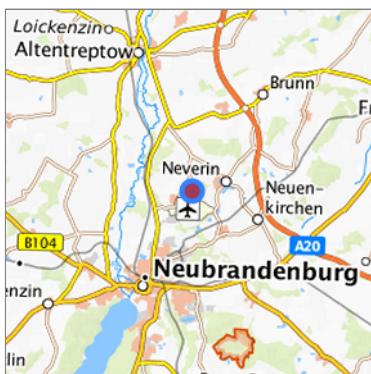


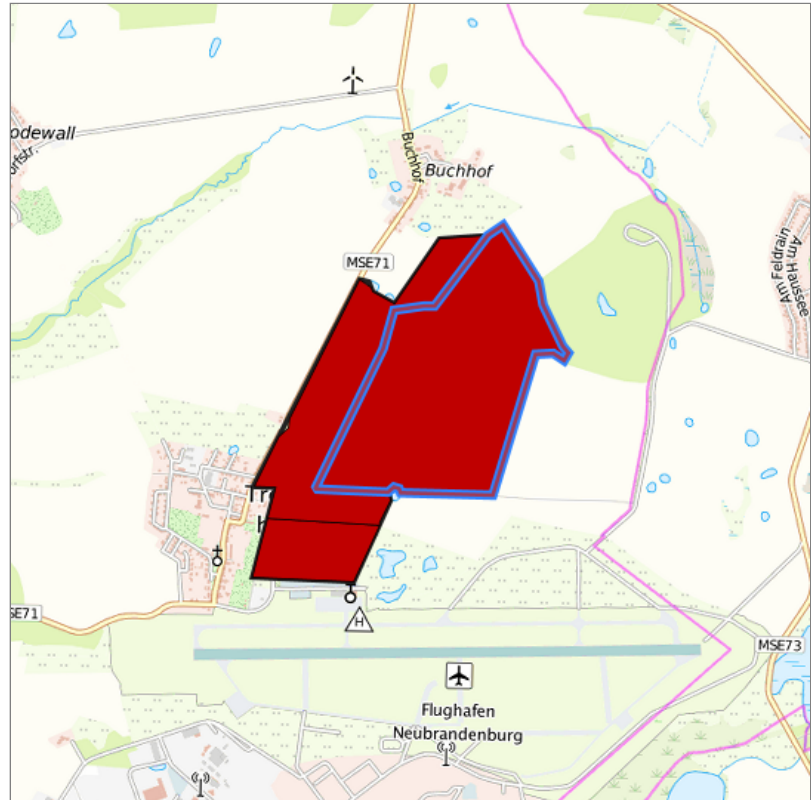
## Gewerbe- u. Industriegebiet Neubrandenburg-Trollenhagen / Flughafen (Trollenhagen GI Gebiet) at Trollenhagen, Landkreis Mecklenburgische Seenplatte



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"><li>* Immediately available, undeveloped and flexibly usable land.</li><li>* 1 ha to 127 ha (greenfield, divisible, free of contaminated sites)</li><li>* Fully developed: 16 ha; partially developed 111 ha</li><li>* Industrial area GI 74.0 ha, commercial area GE 36.9 ha</li><li>* Special area SOF 2.6 ha</li><li>* GRZ 0.6 - 0.8</li><li>* Internet bandwidth: &gt; 1GB/s</li><li>* Direct access to the airfield possible</li><li>* Purchase price (VB): from 12 Euro/ m<sup>2</sup></li><li>* Tax rates: Real estate tax B = 350 %; trade tax = 380 % *</li></ul> Further development as required <ul style="list-style-type: none"><li>* Further development as required by the municipality</li><li>* different owners</li><li>* Gas connection: medium pressure pipe with 1.6 bar (PE-HD da 160 x 14.6) / max. 1,000 m<sup>3</sup>/h possible / new gas pipes are no longer planned due to current decarbonisation guidelines</li><li>* 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 m<sup>3</sup>/day of free network capacity available.</li><li>* Waste water: 60m<sup>3</sup>/h</li><li>* Electricity connection via e.dis: 1-2 MW expansion to 7 MW in the short term, up to 50 MW in 5-6 years</li></ul>
Description of the parcel	GI Area largely privately owned
	Municipality: 12.4 ha (16%)
	Private individuals: 61.1 ha (84%)

## Parcel

Property size (m <sup>2</sup> )	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

<b>Motorway</b>	A20	13.0 km
<b>Motorway</b>	A19	82.0 km
<b>Main road</b>	B104/192	10.0 km
<b>International airport</b>	BER	170.0 km
<b>Commercial airfield</b>	Flughafen Neubrandenburg-Trollenhagen	0.5 km
<b>Port</b>	Seehafen Stralsund	98.0 km
<b>Port</b>	Mukran Port	142.0 km
<b>Port</b>	Hafen Rostock	153.0 km
<b>Rail freight traffic</b>	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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