

Municipal commercial property Andreas-Meyer-Straße

OBJEKT-ID

922093

ECKDATEN

Adresse	22113 Hamburg
Objekttyp	Grundstück
Grundstücksfläche verfügbar	5.713 m²
Bebauungsplan	Construction stage plan
Ausweisung	Industrial area
Verfügbar	Immediately
Vergabe per Erbbaurecht	Ja

VERKEHRS-ANBINDUNG

Stadtzentrum Hamburg	7 km
Fußweg nächstgelegene Bushaltestelle	2 min
Fußweg nächstgelegene U/S-Bahn	14 min

Fahrzeit U/S-Bahn zum Fernverkehrsbahnhof	15 min
Fahrzeit Pkw zur BAB	11 min
Fahrzeit Pkw zum Flughafen	36 min

The industrial area around Andreas-Meyer Straße offers excellent transport infrastructure. The site is connected to the regional and national road network via the nearby motorway A1 and Ring 2 as well as the Bergedorfer Straße (B5). It is accessible by public transport with direct bus connections. From the nearest S-Bahn station Tiefstack one can reach Hamburg Central Station within 15 minutes.

ANSPRECH-PARTNER

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OBJEKT-BESCHREIBUNG

The property is approx. 5.713 m² large. Due to its size and the layout of the area, it is suitable for production companies that require an industrial designation. However, due to the current designation of the construction stage plan as an industrial area, the area is also suitable for smaller logistics-related companies that rely on very good transport connections and 7/24 hour operation.

LAGE

Many nationally active production and industrial companies have settled in the area surrounding Andreas-Meyer-Strasse. Due to the very good transport connections, several logistics companies have also settled on site (including Dachser, Bursped, Thomsen, GLS).

BEZIRK

The district of Hamburg-Mitte is the district with the most quarters (19) and covers an area of more than 140 km². It is home to over 312.641 people [as of 2023]. Numerous urban development projects with a focus on combining living and working are currently being implemented, which also includes expanding local public transport in a systematic, sustainable manner. While the new HafenCity quarter is regarded as a flagship project, there are several other high-quality, sustainable residential and commercial quarters being developed – e.g. on Grasbrook, at the Billebogen and in Wilhelmsburg. The Hamburg-Mitte district is Hamburg's largest business location in terms of surface area and the number of companies based here. Featuring Billbrook, the city's largest contiguous industrial area, the district provides optimal conditions and an industry-friendly environment for logistics and production companies with large space demands. Here you can find e.g. coffee roaster J.J. Darboven, steel manufacturer ThyssenKrupp and lemonade producer Fritz-Kola. Billbrook is home to a wide range of industrial production companies, from mechanical engineering and the manufacture of chemicals and plastics to the production of foodstuffs. In addition, there are numerous freight forwarders, warehousing and utility companies, wholesalers, construction companies, as well as waste processing plants and recycling facilities.

The district also includes the Finkenwerder district, which is home to aeronautics company Airbus,

Hamburg’s largest industrial employer, around which the Finkenwerder Innovation Park has taken shape in recent years. This innovation park has a strong focus on research and development in aviation. The main players here are Airbus and the ZAL Center of Applied Aviation Research (ZAL TechCenter), which is both an incubator and a technology centre and also cooperates with the German Aerospace Center (DLR). The centre provides opportunities for R&D along the value chain of an aircraft under one roof, while also promoting networking and collaboration through close spacial proximity and the joint use of infrastructure. In addition to the two newly established DLR institutes (for maintenance and modification and for system architectures in aviation), the Hamburg Finkenwerder Technology Center (THF), the two Airbus Technology Parks (ATP 1 and ATP 2) and the Airbus BizLab provide an established infrastructure on the ground. As numerous other stakeholders from the realms of business and science make use of the networking and cooperation services offered by the Finkenwerder Innovation Park, the immediate area is almost fully utilised at this stage.

SONSTIGES

This commercial property is marketed by Hamburg Invest - the one-stop agency for investment. This property description is solely for information purposes. It does not claim to be comprehensive and does not establish any claim for the awarding of the property and/or other claims. Only a notarised sales contract has legal effects.

Interested parties are required to meet the economic development criteria defined by the City of Hamburg. These include the creation of jobs, a sound balance sheet and a solid financial performance alongside urban planning criteria.

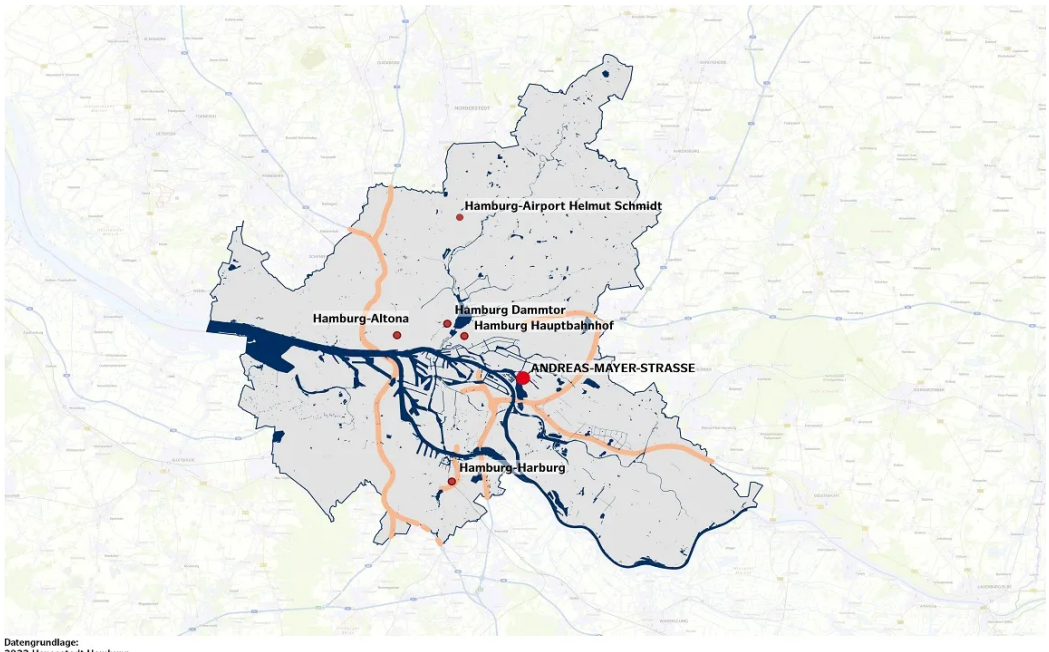
Beyond brokering commercial real estate, we support you in all business matters, especially with regard to application and approval procedures as well as construction law issues. Moreover, we connect you with relevant stakeholders from our network in the areas of financing and subsidies as well as expert communities from the fields of industry and technology.

IMPRESSUM

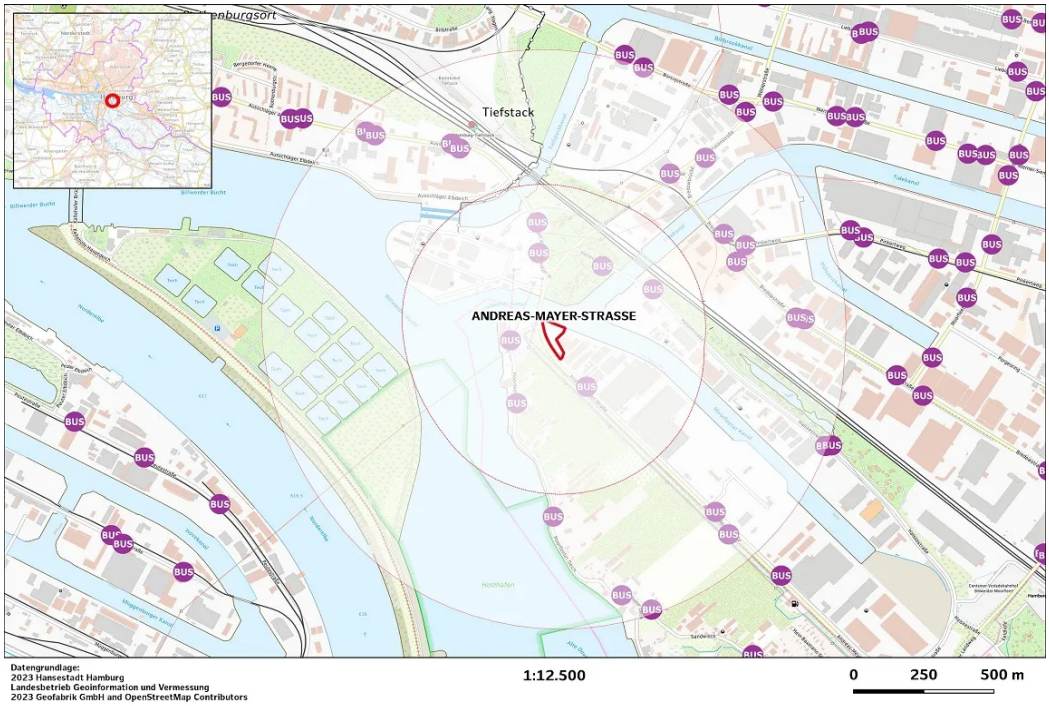
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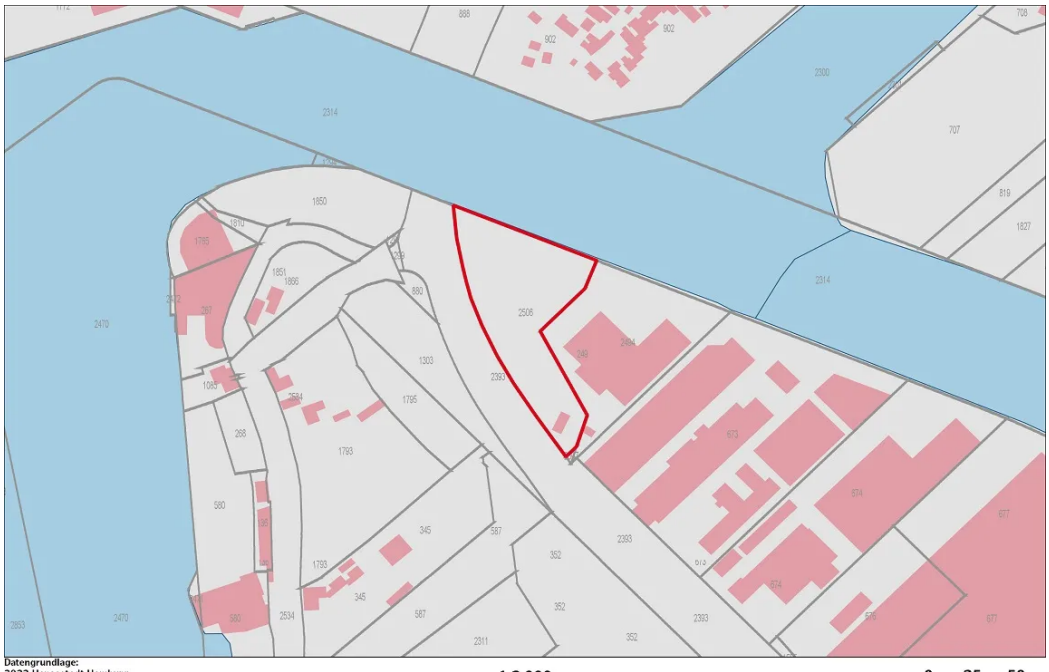
BILDER



macro location



micro location



site plan



aerial view 1 to 2500