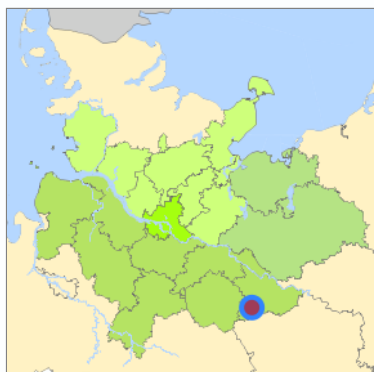
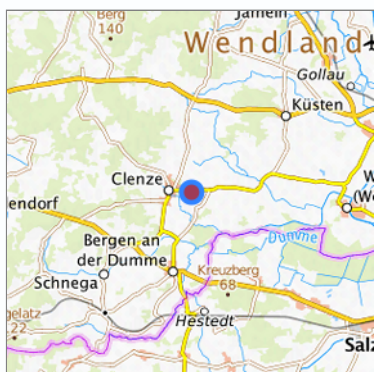


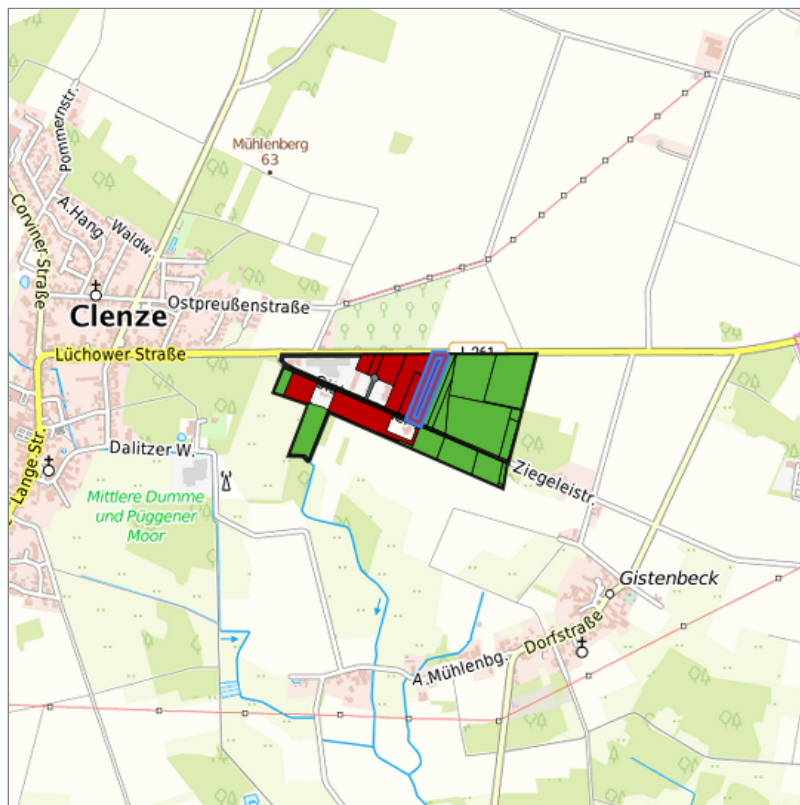
## Clenze, Gistenbecker Straße Nord (03) at Clenze, Landkreis Lüchow-Dannenberg



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

Clenze, Gistenbecker Straße Nord  
Clenze

## Parcel

Property size (m <sup>2</sup> )	10,177.74
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	fully accessible
24-hour operation	Not specified
possible site occupancy ratio	0.5
possible floor area figure	No information
possible number of full floors	No information
possible height of building structures	15
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)	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	Private
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## Detailed information about commercial zone

Gross surface area (ha)	19.80
Sector focus	not specified
Type of location of commercial estate	classic commercial estate

## Transport accessibility

Motorway	A 14	64.3 km
Motorway	A 39	65.6 km
Motorway	A 7	76.1 km
Motorway	A 24	77.9 km
Motorway	A 25	87.0 km
Motorway	A 1	95.2 km
Main road	B 71	6.4 km
Main road	B 493	7.2 km
International airport	Flughafen Hannover	116.3 km
International airport	Flughafen Hamburg	118.3 km
Regional airport	Schwerin-Parchim	96.0 km
Regional airport	Flughafen Lübeck	121.2 km
Commercial airfield	Lüchow-Rehbeck	19.5 km
Commercial airfield	Uelzen	42.2 km
Commercial airfield	Neustadt-Glewe	77.8 km
Commercial airfield	Hodenhagen	113.3 km
Commercial airfield	Rotenburg (Wümme)	126.0 km
Port	Binnenhafen Uelzen	33.6 km
Port	Binnenhafen Lüneburg	59.2 km
Port	Binnenhafen Lauenburg	69.4 km
Port	Binnenhafen Geesthacht	86.3 km
Port	Binnenhafen Mölln	100.9 km
Rail freight traffic	Ludwigsluster Güterbahnhof	67.4 km
Intermodal terminal	Hafen Lüneburg (trimodal)	59.2 km
Intermodal terminal	Soltau Logistics-Center	80.0 km
Rail passenger transport	Schnega	11.9 km
Rail passenger transport	Soltendieck	19.5 km
Rail passenger transport	Salzwedel	20.3 km
Rail passenger transport	Wieren	25.2 km
Rail passenger transport	Dannenberg Ost	25.6 km
Public transport	Clenze Fuchsberg	1.0 km
Availability of public transport	Available	

## Links to the commercial zone

<https://wirtschaft-dan.de/gewerbegebiet-gistenbecker-strasse-nord-in-clenze/>

## Photographs of the commercial zone



## Contact

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