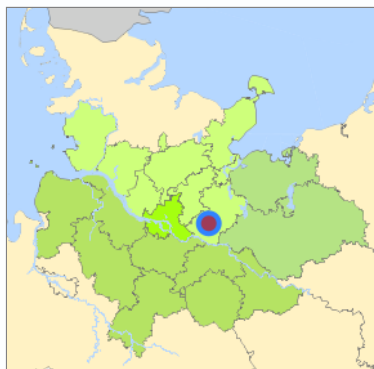
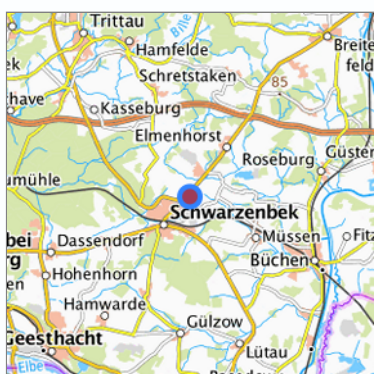


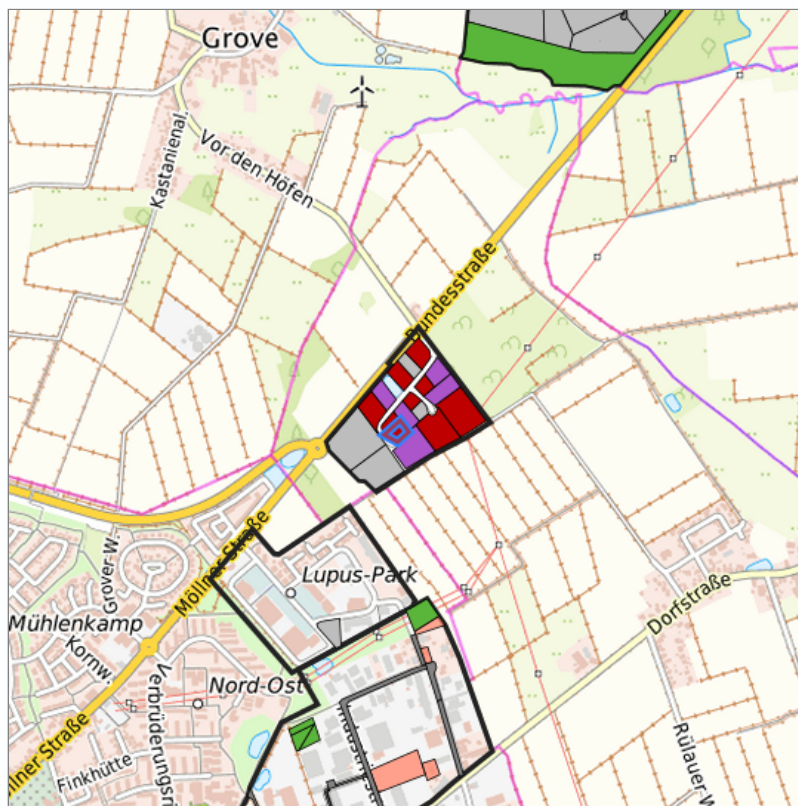
Grabau (Nr. 12b) at Grabau, Kreis Herzogtum Lauenburg



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 ²) | 2,600 |
| 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 | 0.8 |
| 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 |
|------------------------------|------|

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 |
|-----------------------|--------|

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 |

GEFIS Gewerbeflächen- Informationssystem



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