



Municipal commercial property Rahlstedter Grenzweg (northeast)

OBJECT ID

922126

MAIN CRITERIA

Address	22143 Hamburg
Object type	Property
Available land	5,561 m ²
Development plan	Rahlstedt 109
Designation	GE, GH 8 - GH 17, GRZ 0,8
Available	Immediately
Allocation by heritable building right	Yes

TRANSPORT LINKS

Hamburg city centre	14 km
Walking distance to the nearest bus stop	2 min

Walking distance to nearest underground/subway station	30 min
Journey time underground/subway to long-distance railway station	18 min
Car journey time to the motorway	5 min
Car journey time to the airport	35 min

The connection to the motorway network and urban crossing roads is very good. The HH-Stapelfeld (A1) motorway entrance is only 3 km away and, like the Ring 3, can be reached directly via Sieker Landstraße or Alte Landstraße. The roads in this business area are suitable for large trucks. There is a very good public transportation connection on site. In addition, there are several bus stops on site that serve the Rahlstedt railway station.

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DESCRIPTION

The property comprises an area of approx. 5,561 m² and is fully accessible via Rahlstedter Grenzweg. As per development plan it is designated as a commercial area with a land-to- building ratio of 0.8 and a maximum building height of 8-17 metres. It is ideally suited for innovative, knowledge-based companies as well as small-scale commercial and craft enterprises.

LOCATION

The Rahlstedter Grenzweg site is located in the middle of the Neuer Höltigbaum commercial area. The Höltigbaum commercial location is home to two modern and urbanistically appealing commercial areas on the border with Schleswig-Holstein: Merkur Park, which dates back to the 1990s, and Victoria Park and Minerva Park, which are currently under development. Minerva Park even serves as a model project across state borders. Developed and operated from a single source, the business parks offer excellent conditions for a wide range of companies.

CITY DISTRICT

Being home to 455,185 residents (as of 2023), Wandsbek is the most populous of Hamburg's districts. It is located in the north-east and is embedded in extensive nature reserves. Here you can find peace and quiet by the water, use the well-developed network of hiking and cycling trails along the Wandse and Alster rivers and even go horse-riding along the bridle paths of the Rahlstedt quarter. This district is as green as it is busy, a traditional and sought-after industry location and is popular among enterprises of all types. The mix of sector-specific expertise and high quality of life makes Wandsbek an attractive location for living and working in an urban setting.

Wandsbek's commercial locations are quite heterogeneous and include anything from corporate head offices to manufacturers, some of these with a strong focus on R&I, and a colourful mix of

ADDITIONAL INFORMATION

innovative business parks and small-scale trade businesses. Companies with a global reputation include the automotive spare parts manufacturer MEYLE AG, the intralogistics manufacturer Jungheinrich AG, the drugstore chain IWAN BUDNIKOWSKY GmbH & Co. KG, the retail and services company Otto GmbH & Co. KG, as well as Olympus Deutschland (medical technology) and Eppendorf AG (life sciences). Thanks to the district's high density, attractive mixed-use concepts have also emerged on a smaller scale, e.g. in the form of commercial centres and coworking spaces, adding innovative strength to the district and beyond.

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.

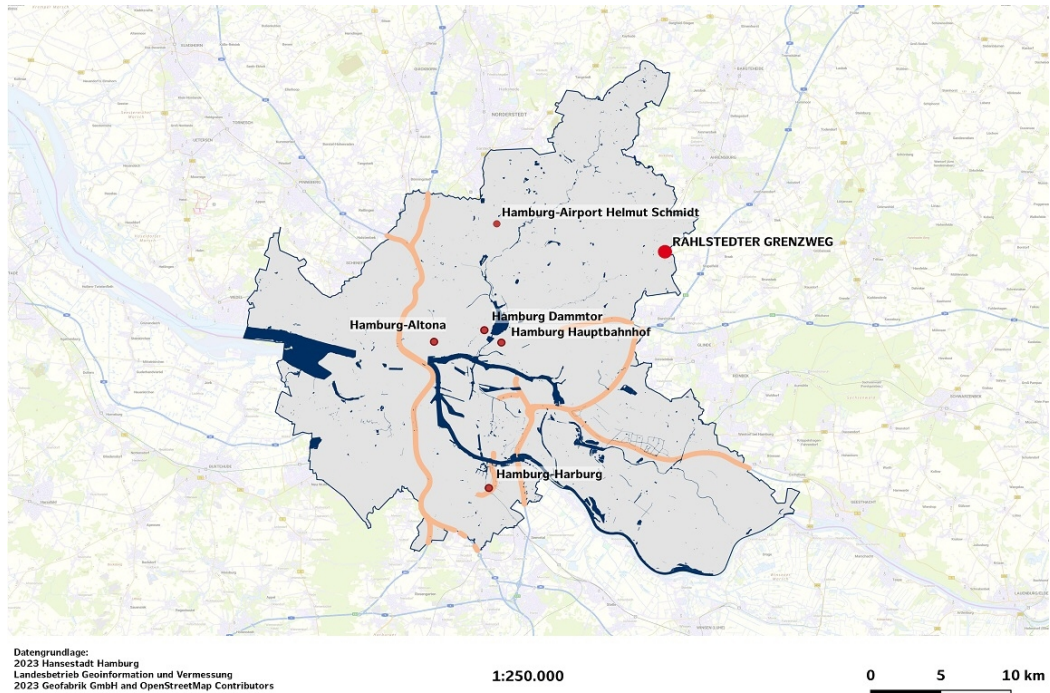
Beyond brokering commercial real estate, we support you in all business matters, especially with regard to application and approval procedures as well as construction law issues. Moreover, we connect you with relevant stakeholders from our network in the areas of financing and subsidies as well as expert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

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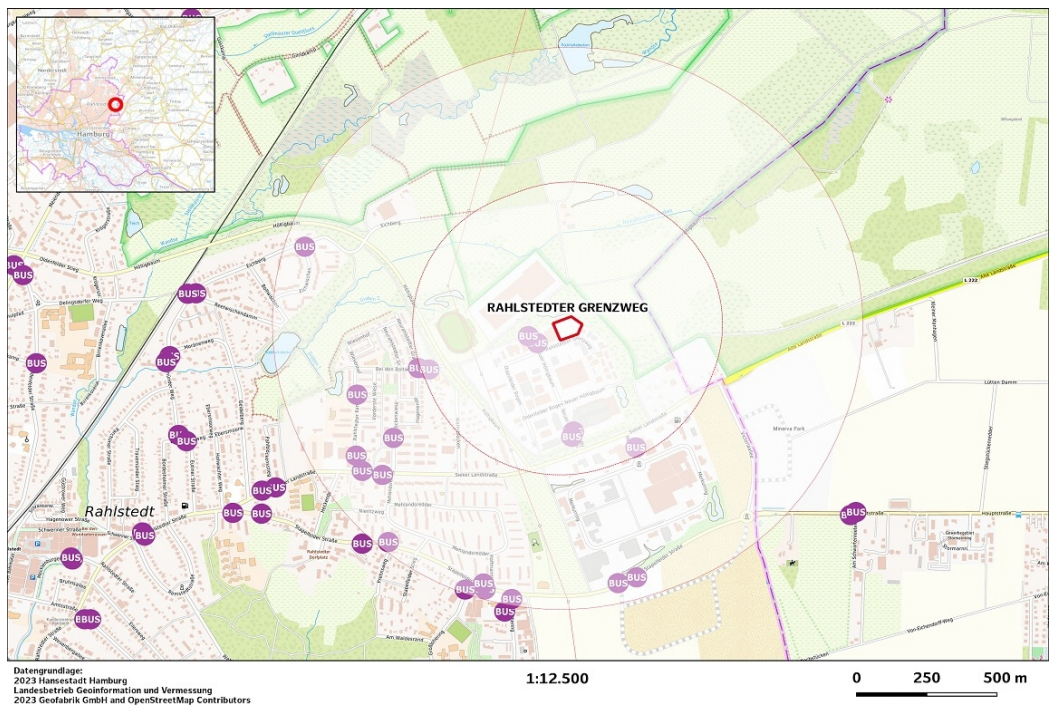
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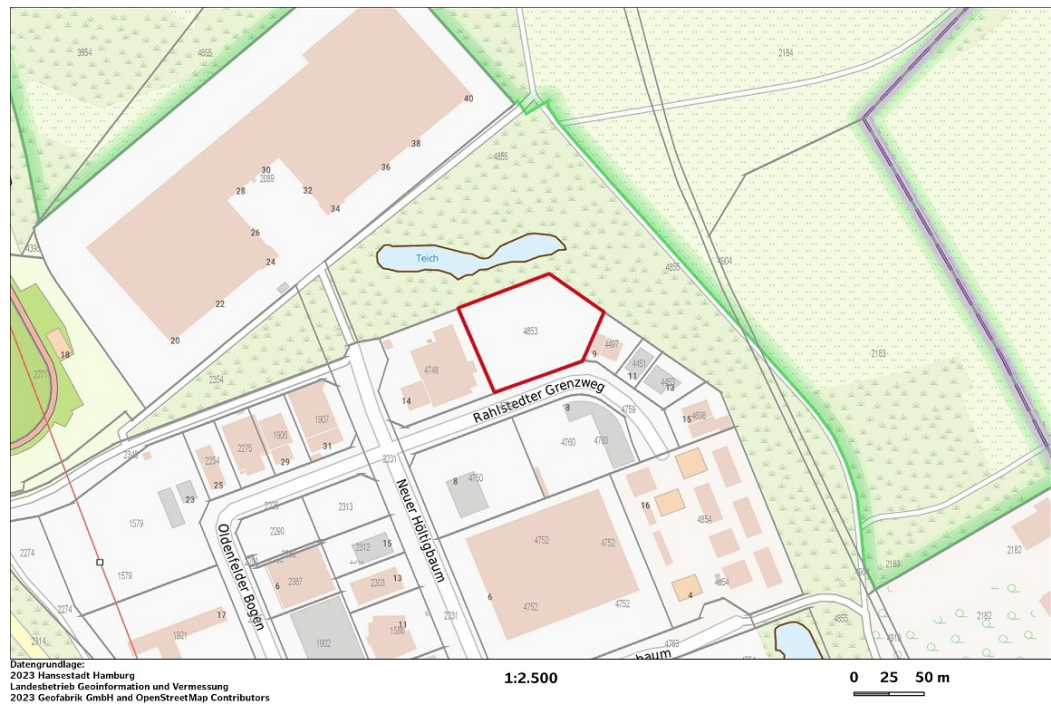
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