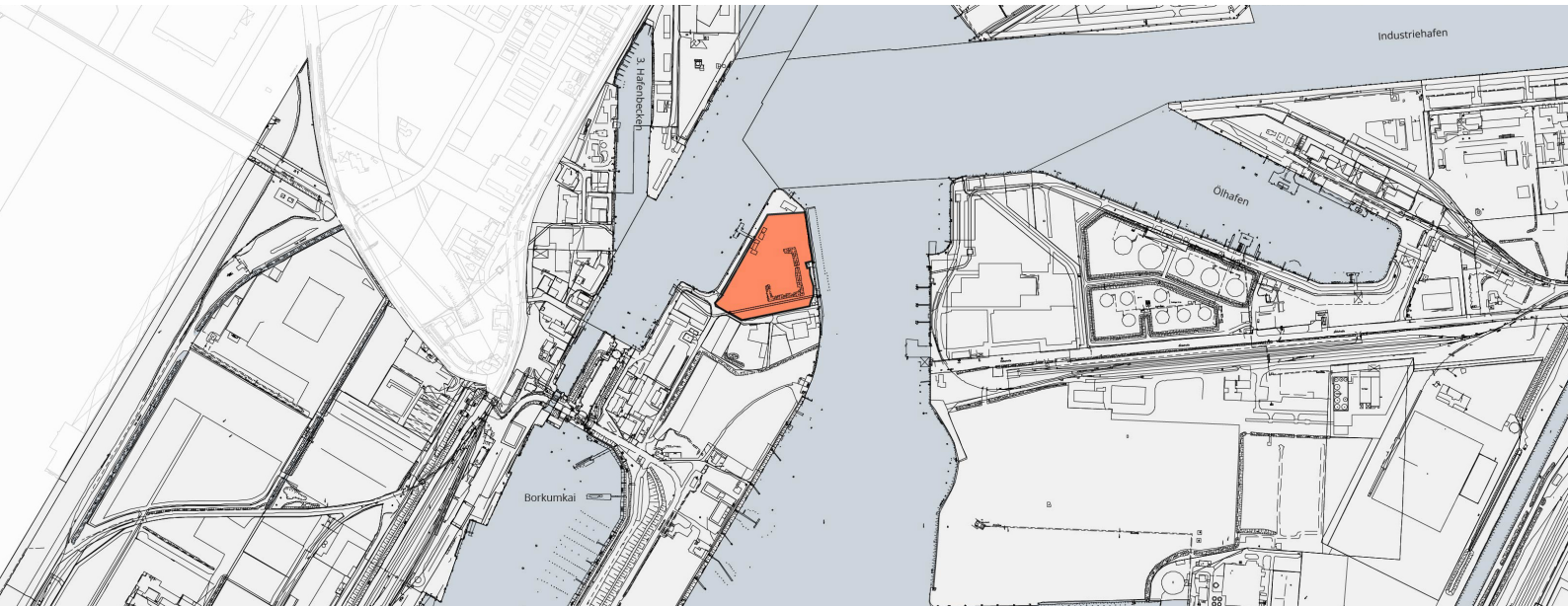


# Commercial Areas, Open Space Areas or Building Sites

Location Emden – E3



## New interior port in area Nesserlander Schleuse 2

Adress	Port Area of Emden An der Nesserlander Schleuse 26723 Emden
<b>Details about the object / object description</b>	
Object	<ul style="list-style-type: none"> <li>› 2,08 ha lot, currently used as dredge deposit site for the new construction of Nesserlander Schleuse</li> <li>› Becomes available in 2018</li> <li>› Road access via Nesserlander Straße (with existing utility lines)</li> <li>› Existing concrete ships' berth</li> </ul>
Availability / type of contract	<ul style="list-style-type: none"> <li>› After completion of the Nesserlander Schleuse (Nesserlander Lock) and renaturization of the pertaining dredge deposit pools (2018)</li> <li>› Lease or Erbpacht contract</li> </ul>
Commercial utilization / zoning plan	Special port area
Land use and zoning plan / construction	Special construction area acc. to land use plan
Restrictions / official requirements	There may be residual components of a tank cleaning facility underground
Target businesses	Port and transportation companies, industrial companies, EDC contractors

## New interior port in area Nesserlander Schleuse 2

### Infrastructure / connection to traffic routes – by land –

Road Connection	<ul style="list-style-type: none"> <li>› An der Nesserlander Schleuse</li> <li>› connection to Autobahn A 31, abt. 3 km</li> </ul>
Rail Access	<ul style="list-style-type: none"> <li>› Train station Emden abt. 3 km</li> <li>› Closest direct rail access in the port:               <ul style="list-style-type: none"> <li>› Borkum Quay 800 m</li> <li>› Südkai (South Quay) 2.3 km</li> </ul> </li> </ul>

### Infrastructure / connection to traffic routes – on the water –

Quay facility	<ul style="list-style-type: none"> <li>› Ships' berth (concrete) at the land plot available for non-exclusive utilization</li> <li>› Access on the water via Binnenhafen</li> <li>› Access to Binnenhafen via two locks 24/7</li> </ul>
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### Distances

Air Port of	Emden abt. 4 km
City Center of Emden	abt. 2 km
Bremen	abt. 140 km
Bremerhaven	abt. 140 km
Hamburg	abt. 260 km
Hannover	abt. 260 km
Duisburg	abt. 265 km

## Your Contact:

### Niedersachsen Ports GmbH & Co. KG

Branch Emden  
Friedrich-Naumann-Str. 7-9  
26725 Emden

Hanne Hollander  
Head of Real Estate Emden  
T.: +49 4921 897-335  
[hhollander@nports.de](mailto:hhollander@nports.de)

### Niedersachsen Ports GmbH & Co. KG

Branch Cuxhaven  
Am Schleusenpriel 2  
27472 Cuxhaven

Dirk Leibfried  
Head of Marketing & Sales  
T: +49 (4721) 500-173  
[dleibfried@nports.de](mailto:dleibfried@nports.de)