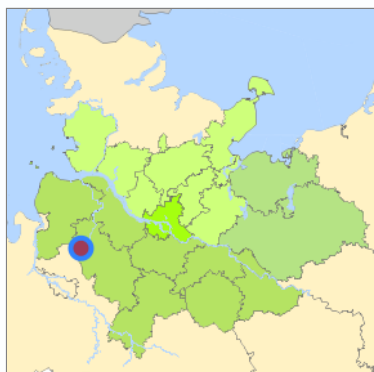
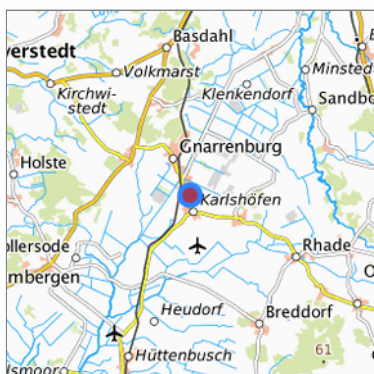


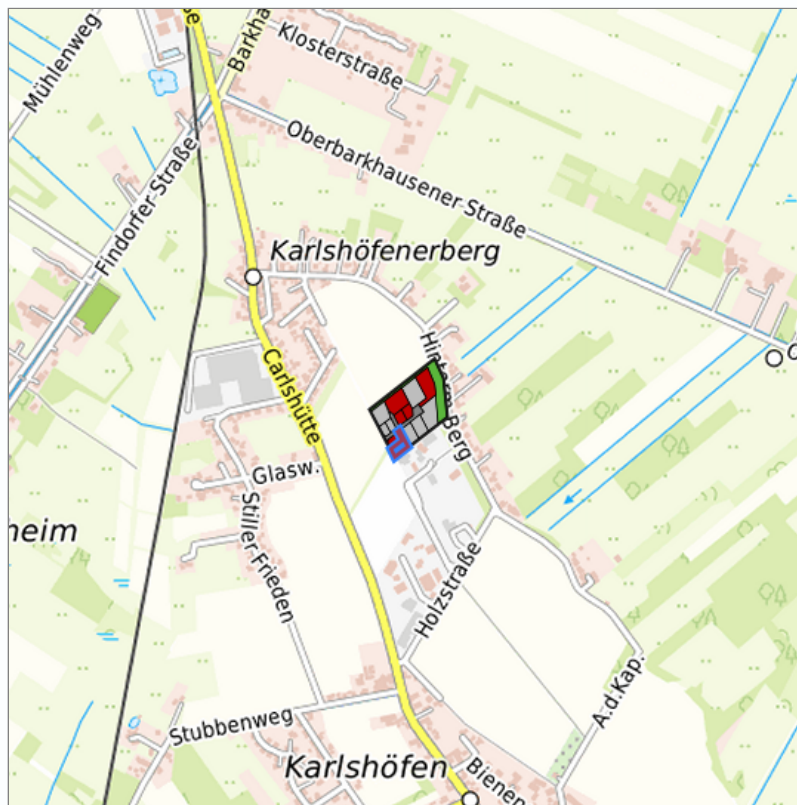
## Gewerbegebiet Karlshöfenerberg, Teil 3 (Grundstück Nr. 12) at Gnarrenburg, Landkreis Rotenburg (Wümme)



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

Gewerbegebiet Karlshöfenerberg, Teil 3  
Gnarrenburg

## Parcel

Property size (m <sup>2</sup> )	1,295
Availability	immediately available
focus use	grassland
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	partially accessible
24-hour operation	Not specified
possible site occupancy ratio	0.8
possible floor area figure	Not fixed
possible number of full floors	Not fixed
possible height of building structures	12
cubic index	Not fixed

## Exclusions/restrictions of land use

restrictions to mobilization	None
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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	Not specified
gas connection	Not specified
water connection	Yes
wastewater connection	Not specified

## Proprietary situation and marketing intention

proprietary situation	Public
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## Detailed information about commercial zone

Gross surface area (ha)	3.1975
Sector focus	trade, maintenance and repair of motor vehicles , metal production and processing , other manufacturing sectors , household-related services , logistics industry and storage , information and communication economy , other services , crafts , manufacture of computer, electronic and optical products , machinery and vehicle construction , Not known , utilities sector and waste management business , mixed sector structure , not specified , business-related services , research and development , construction industry , wholesale
Type of location of commercial estate	location for crafts and small-scale trades , classic commercial estate , Not known , Not specified , Others

## Transport accessibility

Motorway	A 1	29.9 km
Motorway	A 27	33.6 km
Motorway	A 270	37.1 km
Motorway	A 281	38.2 km
Motorway	A 26	46.5 km
Main road	B 74	5.6 km
Main road	B 71	10.1 km
International airport	Flughafen Bremen	46.5 km
International airport	Flughafen Hamburg	94.6 km
Regional airport	Cuxhaven	63.2 km
Commercial airfield	Rotenburg (Wümme)	39.5 km
Commercial airfield	Weser-Wümme	44.6 km
Port	Seehafen Stade-Bützfleth	50.1 km
Port	Seehafen Glückstadt	69.7 km
Port	Seehafen Stadt Cuxhaven	71.7 km
Port	Seehafen FHH	75.1 km
Intermodal terminal	Industriebahnhof Stade-Brunshausen	47.5 km
Intermodal terminal	Terminal Cuxhaven (trimodal)	70.9 km
Intermodal terminal	Holborn Raffinerie (FHH, trimodal)	75.2 km
Rail passenger transport	Bremervörde	17.1 km
Rail passenger transport	Oerel	17.4 km
Rail passenger transport	Stubben	20.2 km
Rail passenger transport	Frelsdorf	20.6 km
Rail passenger transport	Heinschenwalde	20.7 km
Public transport	Karlshöfen Berg	0.9 km
Availability of public transport	Limited available	

## Links to the commercial zone

[Commercial properties in the Karlshöfenerberg industrial estate](#)

## Photographs of the commercial zone



## Information about Gnarrenburg

GDP per capita (in €)  
(district level) 82,440.00

Rate of unemployment (in %)  
(district level) 3.80

Inhabitants of the  
municipality 9,205

Trade tax rate 400

Property tax B 410

Description Are you looking for an attractive and efficient business location with a future? With an excellent infrastructure, good transport connections and a wide range of commercial premises, the municipality of Gnarrenburg is the right place for you.

In our business directory, you have the opportunity to call up specific information about companies from the Gnarrenburg economic area that have joined the Gnarrenburg municipality website. Companies' own websites can be accessed directly via a link.

## Photographs of the location



## Links to the location

[Municipality of Gnarrenburg](#)

[Location information](#)

## Contact

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