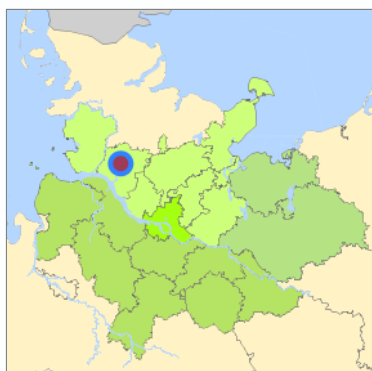
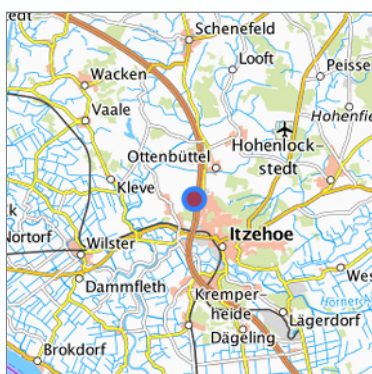


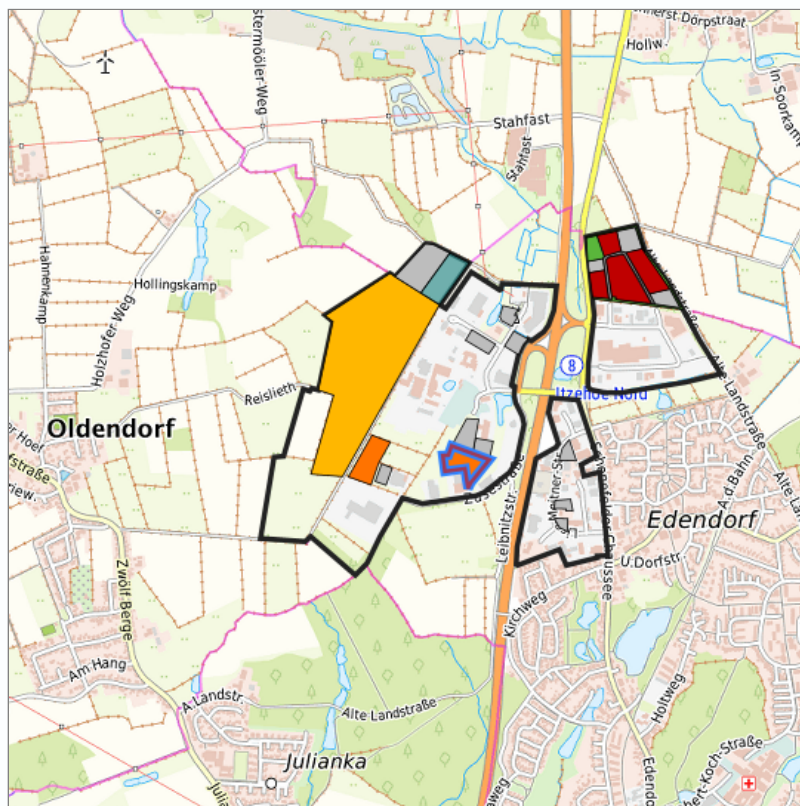
Innoquarter Itzehoe (003) at Itzehoe, Kreis Steinburg



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

Innoquarter Itzehoe
Itzehoe

Parcel

Property size (m ²)	16,391.71
Availability	available at short notice
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	Gle
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	Not specified
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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
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Detailed information about commercial zone

Gross surface area (ha)	100.0873
Sector focus	business-related services , research and development
Type of location of commercial estate	location for knowledge-oriented industry and services , classic commercial estate

Transport accessibility

Motorway	A 23	0.7 km
Motorway	A 7	35.7 km
Main road	B 206	3.6 km
Main road	B 5	3.7 km
Main road	B 206 (B 77)	4.1 km
Main road	B 77	5.2 km
International airport	Flughafen Hamburg	58.3 km
Commercial airfield	Hungriger Wolf	10.5 km
Commercial airfield	St. Michaelisdonn	31.6 km
Port	Binnenhafen Itzehoe	5.1 km
Port	Seehafen Gückstadt	25.3 km
Port	Seehafen Brunsbüttel	25.7 km
Intermodal terminal	Terminal Brunsbüttel (trimodal)	27.1 km
Rail passenger transport	Itzehoe	4.6 km
Public transport	Itzehoe Zusestrasse	0.3 km
Public transport	Itzehoe Dwerweg	0.7 km
Availability of public transport	Available	

Information about Itzehoe

GDP per capita (in €) (district level)	31,824.00
Rate of unemployment (in %) (district level)	4.90
Inhabitants of the municipality	31,890
Trade tax rate	370
Property tax B	390

Contact

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