

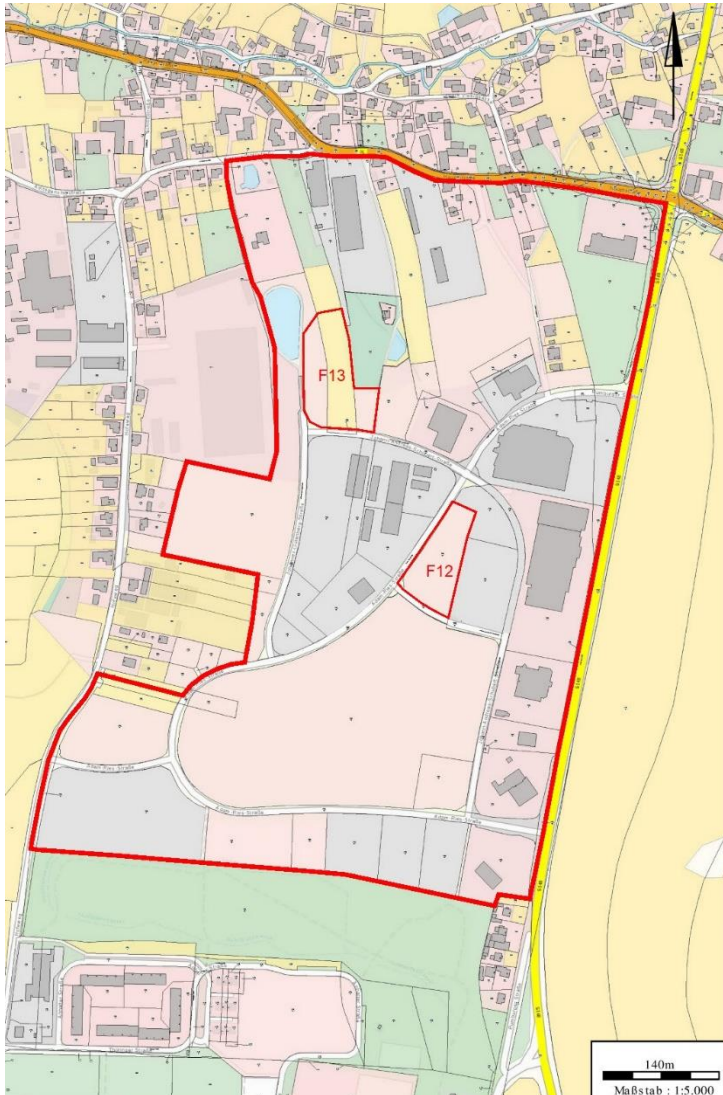


**Business Park „Rumburger Straße“, D-02730 Ebersbach-Neugersdorf, Saxony**  
**status: february/2024**



location:	situated central, close to Czech Republic (8 km)
transportation:	A-road B96, state road S 148, motor-way A4 in 27 km, cities of Löbau 13 km, Zittau 21 km, Bautzen 29 km and Görlitz 37 km, direct local-transport connection
topography:	sloping easily to the north
type of use:	the legally binding land-use plan describes the area as a business and trading park
total area:	19,6 ha (gross), actually available 1,6 ha (clear)
available sections:	several non-built-up partitions about 5.600m <sup>2</sup> and additional partitions on behalf (see next page)
price:	by arrangement, standard ground value complies 9,50€/ m <sup>2</sup>





**available business  
units:**

measured:

F12: 5.600m<sup>2</sup>

unmeasured:

F 13: 8.200m<sup>2</sup>

established companies : supermarket, hardware store, gasoline station, mechanical engineering, welding technologies, retail/service for pallet carriers, metal constructions, furniture sales, automobile caravan company, automobile trade/service, home entertainment trade/service, solar energy supply, logistics,

development: actually used as grassland; development possible depending on the terms of an existing legally binding land-use plan (key plan "Rumburger Straße")

opening up for dev.: accesses to electr. connection, domestic / waste water and gas are burying under the road

road conditions: fully developed public road, one-side pavements



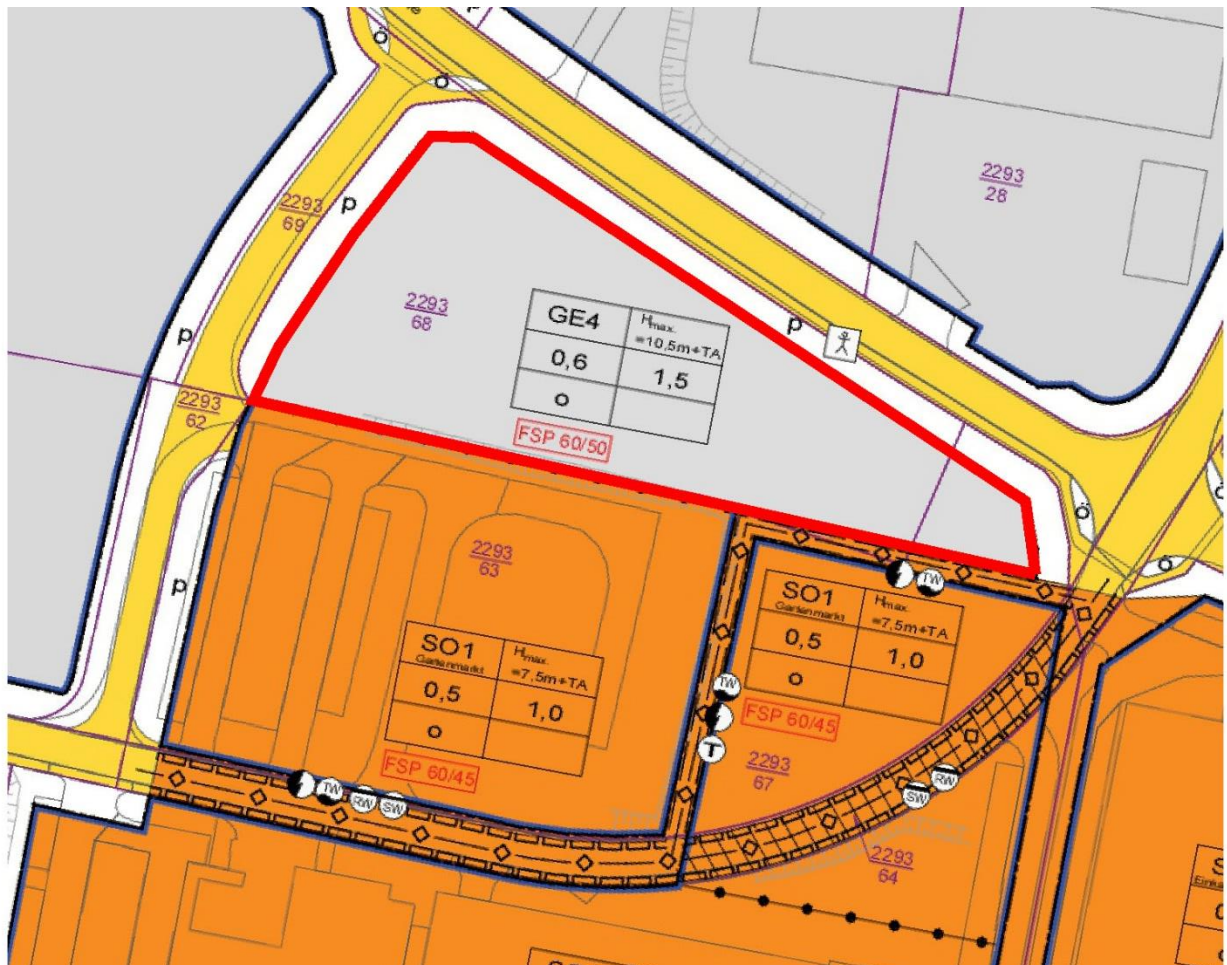




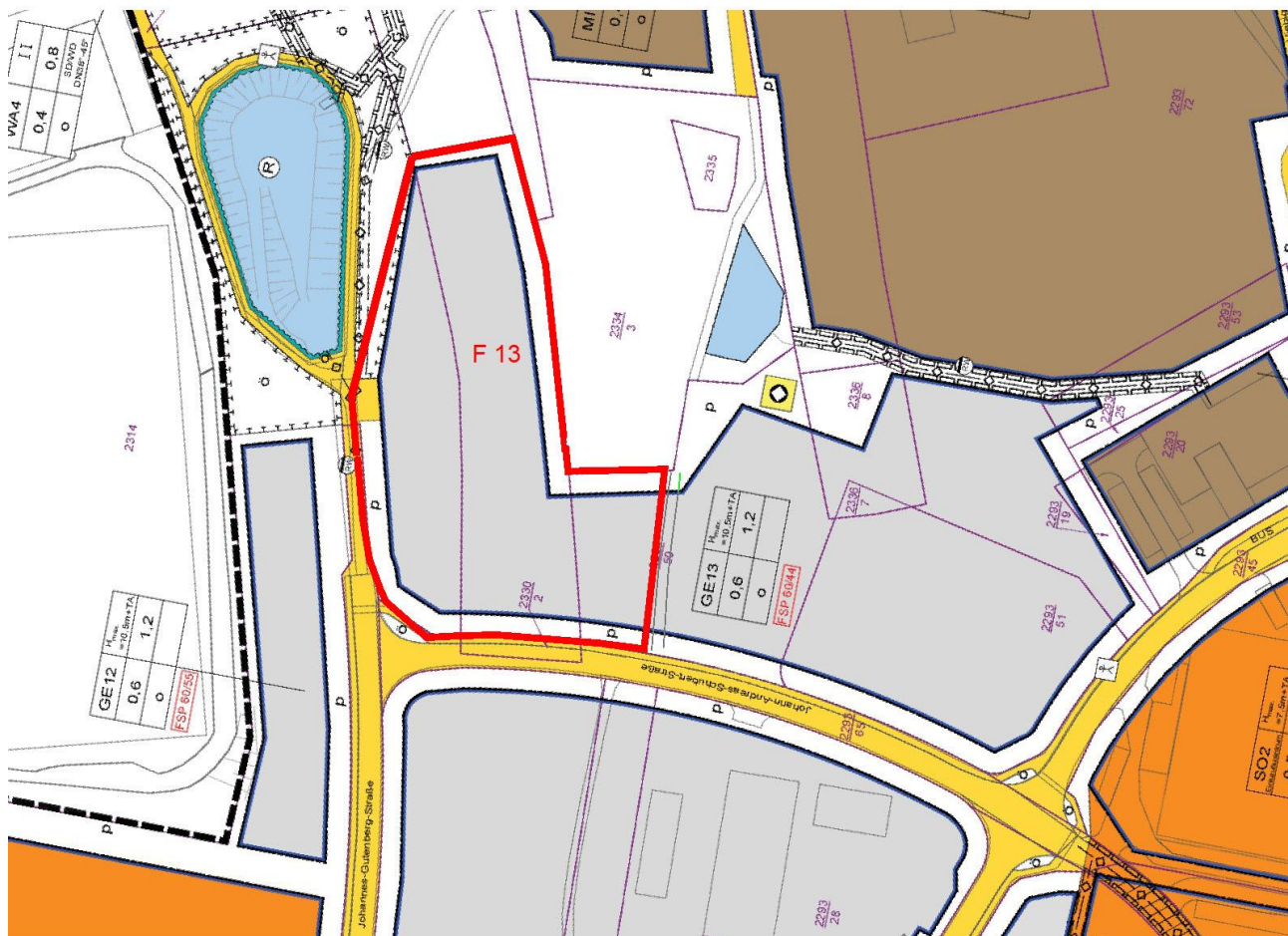
foundation ground: grown usual, good bearing soil, no bad depts or subterranean damages, land improved

### business unit F 12:

- measured
- area size: 5.600 m<sup>2</sup>



- unmeasured
- area size approximately 8.200 m<sup>2</sup>







source ref.: public office for geobased information and land survey in Saxony (GeoSN)

We would be pleased to offer our support and provide you with the most possible guidance concerning loans and aid programs. Don't hesitate to contact us!

contact:

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