

Municipal commercial property Grusonstraße 3

OBJECT ID

922151

MAIN CRITERIA

Address	22113 Hamburg
Object type	Property
Available land	24,138 m²
Development plan	Billbrook 5
Designation	Industriegebiet
Available	at short notice
Allocation by heritable building right	Yes

TRANSPORT LINKS

Hamburg city centre	8 km
Walking distance to the nearest bus stop	2 min
Walking distance to nearest underground/subway station	23 min

Journey time underground/subway to long-distance railway station	8 min
Car journey time to the motorway	6 min
Car journey time to the airport	31 min

This industrial location has excellent transport connections. The site is connected to the regional and national road network via the nearby A1 motorway, Ring 2 (Grusonstraße) and the B5 federal road (Bergedorfer Straße). It is served by public transport with direct bus connections. The Hamburg central station can be reached in 8 minutes from the nearest Tiefstack S-Bahn station.

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DESCRIPTION

The plot at Grusonstrasse 3 has a size of 24,138 m², is developed via Grusonstrasse and is designated as an industrial area by planning law. It is particularly noteworthy that the site has a trimodal connection and can be served by road, rail and waterway. The site is therefore primarily suitable for uses that have a high level of delivery traffic and can be assigned to the production and logistics sector.

LOCATION

The Grusonstrasse site is part of the Billbrook/Rothenburgsort industrial location. Small and medium-sized companies as well as global market leaders have been creating high-performance industrial value here for more than 100 years. Due to the very good transport links, a number of well-known logistics companies (e.g. Dachser, Bursped, Thomsen, GLS) have also settled on the site

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 spatial 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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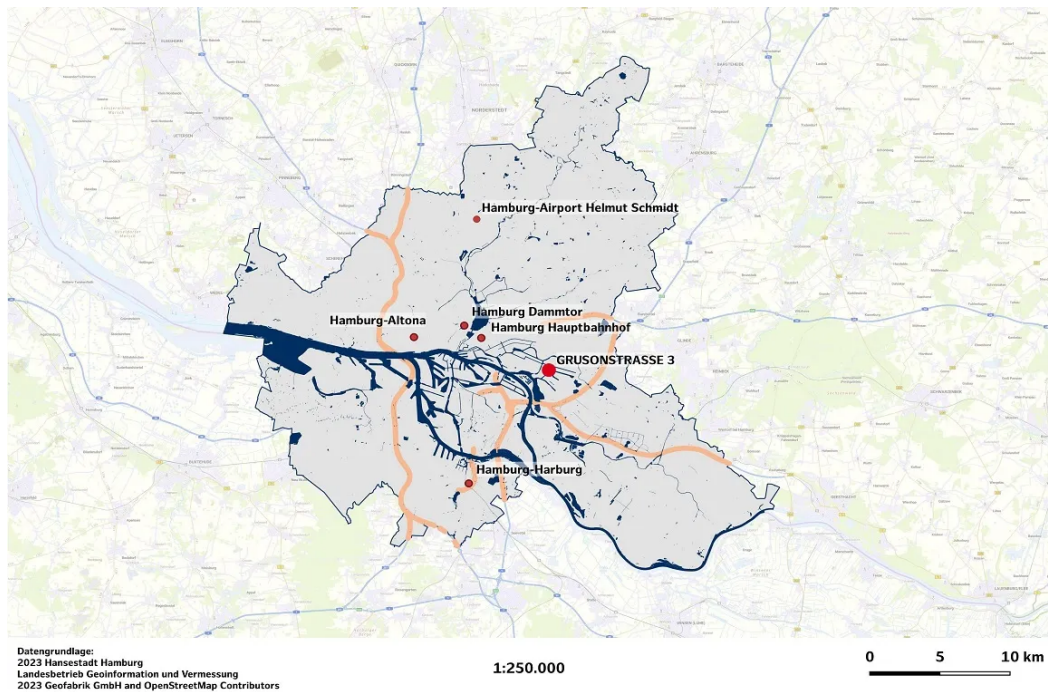
Geschäftsführung:

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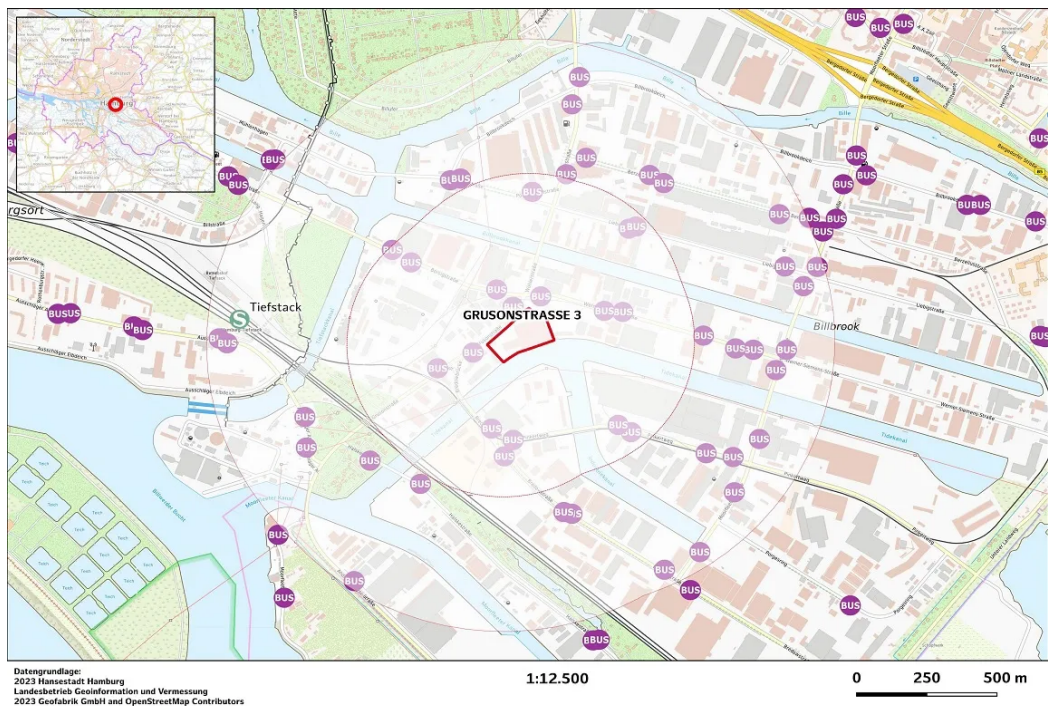
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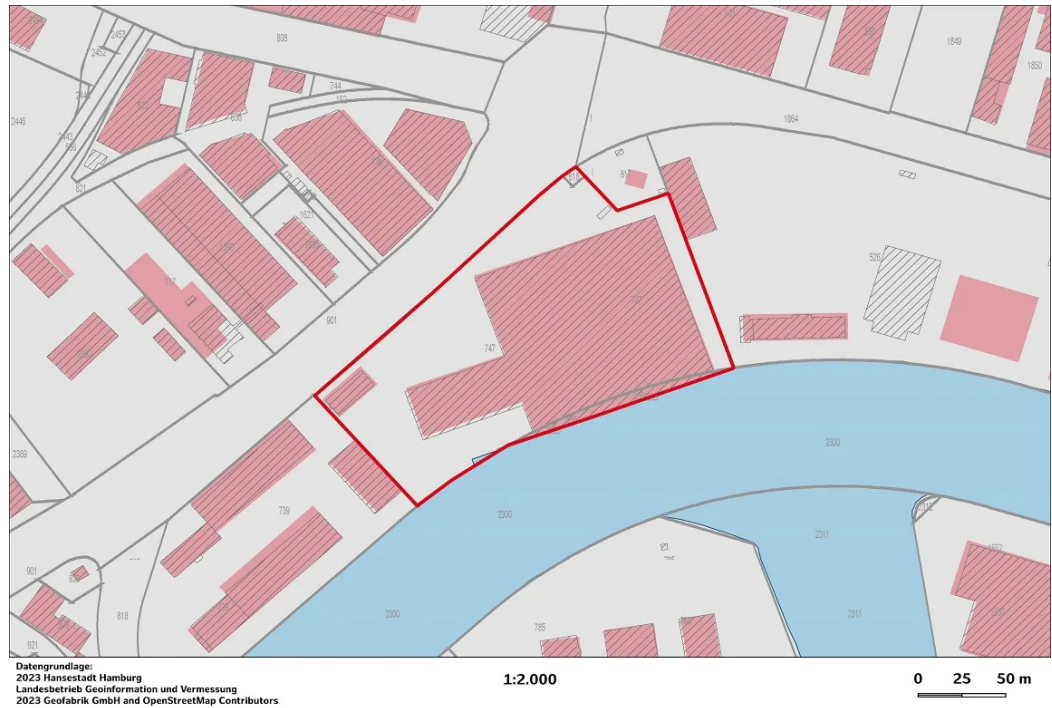
IMAGES



macro location



micro location



site plan