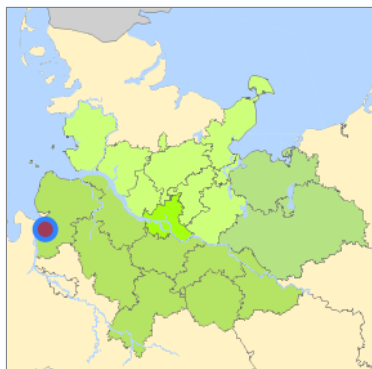
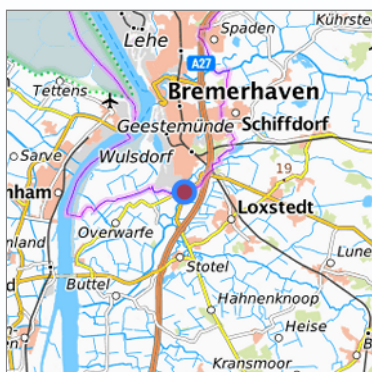


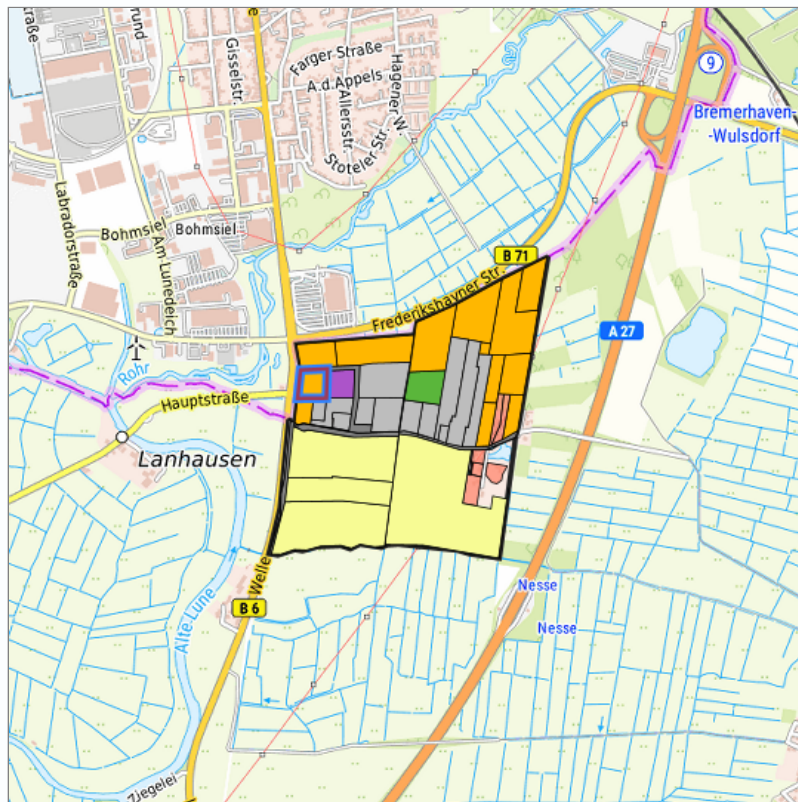
Siedewurt (53) at Loxstedt, Landkreis Cuxhaven



Location in the Hamburg Metropolitan Region










Location in the requested region



Detailed view of the requested site

Legend

Availabilities

| | | |
|---|--|---|
|  Immediately |  short term (2 years) |  medium term (2-5 years) |
|  long-term (> 5 years) |  optional area (bindingly reserved) |  occupational pension plan |
|  not available | | |

Brief description

Description of the parcel
Municipality/city

Siedewurt
Loxstedt

Parcel

| | |
|---------------------------------|------------------------------|
| Property size (m ²) | 13,037.03 |
| Availability | available in the medium-term |
| focus use | grassland |
| further use | unavailable |

Legal planning situation

| | |
|--|--------------------------|
| Commercial space secured by planning permission | Yes |
| Building area according to land use plan | commercial building area |
| Existing planning law | §35 BauGB (outer area) |

Type and extent of building and land use

| | |
|---|----------------|
| Specific type of structural use | Other |
| Development situation | not accessible |
| 24-hour operation | Not specified |
| possible site occupancy ratio | No information |
| possible floor area figure | No information |
| possible number of full floors | No information |
| possible height of building structures | No information |
| cubic index | No information |

Exclusions/restrictions of land use

| | |
|------------------------------|---------------|
| restrictions to mobilization | Not specified |
|------------------------------|---------------|

Infrastruktur of site

| | |
|---|---------------|
| broadband availability (at least 50 MBit/s) | Not specified |
| quay edge | No |
| quay edge with sea-going vessel deep water | No |
| direct rail connection | No |
| electricity connection | Not specified |
| gas connection | Not specified |
| water connection | Not specified |
| wastewater connection | Not specified |

Proprietary situation and marketing intention

| | |
|-----------------------|--------|
| proprietary situation | Public |
|-----------------------|--------|

Detailed information about commercial zone

| | |
|---------------------------------------|---|
| Gross surface area (ha) | 86.9119 |
| Sector focus | construction industry , metal production and processing |
| Type of location of commercial estate | classic commercial estate |

Transport accessibility

| | | |
|----------------------------------|------------------------------------|----------|
| Motorway | A 27 | 1.9 km |
| Motorway | A 270 | 37.6 km |
| Motorway | A 281 | 41.7 km |
| Motorway | A 1 | 63.2 km |
| Motorway | A 26 | 69.1 km |
| Main road | B 71 | 0.3 km |
| Main road | B 6 | 0.6 km |
| Main road | B 212 | 6.2 km |
| Main road | B 437 | 6.7 km |
| International airport | Flughafen Bremen | 54.3 km |
| International airport | Flughafen Hamburg | 117.2 km |
| Regional airport | Cuxhaven | 36.2 km |
| Commercial airfield | Rotenburg (Wümme) | 74.0 km |
| Commercial airfield | Weser-Wümme | 76.7 km |
| Commercial airfield | St. Michaelisdonn | 87.9 km |
| Commercial airfield | Hungriger Wolf | 106.4 km |
| Commercial airfield | Uetersen/Heist | 113.4 km |
| Port | Seehafen Stadt Cuxhaven | 46.2 km |
| Port | Seehafen Stade-Bützfleth | 72.6 km |
| Port | Seehafen Gückstadt | 80.1 km |
| Port | Seehafen Brunsbüttel | 81.8 km |
| Port | Binnenhafen Itzehoe | 96.9 km |
| Intermodal terminal | Terminal Cuxhaven (trimodal) | 45.4 km |
| Intermodal terminal | Industriebahnhof Stade-Brunshausen | 70.1 km |
| Intermodal terminal | Terminal Brunsbüttel (trimodal) | 80.4 km |
| Rail passenger transport | Bremerhaven-Wulsdorf | 3.3 km |
| Rail passenger transport | Loxstedt | 5.8 km |
| Rail passenger transport | Bremerhaven | 6.1 km |
| Rail passenger transport | Bremerhaven-Lehe | 9.7 km |
| Rail passenger transport | Sellstedt | 10.3 km |
| Public transport | Bremerhaven IKEA | 0.5 km |
| Public transport | Bremerhaven Hornbach | 0.7 km |
| Public transport | Bremerhaven Siedewurt | 0.7 km |
| Public transport | Lanhausen Abzw. Lanhausen | 0.7 km |
| Availability of public transport | Limited available | |

Photographs of the commercial zone



Information about Loxstedt

| | |
|---|-----------|
| GDP per capita (in €) (district level) | 24,562.00 |
| Rate of unemployment (in %) (district level) | 5.10 |
| Inhabitants of the municipality | 16,788 |
| Trade tax rate | 380 |
| Property tax B | 440 |

Links to the location

<http://www.loxstedt.de/>

Contact

Holger Rasch
Gemeinde Loxstedt
Erster Gemeinderat
Am Wedenberg 10
27612 Loxstedt
[04744 48-12](tel:047444812)

Detlef Wellbrock
Gemeinde Loxstedt
Bürgermeister
Am Wedenberg 10
27612 Loxstedt
[04744 48-11](tel:047444811)
<http://www.loxstedt.de>