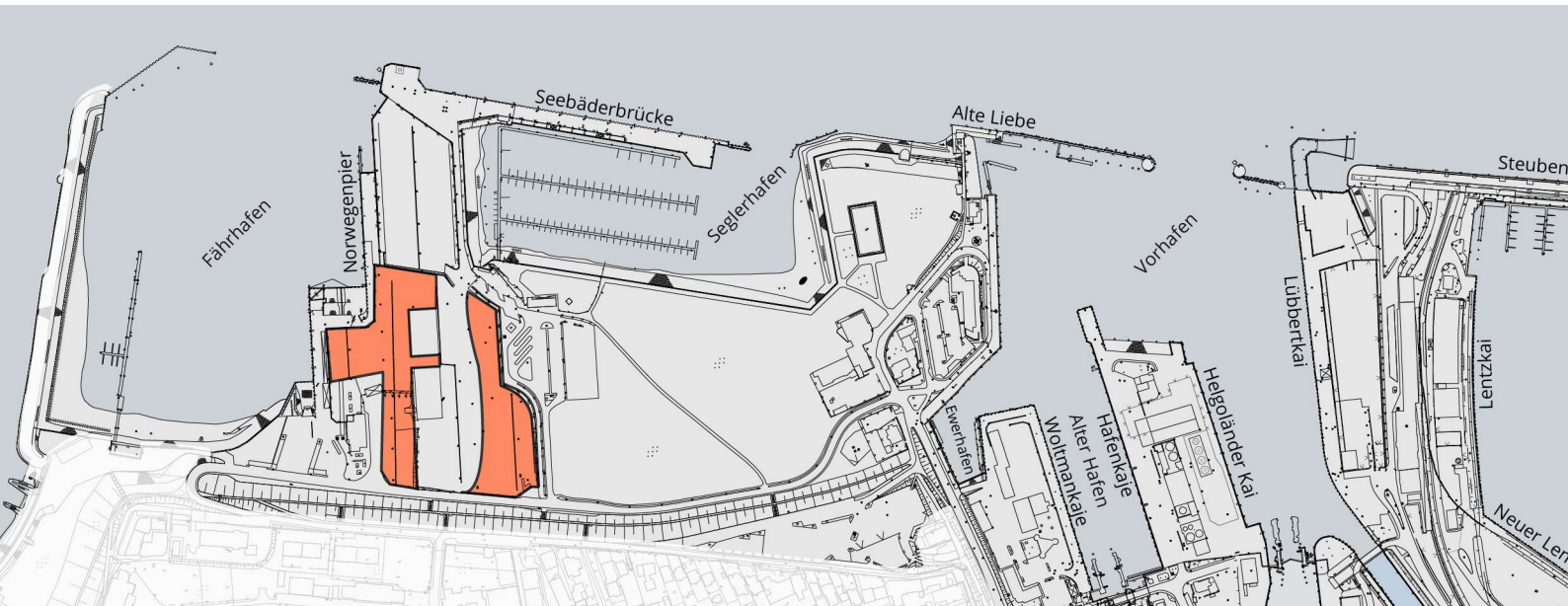


# Commercial Areas, Open Space Areas or Building Sites

Location Cuxhaven – C16



## Ferry Terminal

Adress	Port of Cuxhaven Cassen-Eils-Straße 27472 Cuxhaven
<b>Details About the Object / Object Description</b>	
Object	3 partial areas, vacant commercial lot, total size abt. 22.820 m <sup>2</sup> , in the area of the Ferry Terminal Cuxhaven (the former RoRo-Terminal); intermittantly used as overflow camper/RV storage area or as a parking lot for buses, heavy bicycle traffic on the traffic routes; surface is level and compacted/paved, partially usable for heavy load traffic, drainage through slotted grooves; lighting partially in place; foundation soil: sand fill, dry; partially developed in the area by the road (sewage, water, el. power); partially prone to flooding, object protection against flooding in place
Availability / Type of Contract	Available immediately, Lease or Erbbaurecht contract
Commercial Utilization / Zoning Plan	Designation „SO Port“
Land Use and Zoning Plan / Construction Criteria	Zoning plan No. 78, special area ‚ferry terminal‘
Restrictions / Official Requirements	<ul style="list-style-type: none"> <li>› Purpose designation „facilities for the land operation of the ferry terminal“</li> <li>› Apparent sound power level not determined, distance to residential areas: at least abt. 75 m;</li> <li>› No compensational measures for displaced natural habitats necessary</li> </ul>

## Ferry Terminal

### Target Businesses

Logistics areas, storage and parking areas for the ferry traffic  
tourist facilities (RV parking space, restrooms & showers,  
bike rental, garage service, etc.)

### Infrastructure / Connection to Traffic Routes – by land –

#### Road Connection

› Cassen-Eils-Straße  
› Connection to Autobahn A 27 (Bremen), abt. 5,2 km  
› Federal Highway B 73 (Hamburg), abt. 5,2 km

#### Rail Connection

Train station abt. 1,6 km

### Infrastructure / Connection to Traffic Routes – by water –

#### Quay facility

› abt. 20 m

### Distances

#### Airport

Sea-Airport Nordholz, abt. 13 km

#### Downtown Cuxhaven

abt. 1,6 km

#### Bremen

abt. 98 km

#### Hamburg

abt. 121 km

## Your Contact:

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