



Source: LGV - Agency for Geo Information and Surveying

PROPERTY RAHLSTEDTER GRENZWEG

District of Wandsbek, quarter of Rahlstedt

KEY FIGURES

Object	5144
Object type	Commercial building area
Property in m ²	5,561
Availability	immediately
Development plan	Rahlstedt 109
Designation	GE - GH 8-17 - GRZ 0,8

TRANSPORT CONNECTION

Hamburg city centre	14 km
Travel time by foot to the nearest bus stop	2 min
Travel time by foot to the nearest S-Bahn/U-Bahn station	30 min
Travel time by U-Bahn/S-Bahn to the nearest mainline station	16 min
Travel time by car to the nearest motorway link	5 min
Travel time by car to Hamburg Airport	30 min

This property is offered by:

HIW Hamburg Invest Wirtschaftsförderungsgesellschaft mbH
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LOCATION

The district of Wandsbek

The district of Wandsbek is a popular commercial location with a long history. Combining diverse sectors of the economy and a high quality of life, Wandsbek is an attractive place for living and working in an urban environment. With around 430,000 residents (approx. 23% of the total population), it is also the most populous district in the City of Hamburg. More than 21.9% of Hamburg's total workforce is employed in Wandsbek, which is the highest share among Hamburg's districts. As a business location, Wandsbek is quite heterogeneous and includes anything from corporate headquarters to manufacturing companies, some of these with a high share of R&I, and a colourful mix of innovative trading estates and small-scale craft enterprises.

Global players based in Wandsbek include Meyle AG, a car spare parts manufacturer, Jungheinrich AG, an intralogistics manufacturer, IWAN BUDNIKOWSKY GmbH & Co. KG, a drugstore chain, Otto GmbH & Co KG, a mail order company, Olympus Deutschland, a manufacturer of optical and digital precision technology, as well as Eppendorf AG, a life sciences company. Thanks to the district's high density of businesses, there is also an exciting mix of companies on a smaller scale, e.g. in the form of trading estates and co-working spaces with high innovative power for the district and beyond. The combination of living and working, which makes Wandsbek a blueprint for the development of modern mixed-use areas in existing buildings, is also reflected in the business statistics of Hamburg's Chamber of Crafts: in 2016, around 24.3% of Hamburg's craft enterprises were located in the district of Wandsbek.

The location in more detail

The Neuer Höltigbaum industrial area is located in the east of the district directly on the state border between Hamburg and Schleswig-Holstein.

It extends between the streets Neuer Höltigbaum, Oldenfelder Bogen and Rahlstedter Grenzweg. The Merkurpark industrial area adjoins to the south. While the companies on the ground are highly heterogeneous in terms of their size, business type and purpose, logistics, production and craft businesses make up the lion's share. There is currently one site owned by the municipality available for sale.

The location provides excellent transport connectivity: the motorway access Hamburg-Stapelfeld (A1) is only 3 km away and can be reached directly via Sieker Landstrasse or Alte Landstrasse, as can the Ring 3 ring road. The streets in the commercial area are suitable for large trucks. In addition, there are several bus stops on site that serve the Rahlstedt railway station.

Transregional companies at the location

In the vicinity of the Neuer Höltigbaum industrial area you will also find a number of transregional companies. These include Johnson Controls System & Service, a building services engineering company, travelite, a luggage manufacturer, BASF Coatings, a vehicle paints and coatings company, PENSKE Sportwagen, a sports cars manufacturer as well as Buch- und Presse-Großvertrieb Hamburg, a logistics provider.

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**PROPERTY
ON OFFER**

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.

HAMBURG INVEST**One-stop service**

This commercial property is sold by Hamburg Invest – the one-stop agency for relocation and investment in Hamburg. To be directly awarded, companies must comply with the business development criteria defined by the City of Hamburg.

As well as brokering commercial real estate, Hamburg Invest supports you in all business matters, especially with regard to application and approval procedures as well as construction law issues. In addition, Hamburg Invest connects you with relevant stakeholders from our network in the areas of financing, subsidies as well as industry- and technology-specific expert communities.

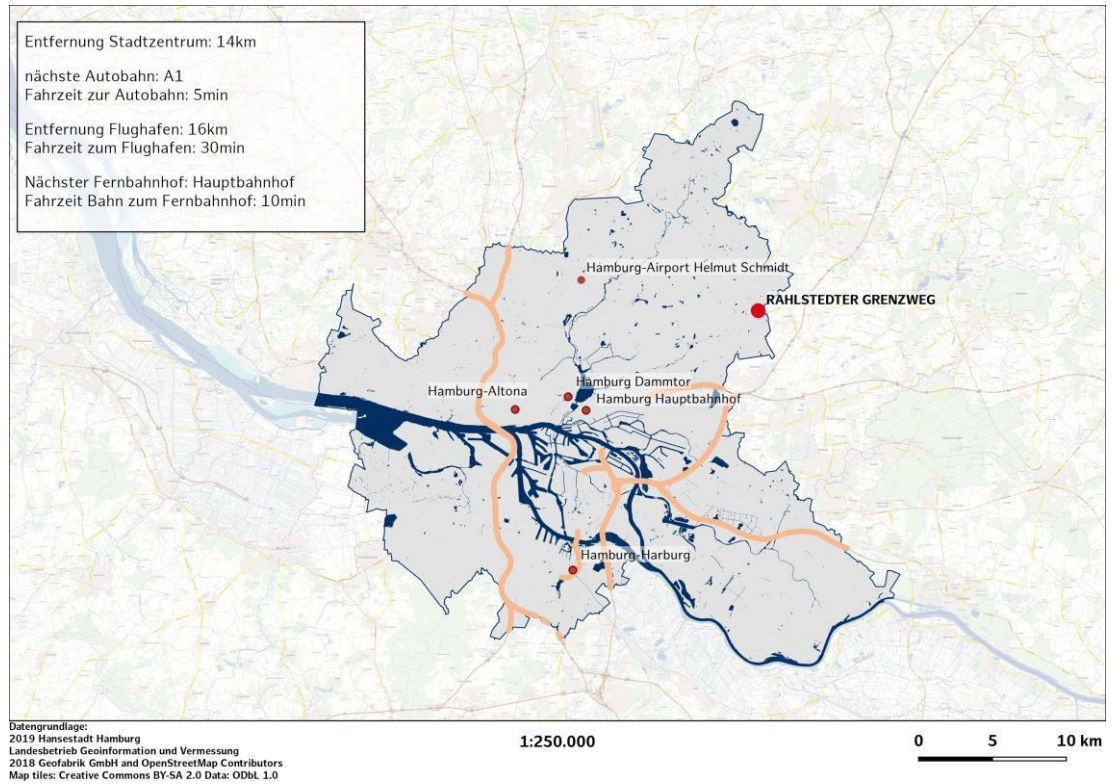
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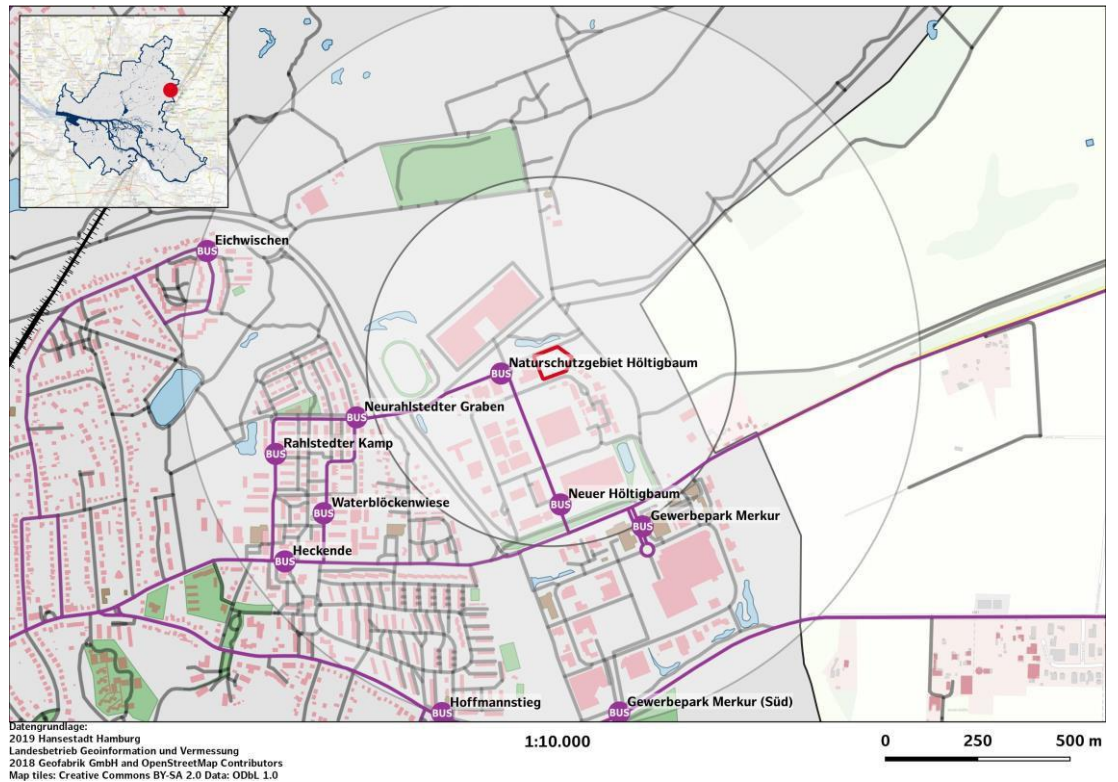
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MACRO LOCATION



MICRO LOCATION



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SITE PLAN



AERIAL VIEW



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