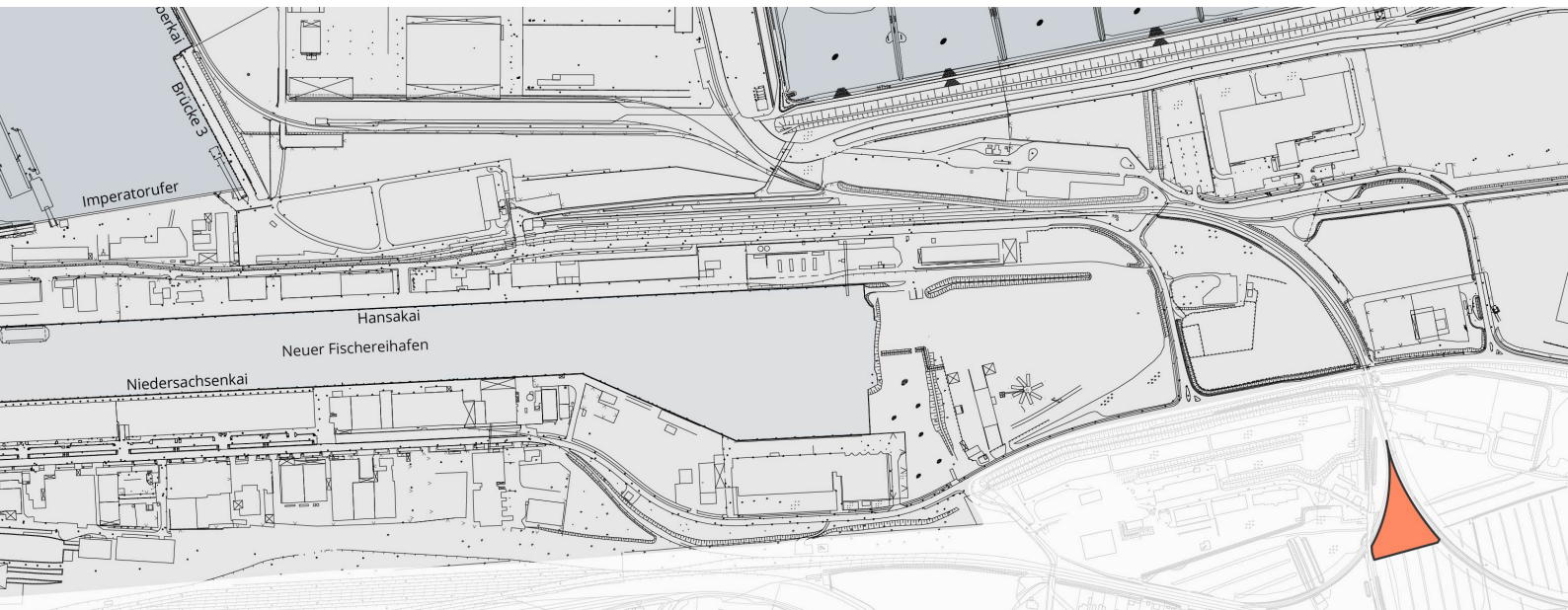


# Commercial Areas, Open Space Areas or Building Sites

## Location Cuxhaven – C13



### Rail Triangle Cuxhaven

Adress	Port of Cuxhaven Neufelder Straße / Grodener Deichstraße 27472 Cuxhaven
<b>Details About the Object / Object Description</b>	
Object	Commercial area within the rail triangle, 2 sep. areas, size abt. 2,200 m <sup>2</sup> and 4,200 m <sup>2</sup> , respectively; so far in use as agricultural areas; Surface unpaved, mostly level ground; foundation soil: silty sand, dry to wet; not developed; access via Papenstraße/Grodener Deichstraße; inner seawall area, safe from flooding
Availability / Type of Contract	› Available immediately, › Lease or Erbbaurecht contract
Commercial Utilization / Zoning Plan	Designation „SO Port“
Land Use and Zoning Plan / Construction Criteria	Zoning Plan 113
Restrictions / Official Requirements	› Distance to residential area: at least 150 m; › It is expected that compensational measures for displaced natural habitats will be necessary
Target Businesses	Storage area, area for utility and (water) removal (transformer station, pumping station and similar

## Rail Triangle Cuxhaven

### Infrastructure / Connection to Traffic Routes – by land –

Road Connection	› Woltmanstraße › Connection to Autobahn A 27 (Bremen), ca. 1,1 km › Federal Highway B 73 (Hamburg), ca. 1,1 km
Rail Connection	Train station ca. 3 km

### Distances

Airport	Sea-Airport Nordholz
Downtown Cuxhaven	ca. 3 km
Bremen	ca. 98 km
Hamburg	ca. 121 km

## Your Contact:

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