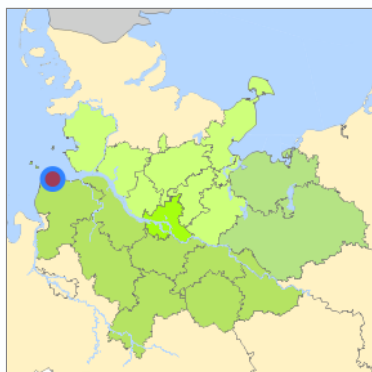
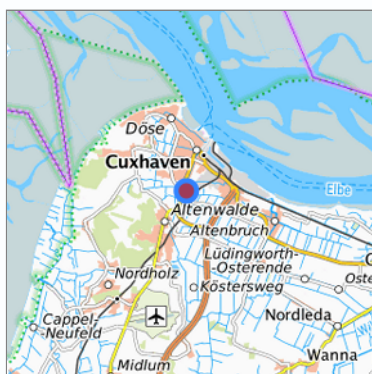


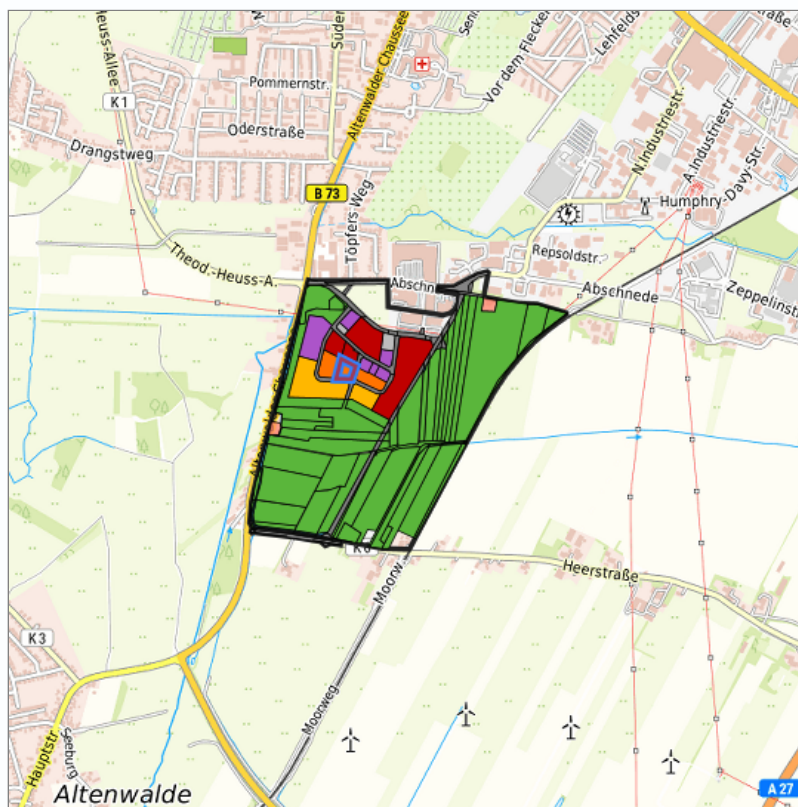
## Am Böhlgraben TB1 (Gewerbefläche 008\_b (62/x)) at Cuxhaven, Landkreis Cuxhaven



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

Am Böhlgraben TB1  
Cuxhaven

## Parcel

Property size (m <sup>2</sup> )	4,558.58
Availability	available at short notice
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	§30 BauGB (qualified development plan)

## Type and extent of building and land use

Specific type of structural use	Gee
Development situation	fully accessible
24-hour operation	Not specified
possible site occupancy ratio	0.8
possible floor area figure	Not fixed
possible number of full floors	Not fixed
possible height of building structures	16
cubic index	Not fixed

## Exclusions/restrictions of land use

restrictions to mobilization	Not specified
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## Infrastruktur of site

broadband availability (at least 50 MBit/s)	Yes
quay edge	No
quay edge with sea-going vessel deep water	No
direct rail connection	No
electricity connection	Yes
gas connection	Yes
water connection	Yes
wastewater connection	Yes

## Proprietary situation and marketing intention

proprietary situation	Public
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## Detailed information about commercial zone

Gross surface area (ha)	89.90
Sector focus	wholesale , construction industry , manufacture of computer, electronic and optical products , research and development , trade, maintenance and repair of motor vehicles , food industry , information and communication economy , textile and clothing industry , other manufacturing sectors , chemical and pharmaceutical industry , business-related services , crafts , metal production and processing , logistics industry and storage , machinery and vehicle construction
Type of location of commercial estate	major location (MV) , location for knowledge-oriented industry and services , location for emission-intensive industry , classic commercial estate , location for crafts and small-scale trades

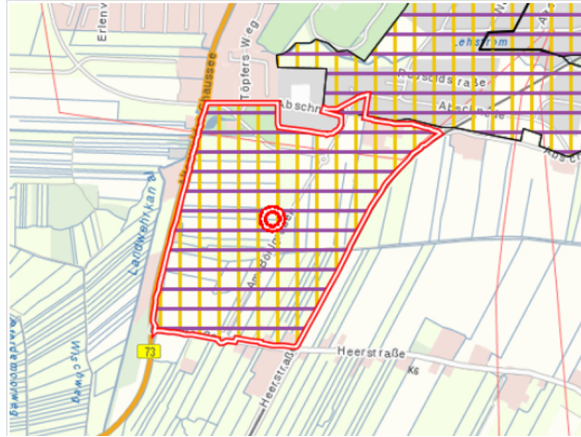
## Transport accessibility

Motorway	A 27	4.1 km
Motorway	A 23	61.3 km
Motorway	A 26	69.0 km
Motorway	A 270	78.8 km
Motorway	A 281	82.9 km
Motorway	A 1	94.1 km
Main road	B 73	1.0 km
International airport	Flughafen Bremen	95.6 km
International airport	Flughafen Hamburg	110.1 km
Commercial airfield	St. Michaelisdonn	46.7 km
Port	Seehafen Stadt Cuxhaven	4.9 km
Port	Seehafen Brunsbüttel	40.5 km
Intermodal terminal	Terminal Cuxhaven (trimodal)	5.7 km
Rail passenger transport	Cuxhaven	3.5 km
Public transport	Cuxhaven Hinter der Bahn	0.7 km
Public transport	Cuxhaven EKZ Abschnede	0.7 km
Public transport	Cuxhaven Tierheim	1.0 km
Availability of public transport	Available	

## Links to the commercial zone

[Development plan no. 149 Am Böhlgraben](#)  
[Am Böhlgraben" industrial estate \(komsis\).](#)

## Photographs of the commercial zone



## Information about Cuxhaven

GDP per capita (in €) (district level)	24,562.00
Rate of unemployment (in %) (district level)	5.10

## Contact

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