

Commercial Areas, Open Space Areas or Building Sites

Location Cuxhaven – C11



Steubenhöft / Amerikahafen

Address	Port of Cuxhaven Woltmanstraße 7 27472 Cuxhaven
Details About the Object / Object Description	
Object	Vacant area, size abt. 200 m ² , at the Alter Lentzkai in the Amerikahafen, next to a cold store; surface area of a former building; surface compacted or paved, level ground; foundation soil: silty sand, dry; fully developed; port access; outer seawall area, prone to flooding
Availability / Type of Contract	available immediately, Lease or Erbbaurecht contract
Commercial Utilization / Zoning Plan	Designation „SO Port“
Land Use and Zoning Plan / Construction Criteria	Not available; permissibility of projects in connection with the developed community sections acc. to § 34 BauGB (Town and Country Planning Code)
Restrictions / Official Requirements	› Distance to residential area: at least 750 m; › May need construction abutting property lines › No compensational measures for displaced natural habitats necessary; › Currently still part of the free zone
Target Businesses	Storage area for port commerce, construction possible as an office, storage facility/warehouse, workshop, clubhouse, storage/parking for motor vehicles

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Infrastructure / Connection to Traffic Routes – by land –

Road Connection	› Woltmanstraße 7 › Connection to A 27 (Bremen), abt. 3,4 km › Federal Highway B 73 (Hamburg), abt. 3,4 km
Rail Connection	Train station abt. 2 km

Infrastructure / Connection to Traffic Routes – by water

Quay facility	› abt. 20 m
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Distances

Airport	Sea-Airport Nordholz, abt. 13 km
Downtown Cuxhaven	abt. 2 km
Bremen	abt. 98 km
Hamburg	abt. 121 km

Your Contact:

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