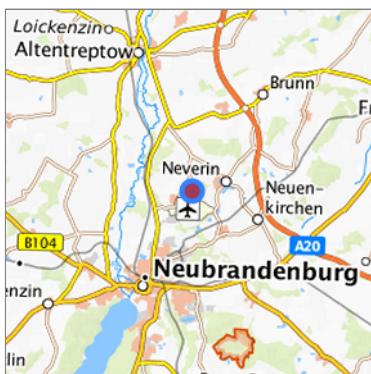


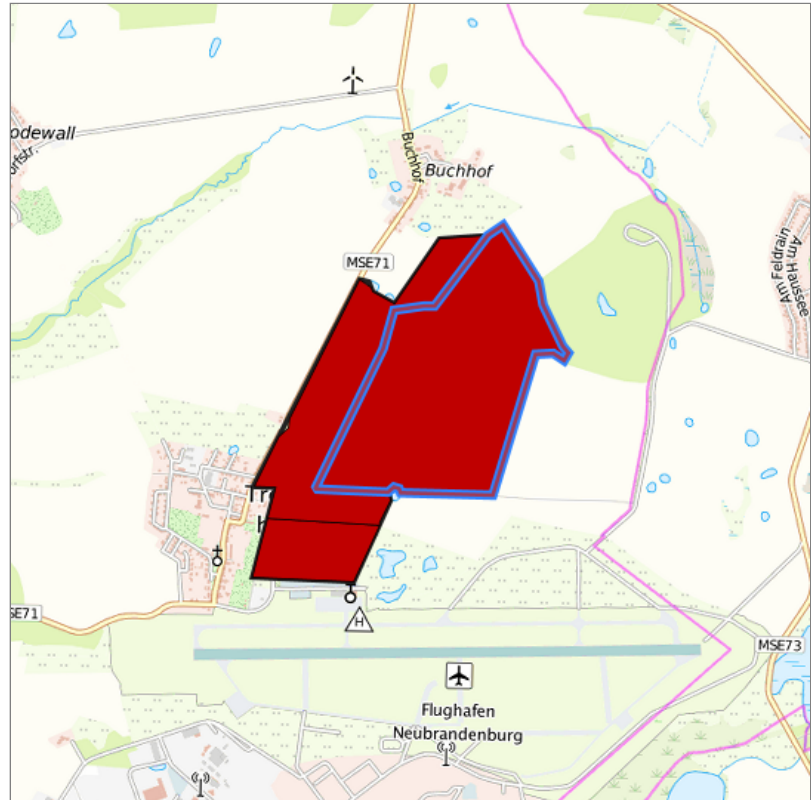
Gewerbe- u. Industriegebiet Neubrandenburg-Trollenhagen / Flughafen (Trollenhagen GI Gebiet) at Trollenhagen, Landkreis Mecklenburgische Seenplatte



Location in Mecklenburg-Vorpommern










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	Gewerbe- u. Industriegebiet Neubrandenburg-Trollenhagen / Flughafen
Municipality/city	Trollenhagen
Description of the commercial zone	KEY FACTS: <ul style="list-style-type: none">* Immediately available, undeveloped and flexibly usable land.* 1 ha to 127 ha (greenfield, divisible, free of contaminated sites)* Fully developed: 16 ha; partially developed 111 ha* Industrial area GI 74.0 ha, commercial area GE 36.9 ha* Special area SOF 2.6 ha* GRZ 0.6 - 0.8* Internet bandwidth: > 1GB/s* Direct access to the airfield possible* Purchase price (VB): from 12 Euro/ m²* Tax rates: Real estate tax B = 350 %; trade tax = 380 % * Further development as required <ul style="list-style-type: none">* Further development as required by the municipality* different owners* Gas connection: medium pressure pipe with 1.6 bar (PE-HD da 160 x 14.6) / max. 1,000 m³/h possible / new gas pipes are no longer planned due to current decarbonisation guidelines* Water connection: Nominal capacity (DN) drinking water pipeline PE-HD 225 x 22.8 (corresponds to DN 180) Pressure station Trollenhagen currently has approx. 120 m³/day of free network capacity available.* Waste water: 60m³/h* Electricity connection via e.dis: 1-2 MW expansion to 7 MW in the short term, up to 50 MW in 5-6 years
Description of the parcel	GI Area largely privately owned
	Municipality: 12.4 ha (16%)
	Private individuals: 61.1 ha (84%)

Parcel

Property size (m ²)	738,154.94
Space can be parcelled freely	Yes
Availability	immediately available
Comments on availability	Immediately, existing and legally valid B-plan

Type and extent of building and land use

Specific type of structural use	GI
Development situation	partially accessible

Transport accessibility

Motorway	A20	13.0 km
Motorway	A19	82.0 km
Main road	B104/192	10.0 km
International airport	BER	170.0 km
Commercial airfield	Flughafen Neubrandenburg-Trollenhagen	0.5 km
Port	Seehafen Stralsund	98.0 km
Port	Mukran Port	142.0 km
Port	Hafen Rostock	153.0 km
Rail freight traffic	Gleisanschluss	0.5 km
Existence of cycle/pedestrian path	sidewalk , cycle route	
Availability of public transport	Available	
Heavy goods vehicle traffic suitability	Yes	
Comments on transport infrastructure	Direct airport connection, railway siding at 500 m, motorway connection 13 km	

Contact

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