



Exposé  
Industrial space in the  
**CleanTech**

Business Park Berlin-Marzahn

Das Projekt wird gefördert aus Mitteln des Bundes und des Landes Berlin im Rahmen der Gemeinschaftsaufgabe (GRW) „Verbesserung der regionalen Wirtschaftsstruktur“.

## PROPERTY DESCRIPTION

The CleanTech Business Park (CBP) is an industrial and commercial park dedicated to manufacturing companies from the cleantech sector. The park encompasses a total area of 90 hectares. Current ownership is with the Federal State of Berlin and the Berlin Water Works, represented by the district council office of Marzahn-Hellersdorf. The grounds formerly accommodated a water purification plant and have undergone extensive redevelopment works conducted by the Federal State of Berlin. All construction activities including utility installations and access roads have been completed in 2015.

The CPB is situated east of Hohenschönhauser Straße, north of Bitterfelder Straße and south of Hellersdorfer Weg in Berlin's city district of Marzahn-Hellersdorf. It is one of Berlin's largest development projects and one of the capital's most promising future industrial locations. As a unique feature and despite its inner-city location, the park offers a core zone for facilities dealing with hazardous substances in accordance with German federal immission control regulations.

## KEY FIGURES AND DEVELOPMENT POTENTIAL

- » Total area of the site: approx. 900,000 m<sup>2</sup> (divisible)
- » Acquisition options: purchase or heritable building right
- » Corresponding land development plan: 10-56
- » Industrial zone (GI), site occupancy ratio: 0.8
- » Protective zone for companies subject to the Hazardous Incidents Ordinance pursuant to the Federal Immission Control Act
- » Available immediately

## LOCAL INFRASTRUCTURE / SITE DEVELOPMENT

- » Utility lines for drinking water, sewage, power and telecommunications along the public and new access roads
- » Powerful fiber optic infrastructure for area-wide broadband coverage with data transmission rates in the gigabit range
- » Relay station for voltage transformation nearby
- » District heating lines available in the immediate vicinity

## TRAVEL CONNECTIONS

- » B 158, B 1 and B 5 Federal Highways
- » A 10 (7 km), A 114 and A 11 Expressways
- » Main Railway Station (15 km)
- » Airport (26 km)
- » City East (14 km), City West (18 km)
- » S-Bahn stations: Mehrower Allee, Raoul-Wallenberg-Str. (S 7); Gehrenseestraße (S 75)
- » Streetcar/bus stops

## TAX SITUATION AND POTENTIAL SUBSIDIES

- » Trade tax rate: 410%-points; property tax rate B: 810%
- » Potential subsidies: Promotional Zone C with up to 30% investment support

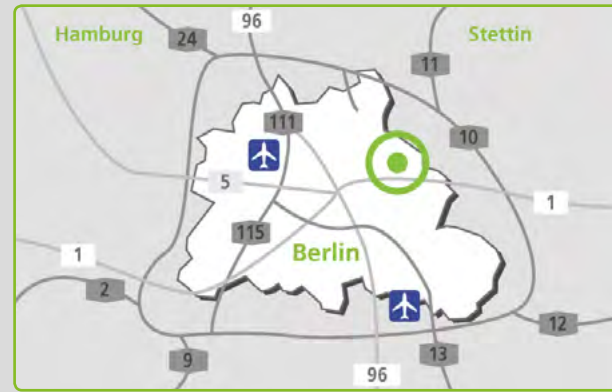
## PURCHASE PRICE

- » Upon request. No commission charge for the buyer.

## CONTACT

GREGOR KECK  
Sales & Marketing  
Phone: +49 30 90 293 2625  
[gregor.keck@cleantechpark.de](mailto:gregor.keck@cleantechpark.de)  
[www.cleantechpark.de](http://www.cleantechpark.de)

KATHRIN RÜDIGER  
Director, Economic Development Center  
Phone: +49 30 90 293 2611  
[kathrin.ruediger@ba-mh.berlin.de](mailto:kathrin.ruediger@ba-mh.berlin.de)  
[www.wirtschaftsfoerderung-mh.de](http://www.wirtschaftsfoerderung-mh.de)



Macro location of the CleanTech Business Park in Berlin



Aerial photo of the CleanTech Business Park



Approved Development Plan 10-56

DISTRICT OFFICE OF MARZAHN-HELLERSDORF OF BERLIN  
Economic Development Center – ZAK  
Wolfener Straße 32–34, Building K, 3rd Floor  
D-12681 Berlin  
All information is subject to change.