

# General information

## Owner

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## Contact

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## City/Municipality

Torgau

## Site

Size - approx. 80 000 m<sup>2</sup>  
 Location - in the north of the city of Torgau directly on the river Elbe (approx. 1000m from the town centre)  
 Topography - Altitude above sea level max.: 82.0 Altitude above sea level min.: 81,2  
 Easements - Easement for Stadtwerke Torgau for medium-voltage and low-voltage lines Easement for public utilities Torgau for heating line

Contaminated sites - none

## Businesses on the site

EMC Electrical, Mess, Communications Technology Service GmbH  
 Torgauer Mechanical Engineering GmbH  
 Sickert Building Services

## Businesses in the surrounding area

AVANCIS Advanced Solar Power GmbH & Co KG  
 Saint-Gobain Glass Flachglas GmbH  
 Torgau Vocational School Centre  
 LauBau Tiefbau, Straßenbau GmbH  
 Stube Fördertechnik GmbH  
 Torgau painter GmbH  
 Torgau Mechanical Engineering GmbH  
 Kraftverkehr Torgau GmbH  
 Reiling Glas Recycling GmbH & Co KG

## Distance to

Federal motorways - A 14 Mutzschen approx. 40 km A 14 Leipzig-Taucha approx. 45 km A 13 Düben approx. 70 km  
 Federal roads - B 87 (main connection for the Torgau industrial park) Leipzig - Torgau - Frankfurt (Oder) B 182 Lutherstadt Wittenberg - Torgau - Riesa B 183 Bad Düben - Torgau - Elsterwerda  
 Airports Leipzig/Halle (approx. 55 km) Dresden Klotzsche (approx. 85 km) Berlin-Brandenburg (BER) (approx. 140 - 150 km)  
 Railway station Torgau railway station approx. 500m away / siding available  
 Port Torgau is connected to the European inland waterway network via the Elbehafen harbour.

## Urban technical Development

Electric power - Medium voltage level available, Stadtwerke Torgau, ENVIA  
 Water/waste water - available, Zweckverband Torgau - Westelbien  
 Gas - available, Stadtwerke Torgau  
 district heating - connection possible via Torgau municipal utilities  
 Telecommunications - available, Deutsche Telekom  
 Waste disposal - available, Abfallwirtschaft Torgau-Oschatz GmbH

## Legal General conditions

Emission control requirements (noise, etc.) - None. none, in accordance with regulations  
 Noise immission control - none none, in accordance with regulations  
 Environmental impact assessment - in accordance with applicable regulations

## Nearby buildings

Distance to the nearest housing estate - 500m, city park, Döbernschestraße  
 Facilities with potential for catastrophe (within 5 km) - none; Elbe dyke rehabilitation carried out in 2006

## Financial General conditions

Trade tax 400%  
 Land tax A 250%  
 Property tax B 360%



- 22 28 Buildings rented out
- 12 13 Warehouses
- 26 Workshop / Warehouses
- 5G Location 5G-Pole

- E1 South Entrance
- E2 West Entrance
- E3 East Entrance
- E4 West Entrance 2 (opt.)

T Transformer Station (max. power 2-3MW, potentially expandable to 5-6MW with necessary structural modification)

- Terrain boundary
- ▨ Buildings
- Open space
- Streets, Paths & Squares
- - - Rail track (inactive)