Exposé
Industrial space in the

CleanTech
Business Park Berlin-Marzahn
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 m² (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

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All information is subject to change.