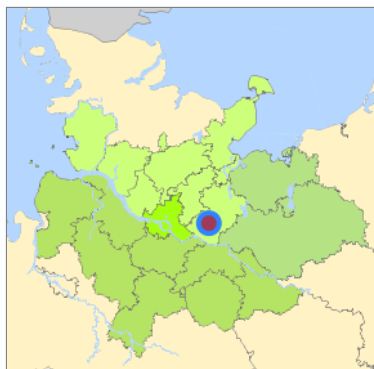
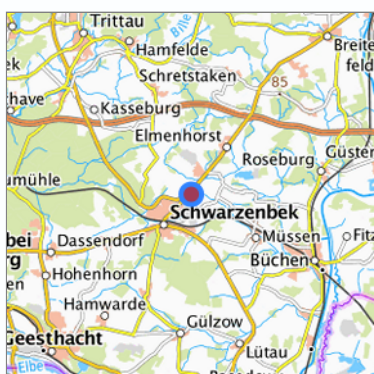


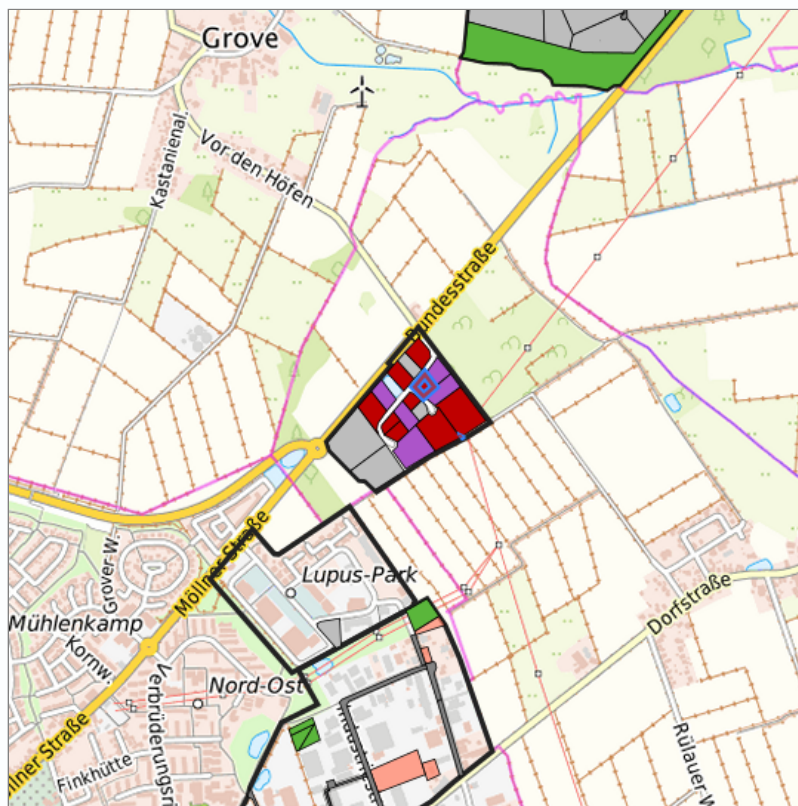
## Grabau (Nr. 8a) at Grabau, Kreis Herzogtum Lauenburg



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

Grabau  
Grabau

## Parcel

Property size (m <sup>2</sup> )	2,300
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	GE
Development situation	fully accessible
24-hour operation	No
possible site occupancy ratio	0.7
possible floor area figure	No information
possible number of full floors	No information
possible height of building structures	18
cubic index	No information

## Exclusions/restrictions of land use

restrictions to mobilization	None
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## Infrastructur of site

broadband availability (at least 50 MBit/s)	Not specified
quay edge	Not specified
quay edge with sea-going vessel deep water	Not specified
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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## Detailed information about commercial zone

Gross surface area (ha)	12.9693
Sector focus	mixed sector structure
Type of location of commercial estate	classic commercial estate

## Transport accessibility

Motorway	A 24	6.3 km
Motorway	A 25	16.9 km
Motorway	A 1	25.9 km
Motorway	A 21	28.5 km
Main road	B 207	0.1 km
Main road	B 404	2.2 km
Main road	B 209	2.7 km
International airport	Flughafen Hamburg	42.6 km
Regional airport	Flughafen Lübeck	39.6 km
Port	Seehafen FHH	46.5 km
Rail freight traffic	Lübeck Nordlandkai (trimodal)	49.0 km
Intermodal terminal	O'Swaldkai (FHH, trimodal)	37.7 km
Intermodal terminal	Süd-West Terminal (FHH, trimodal)	40.0 km
Rail passenger transport	Schwarzenbek	3.4 km
Rail passenger transport	Büchen	10.4 km
Public transport	Grove Vor den Höfen	0.2 km
Public transport	Grabau(b Schwarzenbek) Abzw.	0.2 km
Public transport	Schwarzenbek Lupuspark	0.9 km
Availability of public transport	Available	

## Information about Grabau

GDP per capita (in €) (district level)	21,568.00
Rate of unemployment (in %) (district level)	4.90
Inhabitants of the municipality	349
Trade tax rate	370
Property tax B	290

## Contact

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