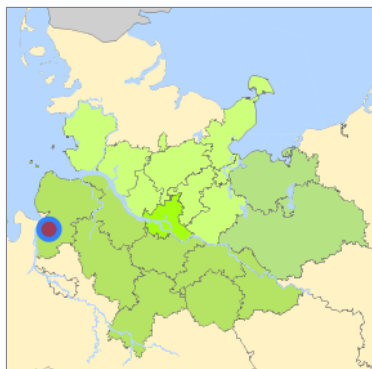
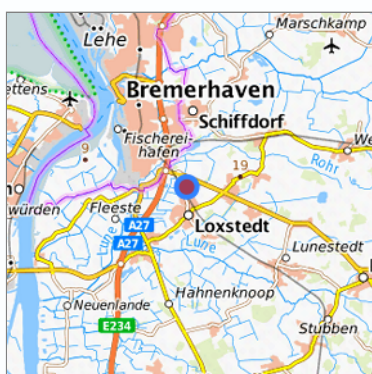


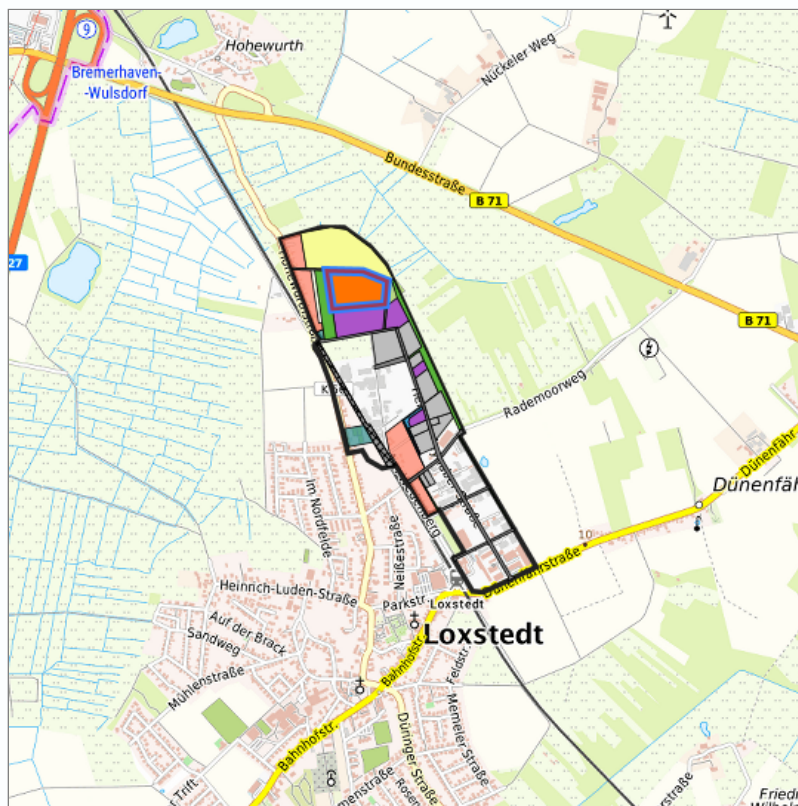
Wedenberg (16-2-2) at Loxstedt, Landkreis Cuxhaven



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

Wedenberg
Loxstedt

Parcel

Property size (m ²)	40,187.65
Availability	available at short notice
focus use	agriculture
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	GI
Development situation	not accessible
24-hour operation	Not specified
possible site occupancy ratio	0.8
possible floor area figure	No information
possible number of full floors	No information
possible height of building structures	18
cubic index	9

Exclusions/restrictions of land use

restrictions to mobilization	None
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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
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Detailed information about commercial zone

Gross surface area (ha)	70.1274
Sector focus	utilities sector and waste management business , trade, maintenance and repair of motor vehicles , metal production and processing , logistics industry and storage , other services , crafts , public administration , chemical and pharmaceutical industry , construction industry , wholesale
Type of location of commercial estate	location for crafts and small-scale trades , classic commercial estate

Transport accessibility

Motorway	A 27	4.4 km
Motorway	A 270	38.4 km
Motorway	A 281	42.0 km
Motorway	A 1	61.6 km
Motorway	A 26	66.2 km
Main road	B 71	1.9 km
Main road	B 6	6.0 km
Main road	B 437	8.0 km
Main road	B 212	10.0 km
International airport	Flughafen Bremen	54.6 km
International airport	Flughafen Hamburg	114.3 km
Regional airport	Cuxhaven	38.2 km
Commercial airfield	Rotenburg (Wümme)	71.2 km
Commercial airfield	Weser-Wümme	73.9 km
Commercial airfield	St. Michaelisdonn	90.3 km
Commercial airfield	Hungriger Wolf	105.8 km
Commercial airfield	Uetersen/Heist	112.8 km
Port	Seehafen Stadt Cuxhaven	48.2 km
Port	Seehafen Stade-Bützfleth	69.8 km
Port	Seehafen Glückstadt	79.5 km
Port	Seehafen Brunsbüttel	84.2 km
Port	Seehafen FHH	94.8 km
Intermodal terminal	Terminal Cuxhaven (trimodal)	47.4 km
Intermodal terminal	Industriebahnhof Stade-Brunshausen	67.2 km
Intermodal terminal	Terminal Brunsbüttel (trimodal)	82.9 km
Rail passenger transport	Loxstedt	0.8 km
Rail passenger transport	Sellstedt	8.1 km
Rail passenger transport	Bremerhaven-Wulsdorf	8.8 km
Rail passenger transport	Bremerhaven	9.8 km
Rail passenger transport	Lunestedt	10.9 km
Availability of public transport	Available	

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/>

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