

## Logistics region JadeWeser



### Best prerequisites for street-bound logistics

Within 4.5 hours – national  
Northwestern-Germany incl. the metropolitan regions

- Hamburg
- Hannover/Braunschweig
- Rhein/Ruhr
- Oldenburg/Bremen

Within 9 hours – international

- The Netherlands
- Denmark
- Belgium
- (South)-Sweden



## Intercommunal Business and Industry Park

### Our location

- Convenient location for logistics and industrial production
- Close proximity to the JadeWeserPort, as well as large-scale enterprises in the chemical and energy sector
- Up to 150 ha of potential industrial- and business area
- Net building area of 45 ha – with 40 ha free available
- Free passage on the freeway (Autobahn) A 29 and A 31 and direct connection to the freeway
- The (planned) A 20 freeway will optimize connection to the east-west-axis
- Only a short distance to the freight depot and station in Sande and to the airport in Mariensiel
- Excellent life quality at the North Sea Coast



- Developing region according to EU/Federal Republic/State of Lower-Saxony
- Part of the metropolitan region Bremen/Oldenburg in the Northwest



## Your Site Specifications

- Space available up to 16 ha integral
- Qualified as industrial area with the possibility for a 24/7 mode of production
- Noise emissions from 70 dBA to 59 dB(A) (day/night) plus a possible extra contingent
- Building Ground:
  - former use/actual use: agriculturally used area
  - free from contamination or munitions
  - good bearing soil: approximated off 8-9 m under the ground surface, mostly clay
- earthquake free zone
- Landlord: Zweckverband JadeWeserPark as a community of 12 cities, municipalities and counties
- Building permission authority: Landkreis Friesland



*aerial view October 2016*

## Provision of Services installed

- street, able for heavy goods traffic
- fresh-water-access: DN 40 up to DN 50 (2l/s - 4 l/s)
- waste water: DN 200 pressure pipeline
- gas power supply: DN 100 PE
- electric power supply: available as needed
- broadband network: VDSL (up to 50 Mbit/s)
- fibre-optic cable possible by EWE Tel
- accesspoint to the services free selectable
- the Services can be specified by the providers as needed







## Taxes and fees

- Land transfer tax 5 % of the purchase price
- Sewage charges, 3,15 Euro/m<sup>3</sup>
- Rainwater fees, 0,25 Euro/m<sup>2</sup>
- Fresh water connection fees, 0,77 Euro/m<sup>2</sup> land area  
Technical access DN 40 (2l/s) 1.313 Euro,  
alternativ DN 50 (4l/s) 2.963 Euro
- Business tax 380 %
- Land tax 380 %

## Contact Information

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