Municipal commercial property Leegerwall

OBJECT ID

922144

MAIN CRITERIA

Address	21129 Hamburg
Object type	Property
Available land	5,073 m²
Development plan	Finkenwerder 30
Designation	GE GH 17,5-22,5, GRZ 0,8
Available	Immediately
Allocation by heritable building right	Yes

VERKEHRS-ANBINDUNG

Hamburg city centre	20 km
Walking distance to the nearest bus stop	2 min
Journey time underground/subway to long-distance railway station	17 min

Car journey time to the motorway	15 min
Car journey time to the airport	40 min

The site is connected to the regional and national road network via the A7 motorway (HH-Waltershof). The HADAG ferries 62 and 64 take you directly across the Elbe river. Finkenwerder is well connected to the rest of Hamburg by ferries, roads and buses. The ferries across the Elbe river in particular offer an attractive connection to the city center and underline its maritime character. The tavel time by bus between Hamburg-Finkenwerder and Harburg-Rathaus S-Bahn station takes around 42 minutes over a distance of around 18 km. From Harburg-Rathaus S-Bahn station, it takes 17 minutes to reach Hamburg central station.

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DESCRIPTION

The site is approx. 5,073 m² in size and is fully accessible via Leegerwall. The development plan designates the area as a commercial zone with a land-t-building ratio of 0.8 and a building height of 17.5 to 22.5 meters. This is a location in the Finkenwerder Innovation Park. The area is therefore particularly suitable for aviation supply companies as well as maritime service providers.

LOCATION

The site is located on a peninsula between the Elbe river, the Steendiekkanal and the Rüschkanal. The commercial area is home to small-scale businesses (production and trade) as well as high-quality maritime businesses and leisure facilities for water sports. Residential development borders to the south and east, while the enclosed Airbus site begins to the west. Despite its proximity to the city of Hamburg, Finkenwerder has retained its village character. Small streets, traditional half-timbered houses and a close-knit community characterize the image, complemented by modern developments in the course of the industrial presence. The district is surrounded by water and green spaces. The Elbe river, the marshland and nature reserves such as the Süderelbe natural flood plains make Finkenwerder an attractive place for nature lovers.

CITY DISTRICT

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.

ADDITIONAL INFORMATION

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.

IMPRINT

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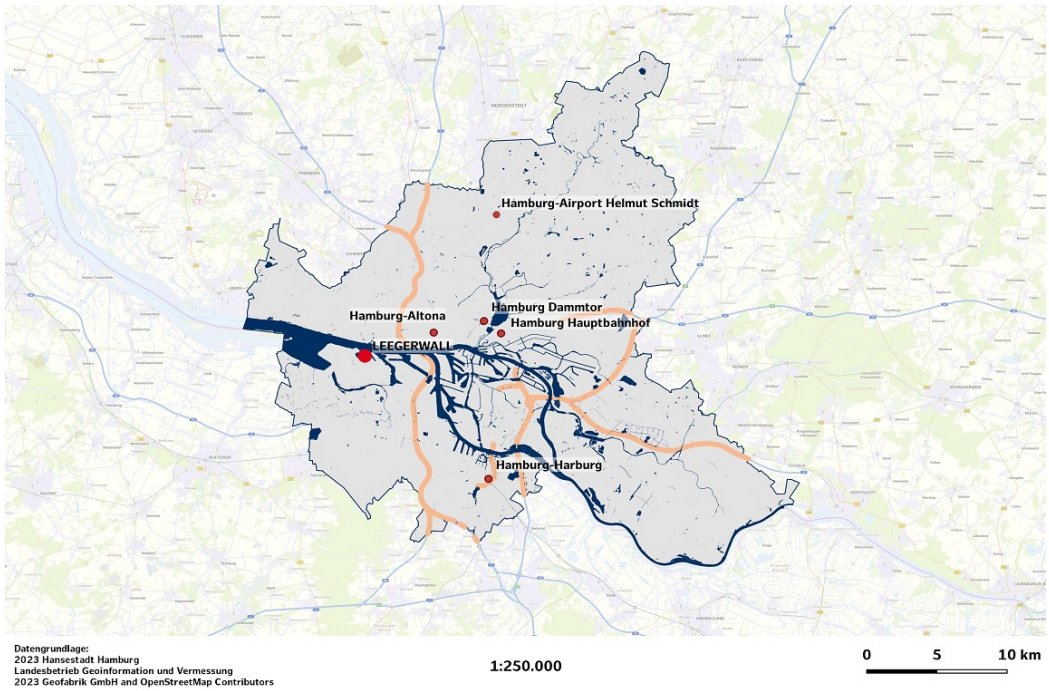
IMAGES



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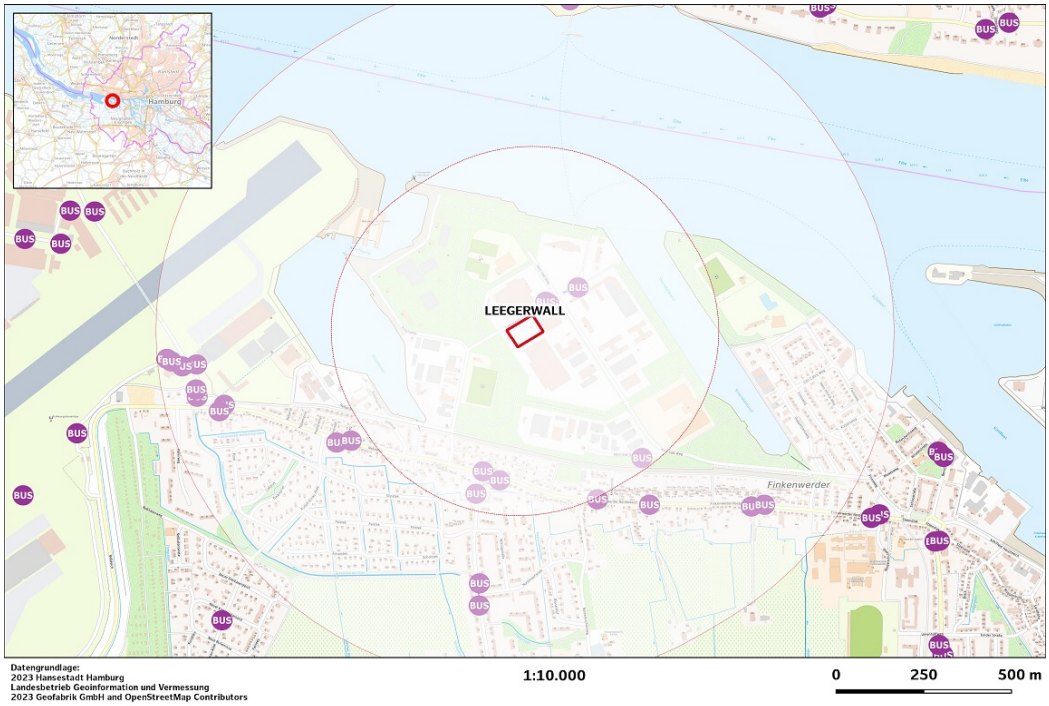

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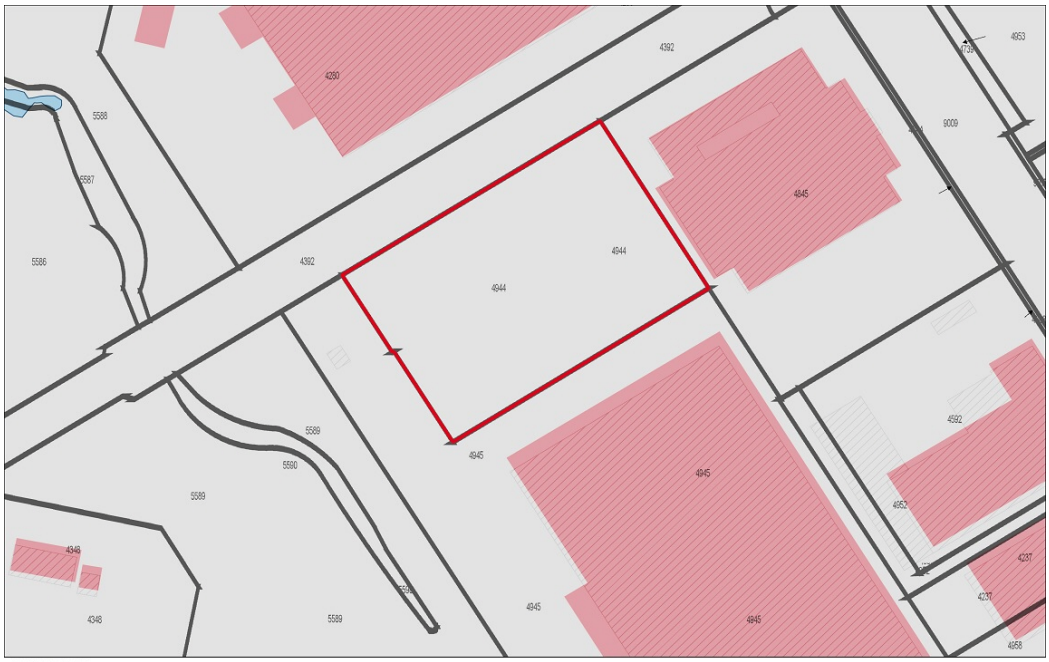

site plan

aerial view 1 to 2500