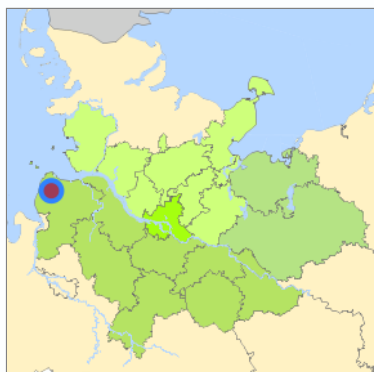
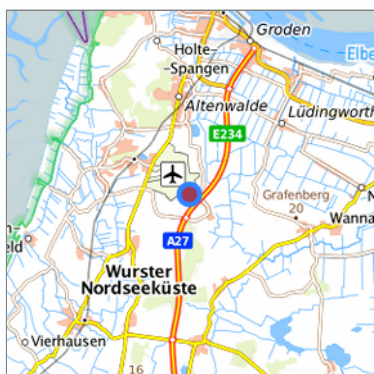


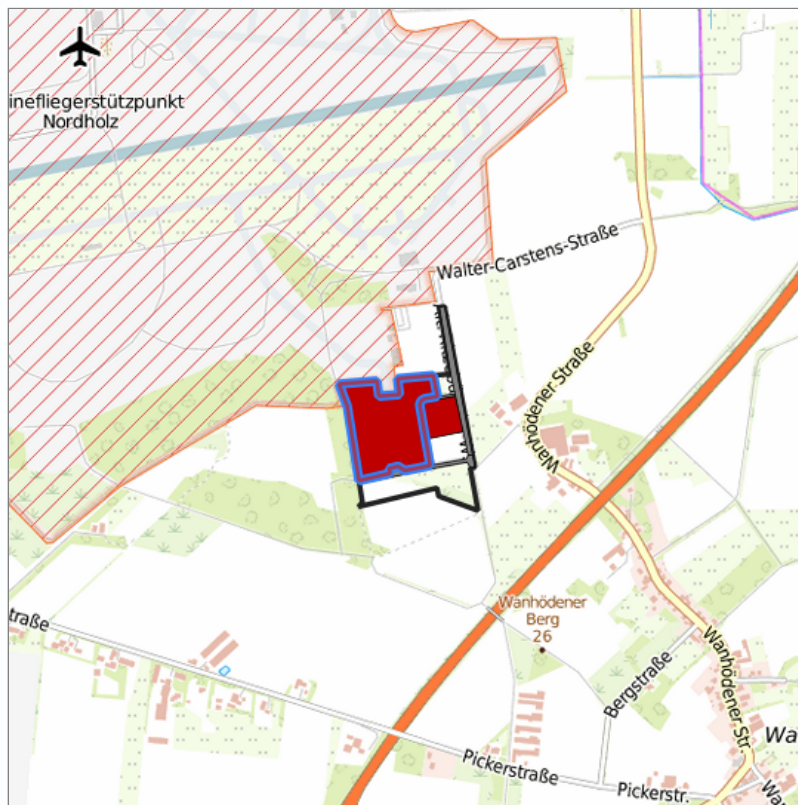
Industriegebiet am Seeflughafen Nordholz/Cuxhaven (003) at Wurster Nordseeküste, Landkreis Cuxhaven



Location in the Hamburg Metropolitan Region



Location in the requested region



Detailed view of the requested site

property size (m²)
space can be parcelled freely
availability
focus use
further use
if existing building stock:
type of construction

Parcel

77,950
Yes
immediately available
grassland
grassland
no building available

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) |
| name of development plan | Industriegebiet An der Wursterheide - Bebauungsplan Nr. 30 |

type and extent of building and land use

| | |
|---|------------------|
| specific type of structural use | GI |
| development situation | fully accessible |
| 24-hour operation | Yes |
| possible site occupancy ratio | 0.8 |
| possible floor area figure | 3 |
| possible number of full floors | 3 |
| possible height of building structures | 35 - 46 |
| cubic index | 10 |

exclusions/restrictions of land use

| | |
|------------------------------|------------------|
| restrictions to mobilization | None |
| action for mobilisation | development plan |

infrastructur of site

| | |
|--|---------------|
| broadband availability | 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 |
| infrastructure for large electricity customers | Yes |
| infrastructure for material flows | Not specified |

proprietary situation and marketing intention

| | |
|---------------------------------------|---|
| proprietary situation owner | Public Gemeinde Wurster Nordseeküste Westerbüttel 13 27639 Wurster Nordseeküste 04742-87-0 gemeinde@gwnk.de www.wurster-nordseekueste.de |
| utilization idea of the owner | intention to sell |
| price including development (EUR/sqm) | On Demand |
| price excluding development (EUR/sqm) | On Demand |

Detailed information about commercial zone

| | |
|--|---|
| gross surface area (ha) | 15.9145 |
| occupied area (ha) | 1.24 |
| sector focus | manufacture of computer, electronic and optical products , coking plant and mineral oil processing , logistics industry and storage , chemical and pharmaceutical industry , business- related services , utilities sector and waste management business , information and communication economy , research and development , machinery and vehicle construction , wholesale , food industry , trade, maintenance and repair of motor vehicles , textile and clothing industry , retail , public administration , mixed sector structure , Not known , household-related services , other manufacturing sectors , construction industry , not specified , other services , catering and hotel sector , metal production and processing |
| type of location of commercial estate | Others , location for knowledge-oriented industry and services , location for emission-intensive industry , special sites , classic commercial estate |

transport accessibility

| | | |
|-----------------------------|------------------------------------|----------|
| Motorway | A 27 | 5.2 km |
| Motorway | A 26 | 71.1 km |
| Motorway | A 23 | 71.2 km |
| Motorway | A 270 | 72.6 km |
| Motorway | A 281 | 76.7 km |
| Motorway | A 1 | 87.5 km |
| main road | B 73 | 9.6 km |
| International airport | Flughafen Bremen | 89.4 km |
| International airport | Flughafen Hamburg | 115.0 km |
| regional airport | Cuxhaven | 0.2 km |
| commercial airfield | St. Michaelisdonn | 56.6 km |
| commercial airfield | Hungriger Wolf | 82.3 km |
| commercial airfield | Heide-Büsum | 84.1 km |
| commercial airfield | Uetersen/Heist | 97.5 km |
| commercial airfield | Rotenburg (Wümme) | 99.9 km |
| Port | Seehafen Stadt Cuxhaven | 14.9 km |
| Port | Seehafen Brunsbüttel | 50.4 km |
| Port | Seehafen Glückstadt | 64.1 km |
| Port | Seehafen Stade-Bützfleth | 70.0 km |
| Port | Binnenhafen Itzehoe | 73.9 km |
| intermodal terminal | Terminal Cuxhaven (trimodal) | 15.7 km |
| intermodal terminal | Terminal Brunsbüttel (trimodal) | 49.1 km |
| intermodal terminal | Industriebahnhof Stade-Brunshausen | 71.7 km |
| rail passenger transport | Nordholz | 10.0 km |
| rail passenger transport | Cuxhaven | 14.1 km |
| rail passenger transport | Dorum | 16.0 km |
| rail passenger transport | Ottendorf | 20.5 km |
| rail passenger transport | Wremen | 22.3 km |
| Vorhandensein | sidewalk , cycle route | |
| Rad-/Fußweg | | |
| availability of public | Limited available | |
| transport | | |
| heavy goods vehicle traffic | Yes | |
| suitability | | |

links to the commercial zone

[Link 1](#), [Link 2](#)

Information about Wurster Nordseeküste

| | |
|---|-----------|
| GDP per capita (in €) (district level) | 22,679.00 |
| rate of unemployment (in %) (district level) | 6.10 |
| inhabitants of the municipality | 17,069 |
| trade tax rate | 390 |
| property tax B | 460 |

links to the location

[Link 1](#)

Contact

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