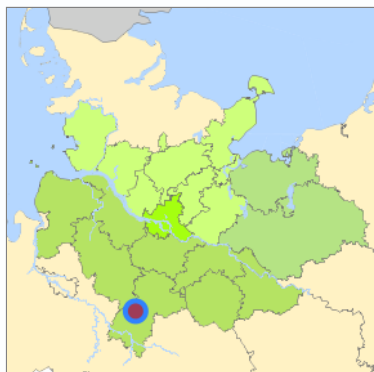
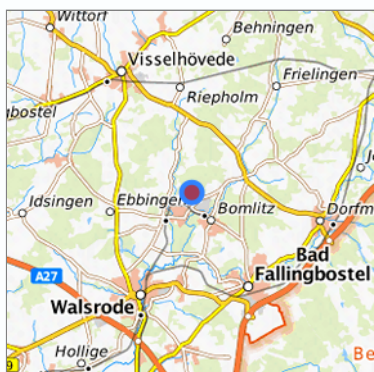


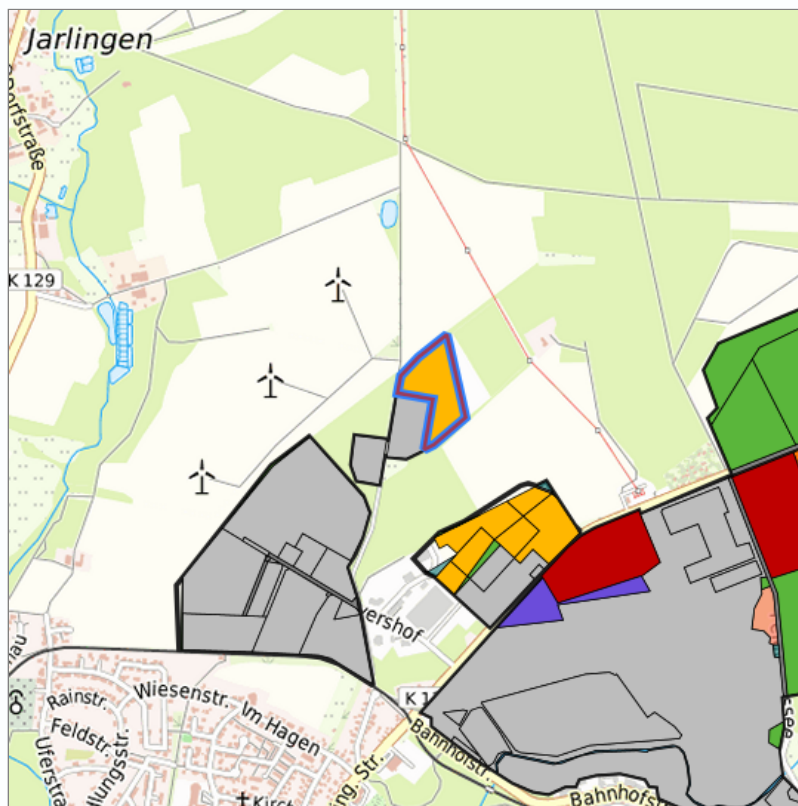
Energie- und Umweltpark Benefeld (003) at Walsrode, Heidekreis



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

Energie- und Umweltpark Benefeld
Walsrode

Parcel

| | |
|---------------------------------|------------------------------|
| Property size (m ²) | 35,327.32 |
| Availability | available in the medium-term |
| focus use | agriculture |
| 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 | not (yet) permitted, display only as building area |

Type and extent of building and land use

| | |
|---|----------------|
| Specific type of structural use | Other |
| Development situation | not accessible |
| 24-hour operation | Not specified |
| possible site occupancy ratio | No information |
| possible floor area figure | No information |
| possible number of full floors | No information |
| possible height of building structures | No information |
| 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 | Not specified |
| electricity connection | Not specified |
| gas connection | Not specified |
| water connection | Not specified |
| wastewater connection | Not specified |

Proprietary situation and marketing intention

| | |
|-----------------------|--|
| proprietary situation | Public |
| Owner | Stadt Walsrode Lange Straße 22 29664 Walsrode 05161 9770 https://www.stadt-walsrode.de/ |

Detailed information about commercial zone

| | |
|---------------------------------------|---|
| Gross surface area (ha) | 6.8944 |
| Sector focus | utilities sector and waste management business , chemical and pharmaceutical industry |
| Type of location of commercial estate | special sites |

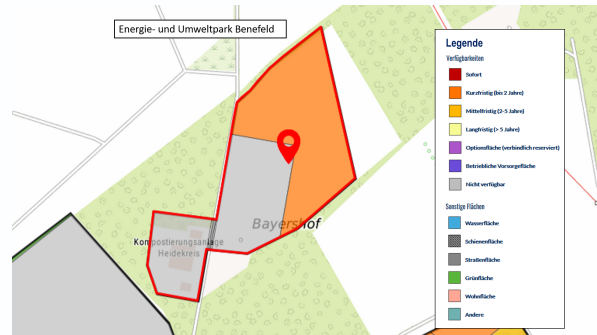
Transport accessibility

| | | |
|----------------------------------|-------------------------|---------|
| Motorway | A 7 | 9.3 km |
| Motorway | A 27 | 10.6 km |
| Main road | B 440 | 4.2 km |
| Main road | B 209 | 7.1 km |
| International airport | Flughafen Hannover | 56.3 km |
| International airport | Flughafen Bremen | 66.7 km |
| International airport | Flughafen Hamburg | 95.0 km |
| Commercial airfield | Hodenhagen | 22.1 km |
| Port | Binnenhafen Lüneburg | 73.2 km |
| Port | Binnenhafen Uelzen | 76.1 km |
| Port | Seehafen FHH | 78.3 km |
| Intermodal terminal | Soltau Logistics-Center | 23.1 km |
| Rail passenger transport | Bad Fallingborstel | 8.0 km |
| Rail passenger transport | Walsrode | 9.1 km |
| Rail passenger transport | Dorfmark | 10.8 km |
| Rail passenger transport | Visselhövede | 14.9 km |
| Rail passenger transport | Soltau | 16.4 km |
| Availability of public transport | Not available | |

Links to the commercial zone

[Benefeld Energy and Environment Park](#)

Photographs of the commercial zone



Information about Walsrode

| | |
|---------------------------------|--------|
| Inhabitants of the municipality | 30,767 |
| Trade tax rate | 410 |
| Property tax B | 375 |

Contact

Michael Krohn
Wirtschaftsförderungsgesellschaft Deltaland mbH
Geschäftsführer
Walsroder Straße 9
29683 Bad Fallingbommel
[05162 9852031](tel:051629852031)
krohn@deltaland.de
<https://www.deltaland.de/>

Andre Reutzel
Stadt Walsrode
Erster Stadtrat der Stadt Walsrode
Walsrode
[05161 977-115](tel:05161977115)
andre.reutzel@walsrode.de
<https://www.stadt-walsrode.de/>