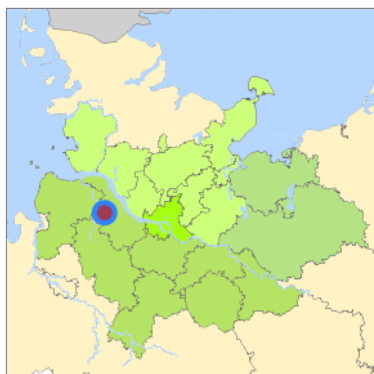


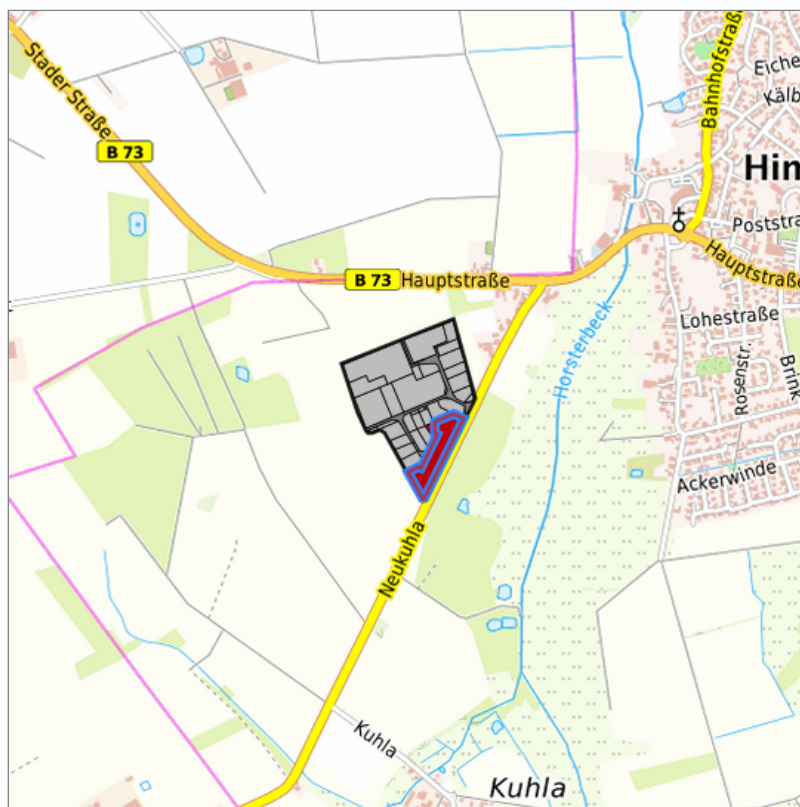
## Gewerbegebiet Himmelpforten (Gewerbegebiet Himmelpforten) at Himmelpforten, Landkreis Stade



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 Himmelpforten  
Himmelpforten

## Parcel

Property size (m <sup>2</sup> )	16,414.06
Availability	immediately available
focus use	grassland with trees and shrubs
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	not accessible
24-hour operation	Not specified
possible site occupancy ratio	0.8
possible floor area figure	2
possible number of full floors	No information
possible height of building structures	8
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	Not specified
water connection	Yes
wastewater connection	Yes

## Proprietary situation and marketing intention

proprietary situation	Private
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## Links to the parcel

[http://www.oldendorf-himmelpforten.de/uploads/files/b-plan\\_nr\\_12a\\_gewerbegebiet\\_begruendung.pdf](http://www.oldendorf-himmelpforten.de/uploads/files/b-plan_nr_12a_gewerbegebiet_begruendung.pdf)

[http://www.oldendorf-himmelpforten.de/uploads/files/b-plan\\_nr\\_12a\\_gewerbegebiet.pdf](http://www.oldendorf-himmelpforten.de/uploads/files/b-plan_nr_12a_gewerbegebiet.pdf)

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[http://www.oldendorf-himmelpforten.de/uploads/files/b-plan\\_nr\\_12a\\_gewerbegebiet\\_1\\_aenderung\\_begruendung.pdf](http://www.oldendorf-himmelpforten.de/uploads/files/b-plan_nr_12a_gewerbegebiet_1_aenderung_begruendung.pdf)

[http://www.oldendorf-himmelpforten.de/uploads/files/b-plan\\_nr\\_12a\\_gewerbegebiet\\_-\\_1\\_aenderung.pdf](http://www.oldendorf-himmelpforten.de/uploads/files/b-plan_nr_12a_gewerbegebiet_-_1_aenderung.pdf)

## Detailed information about commercial zone

Gross surface area (ha)	13.6418
Sector focus	mixed sector structure
Type of location of commercial estate	Not specified

## Transport accessibility

Motorway	A 26	16.0 km
Motorway	A 1	46.4 km
Motorway	A 7	48.4 km
Motorway	A 27	48.8 km
Motorway	A 23	50.9 km
Motorway	A 261	53.2 km
Motorway	A 253	55.3 km
Motorway	A 252	58.2 km
Motorway	A 255	58.4 km
Main road	B 73	0.6 km
Main road	B 74	9.5 km
International airport	Flughafen Hamburg	67.4 km
International airport	Flughafen Bremen	82.1 km
International airport	Flughafen Hannover	149.9 km
Regional airport	Cuxhaven	56.3 km
Regional airport	Flughafen Lübeck	119.5 km
Commercial airfield	Rotenburg (Wümme)	62.9 km
Commercial airfield	Hungriger Wolf	63.7 km
Commercial airfield	St. Michaelisdonn	66.1 km
Commercial airfield	Uetersen/Heist	70.7 km
Commercial airfield	Weser-Wümme	72.2 km
Port	Seehafen Stade-Bützfleth	18.6 km
Port	Seehafen Gückstadt	37.4 km
Port	Seehafen FHH	47.9 km
Port	Binnenhafen Itzehoe	54.2 km
Port	Seehafen Stadt Cuxhaven	55.2 km
Rail freight traffic	Emons Spedition GmbH	60.7 km
Intermodal terminal	Industriebahnhof Stade-Brunshausen	16.6 km
Intermodal terminal	Hansaport Terminal (FHH, trimodal)	48.9 km
Intermodal terminal	Containerterminal Altenwerder (FHH, trimodal)	49.6 km
Rail passenger transport	Himmelpforten	2.1 km
Rail passenger transport	Hammah	6.7 km
Rail passenger transport	Hechthausen	6.9 km
Rail passenger transport	Hemmoor	13.4 km
Rail passenger transport	Stade	14.5 km

<b>Public transport</b>	Himmelpforten Neu Kuhla	0.2 km
<b>Public transport</b>	Himmelpforten Stubbenkamp	0.9 km
Availability of public transport	Available	

## Links to the commercial zone

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## Information about Himmelpforten

GDP per capita (in €) (district level)	30,977.00
Rate of unemployment (in %) (district level)	6.40
Inhabitants of the municipality	4,977
Trade tax rate	400
Property tax B	410

## Contact

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