

Exclusions/restrictions of land use

restrictions to mobilization	noise emissions, Exclusions of use through development plan and / or §34,35 BauGB (for example BImSchG, Seveso-RL)
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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	Public
Owner	Kathrin Hoffmann Landeshauptstadt Schwerin Am Packhof 2-6 19053 Schwerin +49 385 545-1652 khoffmann@schwerin.de www.schwerin.de

Links to the parcel

<https://www.schwerin.de/wirtschaft/wirtschaftsstandort/industriepark-schwerin/>

Detailed information about commercial zone

Gross surface area (ha)	350.9258
Sector focus	metal production and processing , other services , logistics industry and storage , other manufacturing sectors , machinery and vehicle construction , research and development , food industry
Type of location of commercial estate	location for knowledge-oriented industry and services , major location (MV) , classic commercial estate

Transport accessibility

Motorway	A 14	8.0 km
Motorway	A 24	15.0 km
Motorway	A 20	30.0 km
Main road	B 106	1.0 km
Main road	B 321	2.0 km
Main road	B 104	8.0 km
Regional airport	Schwerin-Parchim	35.0 km
Regional airport	Rostock-Laage	70.0 km
Regional airport	Hamburg - Fuhlsbüttel	100.0 km
Port	Wismar	35.0 km
Port	Rostock	95.0 km
Port	Hamburg	100.0 km
Availability of public transport	Available	

Links to the commercial zone

[Schwerin Industrial Park](#)

Photographs of the commercial zone



Information about Schwerin

GDP per capita (in €)	41,165.00
(district level)	
Rate of unemployment (in %)	9.00
(district level)	
Inhabitants of the municipality	95,818
Trade tax rate	450
Property tax B	595

Contact

Kathrin Hoffmann
Landeshauptstadt Schwerin
Beraterin
Am Packhof 2-6
19053 Schwerin
[+49 385 545-1652](tel:+493855451652)
khoffmann@schwerin.de
www.schwerin.de