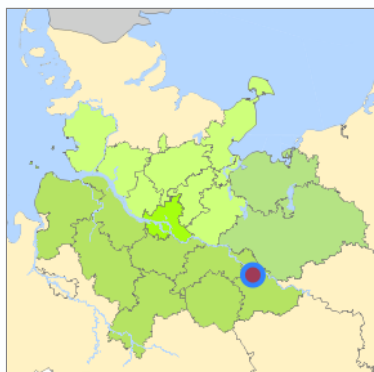
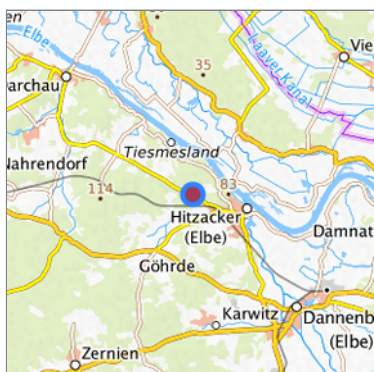


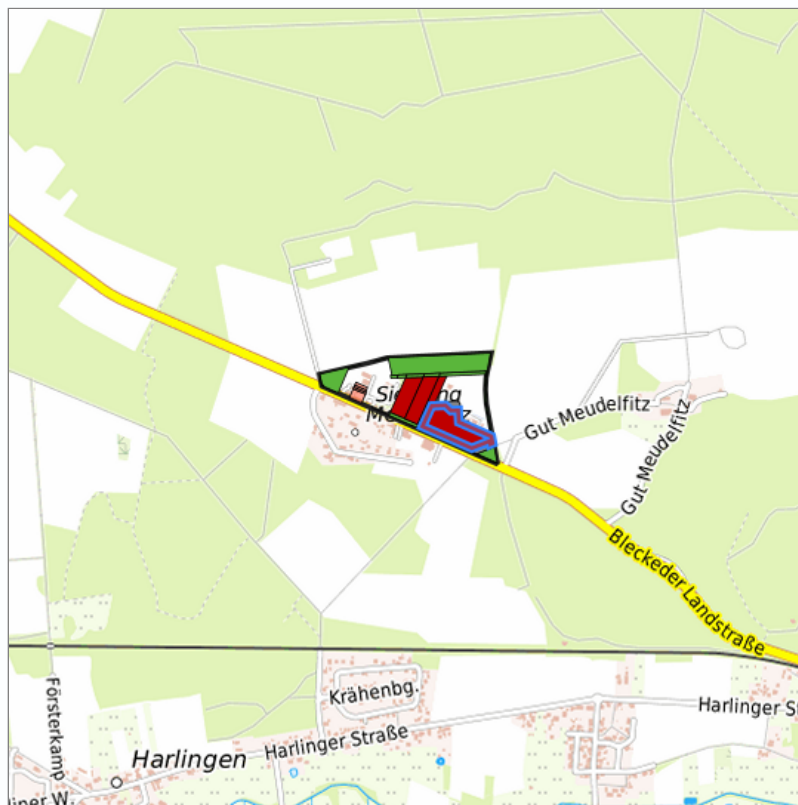
## Hitzacker, Meudelfitz (001) at Hitzacker (Elbe), Landkreis Lüchow-Dannenberg



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

Hitzacker, Meudelfitz  
Hitzacker (Elbe)

## Parcel

Property size (m <sup>2</sup> )	14,612.84
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	fully accessible
24-hour operation	Not specified
possible site occupancy ratio	0.8
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)	11.00
Sector focus	other manufacturing sectors , metal production and processing , food industry , machinery and vehicle construction
Type of location of commercial estate	classic commercial estate

## Transport accessibility

Motorway	A 39	48.2 km
Motorway	A 14	51.2 km
Motorway	A 24	53.2 km
Motorway	A 25	64.8 km
Motorway	A 7	70.1 km
Motorway	A 1	77.8 km
Main road	B 216	5.0 km
Main road	B 248a	9.3 km
Main road	B 191	11.2 km
International airport	Flughafen Hamburg	96.1 km
International airport	Flughafen Hannover	130.9 km
International airport	Flughafen Rostock	148.6 km
Regional airport	Schwerin-Parchim	82.9 km
Regional airport	Flughafen Lübeck	93.0 km
Commercial airfield	Lüchow-Rehbeck	22.3 km
Commercial airfield	Uelzen	53.3 km
Commercial airfield	Neustadt-Glewe	64.6 km
Commercial airfield	Wismar	112.3 km
Commercial airfield	Uetersen/Heist	121.4 km
Port	Binnenhafen Lüneburg	41.8 km
Port	Binnenhafen Uelzen	41.8 km
Port	Binnenhafen Lauenburg	44.5 km
Port	Binnenhafen Geesthacht	61.5 km
Port	Binnenhafen Mölln	72.7 km
Rail freight traffic	Ludwigsluster Güterbahnhof	54.2 km
Rail freight traffic	Emons Spedition GmbH	90.8 km
Intermodal terminal	Hafen Lüneburg (trimodal)	41.9 km
Intermodal terminal	DUSS Terminal Hamburg Billwerder (FHH)	82.4 km
Intermodal terminal	Soltau Logistics-Center	87.8 km
Rail passenger transport	Hitzacker	4.7 km
Rail passenger transport	Leitstade	7.3 km
Rail passenger transport	Dannenberg Ost	12.1 km
Rail passenger transport	Göhrde	12.9 km
Rail passenger transport	Neetzendorf	21.7 km
Public transport	Meudelfitz Abzw.	0.4 km
Public transport	Meudelfitz Gut	0.7 km

Availability of public  
transport

Available

## Links to the commercial zone

<https://wirtschaft-dan.de/gewerbegebiet-meudelfitzer-bogen-hitzacker/>

## Photographs of the commercial zone



## Contact

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<http://www.wirtschaft-dan.de>