



Commercial and industrial AREAS and PROPERTIES

in the district of Görlitz

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Table of contents

4 | The district of Görlitz

4 | Cities and municipalities

5 | Facts and figures

6 | Structural Transformation – From coal to the future

8 | Net Zero Valley Lusatia – Your Investment Advantage in the District of Görlitz

10 | Net Zero Valley Lusatia – Your Investment Advantage in the district of Görlitz

12 | Net Zero Valley areas

22 | Immediately available sites

32 | Further attractive commercial and industrial AREAS in the district of Görlitz

34 | Boxberg/O.L.

40 | Ebersbach-Neugersdorf

42 | Görlitz

46 | Kodersdorf

48 | Markersdorf

50 | Mittelherwigsdorf

52 | Niesky

54 | Rothenburg/O.L.

56 | Seifhennersdorf

58 | Waldhufen

60 | Weißwasser/O.L.

70 | Zittau

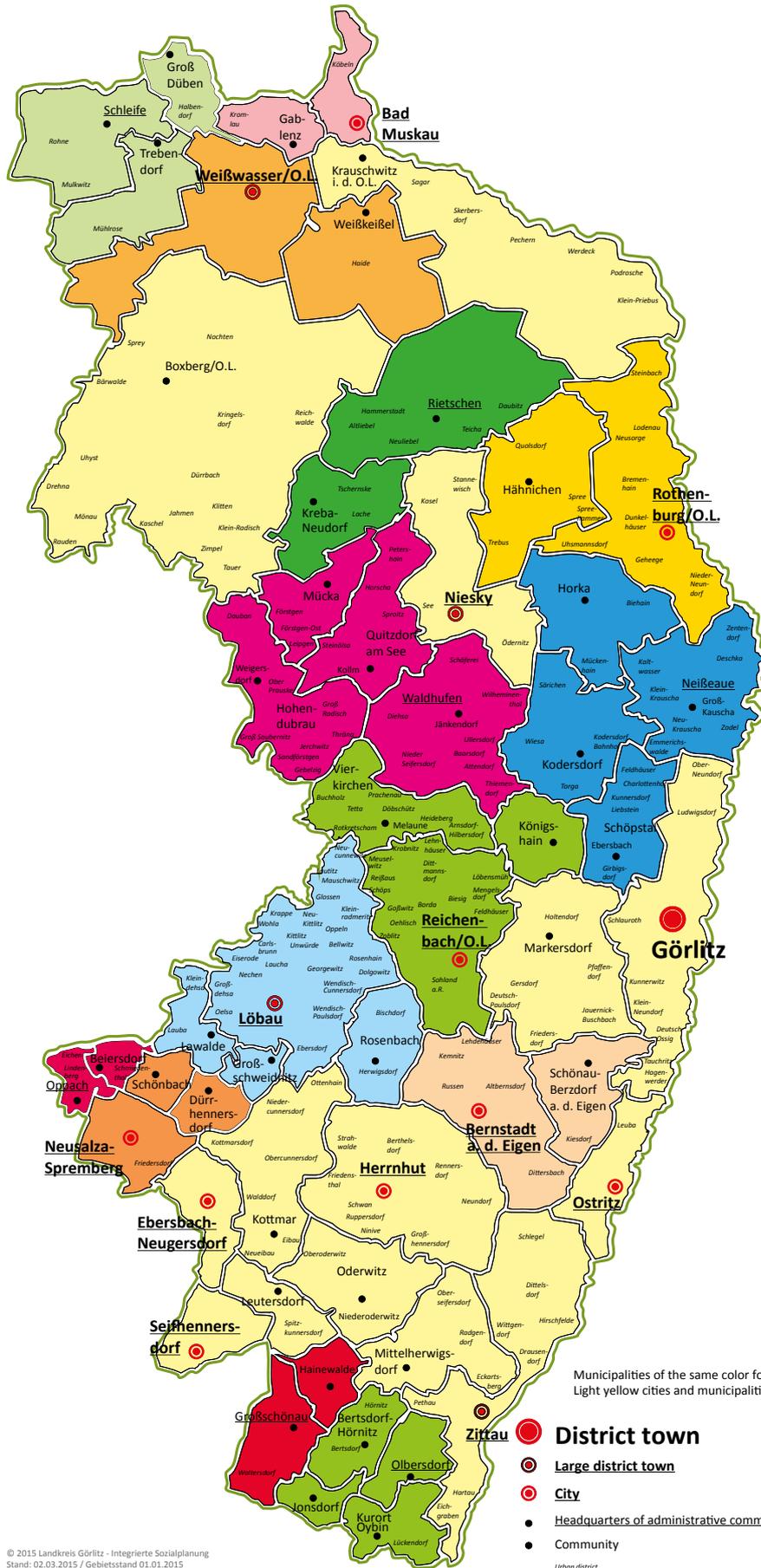
74 | Commercial and industrial PROPERTIES in the district of Görlitz

76 | Görlitz

84 | Oderwitz

88 | Zittau

Cities and municipalities



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The district of Görlitz

Facts and figures

The district of Görlitz covers an area of 2,111.42 km², which corresponds to 11.4 percent of the area of the Free State of Saxony. This makes it the third-largest district in Saxony. The northernmost village is Köbeln near Bad Muskau, the southernmost point is the Hochwald near Oybin, 99 km away by road. The easternmost point, and thus the easternmost point of Germany, lies in the Municipality of Zentendorf near Rothenburg/O.L., while the westernmost village is Mulchwitz near Schleife. The lowest point is in the Neisse Valley (98 m above sea level), the highest point is the Lausche (793 m above sea level) in the Zittau Mountains. The 15th meridian passes through the district capital Görlitz, and Görlitz local time is used as official time in 44 countries.

Around 244,000 people live in 53 municipalities, including 14 towns across the district of Görlitz. With just over 55,000 inhabitants, Görlitz is the most populous town.



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© Marcel Schröder



Strategic location in the tri-border region

- exclusive location in the heart of Europe
- short distances to the metropolitan regions of Wrocław (Poland), Dresden (Germany), Liberec, and Prague (Czech Republic)
- close cooperation with Polish and Czech neighbors in the fields of business, culture, sports, and tourism
- joint cultural and sports events



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Structural Transformation

From coal to the future

Lusatia, as regional area, comprises six districts and the independent city of Cottbus in Saxony and Brandenburg. It uniquely combines economy, science, cultural landscape, and quality of life. With the phase-out of lignite mining and power generation, it loses a core part of its industrial identity and economic contribution.

For the district of Görlitz, this creates opportunities for a future-oriented development of all areas of social life. Sustainable value creation, innovative mobility, and the development of a CO₂-neutral economic area in the “Lausitz Revier” are core topics that Görlitz will actively in the future.

Mission Statement “Lusatian Region”

As a result of the structural strengthening process, the Lusatian Region aims to be a CO₂-neutral economic area by 2050. Existing economic structures will have been further developed in the sense of a green industry approach. Through the establishment of new technologies, sustainable value chains will be permanently anchored in the region.

The target picture for the “Lausitz Revier” comprises traits such as ...

- ... a “European model region” for sustainable structural strengthening.
- ... a central European area of interconnection with powerful and sustainable value creation, infrastructure, and innovative mobility.
- ... an innovative, efficient, socially fair, and CO₂-neutral economic region.
- ... a modern and sustainable energy region.
- ... a model region that links health, research, teaching, and care in novel ways, especially in rural areas.
- ... a modern research and science location.
- ... a region with high quality of life, cultural and sporting diversity, and an internationally recognized image and brand.

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Net Zero Valley Lusatia

- The first application as **European model region** for climate-neutral industries leads to high international visibility for the Lusatian region
- **Strong technological focus:** Applications on battery & storage solutions, hydrogen technologies, power grids, and energy efficiency build an ideal basis for cleantech investments
- **New funding opportunities:** benefits for industries from the EU programs (Net Zero Industry Act) by accelerated permits, improved access to capital, and skilled workforce development
- **Strategic location:** at the tri-border (Germany-Poland-Czech) it offers low-barrier access to Central European markets and well-developed logistics routes
- **Access to workforce and know-how:** being based and combining industrial tradition, universities, and research institutes in immediate proximity



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Key technologies and strong industries

- Energy and mining
- Steel and mechanical engineering
- Construction
- Environmental services and biotechnology
- Agriculture and food production
- Textile and plastics industry
- IT and communication technology
- **Strong partners in research and development:** Fraunhofer, Senckenberg, DLR (The German Aerospace Center), SiemensEnergy, DZA (The German Center for Astrophysics), CASUS (Center for Advanced Systems Understanding) and more



© Philipp Herfort



Agriculture as an important economic factor

Agriculture and forestry play a major role in the district of Görlitz. Around 44 percent of the district's total area is used for agriculture. The proportion of forest area is 34.5 percent.



Tourism as major industry

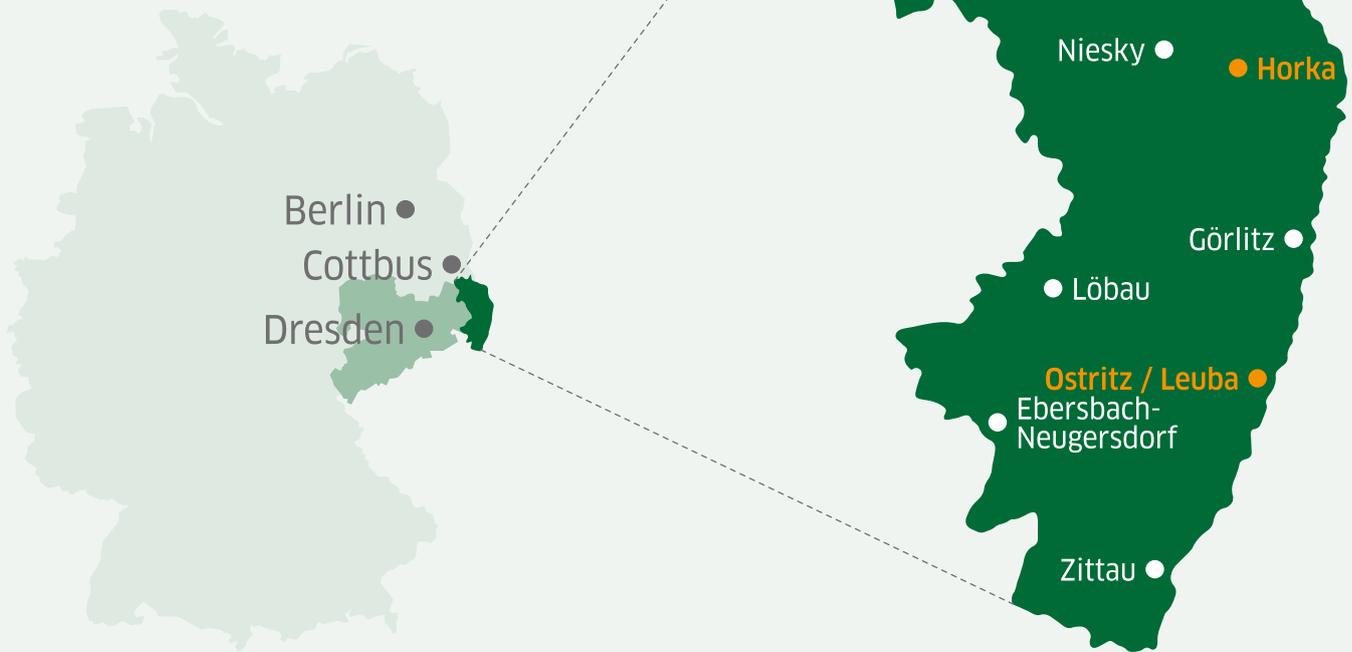
Target groups for tourism:

- focus: cultural tourists and strong interest in nature tourism; sports tourist with focus on cycling and hiking; family vacationers
- approx. 1 million overnight stays per year
- 212 accommodation establishments (hotels and guesthouses with more than 10 beds)

What makes the district special:

- UNESCO World Heritage Site Muskau Park
- UNESCO World Heritage Site Settlements of the Moravian Brethren
- UNESCO Global Geopark Muskau Arch / Łuk Mużakowa
- UNESCO Biosphere Reserve Upper Lusatian Heath and Pond Landscape
- UNESCO Intangible Cultural Heritage Sorbian Traditions

Your Investment Advantage in the District of Görlitz



The District of Görlitz is a central partner in Net Zero Valley Lusatia (Lausitz), an initiative to develop the “Lausitz Revier” as the first European model region for climate-neutral industries. The European Union has launched the Net Zero Industry Act, a regulation designed to expand production capacities for net zero technologies in the EU, attract investment, and enhance competitiveness. One key focus lies on securing energy supply and reducing dependencies on third countries.

Net Zero Valley Lusatia positions the District of Görlitz as a hotspot for future-oriented green industries. International companies will find optimal investment sites, accelerated approval procedures, reliable funding frameworks, and a strong research landscape – ideal conditions for investments in climate-neutral technologies.

With the emerging **semiconductor cluster in Dresden** – led by the establishment of **ESMC** – Saxony is becoming a European hub for microelectronics. **Net Zero Valley Lusatia** complements this development by offering extensive sites, green energy infrastructure, and accelerated procedures. This creates optimal conditions for companies along the semiconductor value chain that wish to expand their activities in Europe. International suppliers benefit not only from proximity to Dresden but also from an environment consistently geared towards climate-neutral production and sustainable industry.



International visibility and political support

- EU-wide positioning as an “Acceleration Valley” under the Net Zero Industry Act – a preferred location for climate-neutral production
- strong support from the German federal government, the State of Saxony, and the EU ensures a stable environment for large-scale investments



Technological focus (“Clean Power Circle”)

- battery and storage technologies – development of a closed European lithium cycle
- hydrogen technologies – production, storage, and utilization, including integration into the planned German hydrogen core network
- power grid technologies – smart grids, digital networks, charging infrastructure
- efficiency and sector coupling – power-to-X, heat, and circular economy solutions for industry



Sites and infrastructure

- 11 designated industrial and commercial sites in the District of Görlitz – including Weißwasser/O.L., Rietschen, Rothenburg/O.L., Horka and Ostritz/Leuba – form the Net Zero Valley Lusatia framework
- direct connections to the A4 highway (Dresden – Wrocław), rail networks (including a newly established expansion connecting Dresden – Görlitz – Wrocław), and well connected airports in Dresden, Leipzig, Berlin, Prague, and Wrocław
- generous expansion areas enable rapid company settlements and expansion, being a clear advantage over highly congested industrial regions
- sites not only optimized for net zero technologies but also ideally suited for related industrial projects



Financing and funding advantages

- Under the Net Zero Industry Act, special EU support is available for large-scale projects of common European interest (IPCEI projects). The District of Görlitz actively supports such processes and provides close assistance to investors during application and implementation.
- over €37 billion in investments for Lusatia’s structural transformation secure dynamic framework conditions
- accelerated approval procedures, easier access to capital, and tailored funding programs for net zero technologies
- support from central contact points such as the Lusatia Investor Center, Saxony Economic Development Corporation, and planned regional single points of contact



Workforce and research

- strong industrial tradition in energy, mechanical engineering, chemistry, and materials science provides a solid skills base
- universities and research institutes such as Fraunhofer, Siemens, CASUS (Center for Advanced Systems Understanding), The German Aerospace Center (DLR), Senckenberg, Zittau/Görlitz University of Applied Sciences, Brandenburg Technical University Cottbus-Senftenberg (BTU), and the emerging German Center for Astrophysics (DZA)
- comprehensive training and qualification programs ensure a skilled workforce for new industries



MEIN ZUHAUSE
**LANDKREIS
GÖRLITZ**
WOKRJES ZHORJELC

Net Zero Valley Lusatia

Your Investment Advantage in the District of Görlitz

Your Investment Advantage in the District of Görlitz

Net Zero Valley areas

- 12 | Industrial area Weißwasser /O.L. East
- 14 | Commercial area Teicha Rietschen
- 16 | Commercial area Rothenburg/O.L. Airport
- 18 | Industrial area Horka
- 20 | Industrial and commercial area Hagenwerder

Immediately available sites

- 22 | Industrial and commercial area Boxberg/O.L. (West / South)
- 24 | Commercial area Alte Ziegelei Teil I und II Rietschen
- 26 | Commercial area Görlitz Schlauroth
- 28 | Commercial area Löbau West
- 30 | Commercial area "Am Berzdorfer See" Friedersdorf

Explanation of terms

GE Commercial area

GI Industrial area

B-Plan Binding development plan



Industrial area Weißwasser/O.L. East

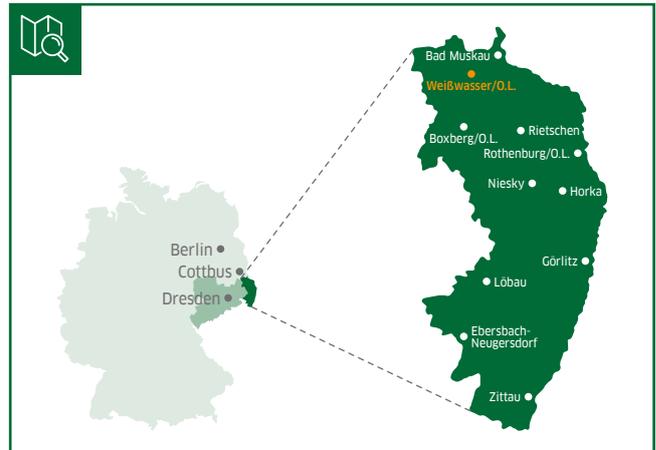
 **Owner**
City of Weißwasser/O.L.

 **Location**
Cottbus (CB): 45 km | 51 min
Dresden (DD): 101 km | 74 min
Berlin (B): 164 km | 120 min



 **Areas**
Available area: 3.0 ha
Net floor area: -
Largest plot: -
Expansion areas: 71,0 ha (IGO North/South expansion planned in NetZeroValley Lusatia)
Current building law: binding development plan (B-Plan) available
Type | Operation: GE | 24/7

 **Media**
(Waste-)Water: available
Electricity: available
Gas: available
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: only IG-East northern extension
Transshipment point: Horka | 34 km
Public transport: on site

 **Road**
Federal highway:
• B156 | 2 km | 3 min
Highway:
• A15 (Berlin – Cottbus) | 36 km | 38 min
• A4 (Dresden – Wrocław) | 42 km | 40 min

 **Airport**
Dresden (DRS): 100 km | 77 min
Berlin (BER): 147 km | 105 min
Wrocław / Poland (WRO): 206 km | 155 min

 **Contact**
Mr. Enrico Rein
City of Weißwasser/O.L.
 +49 3576 265280
 enrico.rein@weisswasser.de

Industrial area Weißwasser/O.L. East





Commercial area Teicha



Owner

Municipality of Rietschen



Location

Cottbus (CB): 53 km | 52 min
Dresden (DD): 104 km | 70 min
Berlin (B): 181 km | 135 min



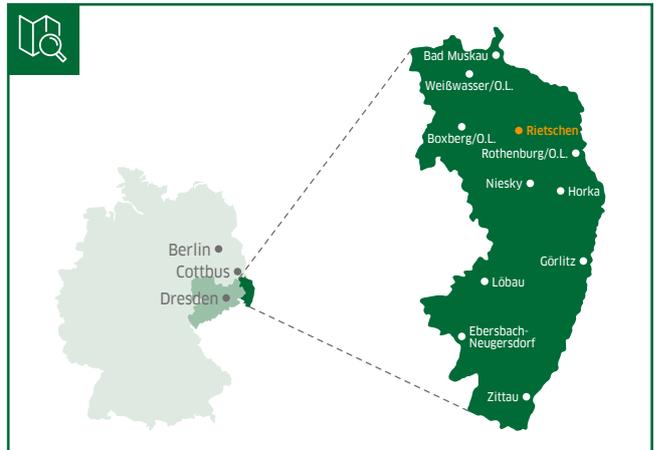
Areas

Available area: 39.0 ha
Net floor area: 39.0 ha
Largest plot: 15.0 ha
Expansion areas: available upon request
Current building law: binding development plan (B-Plan) available
Type | Operation: GEI | 24/7



Media

(Waste-)Water: available
Electricity: 20 kV available / 30 kV possible
Gas: high-pressure gas pipeline
Telecommunications: available



Transport connections



Railway

Railway connection: available
Transshipment point: Horka | 15 km
Public transport: 1 km | 3 min



Road

Federal highway:
• B115 | 1 km | 1 min
Highway:
• A4 (Dresden - Wrocław) | 24 km | 23 min
• A15 (Berlin - Cottbus) | 46 km | 46 min



Airport

Dresden (DRS): 104 km | 73 min
Berlin (BER): 161 km | 108 min
Wrocław / Poland (WRO): 194 km | 138 min



Contact

Mr. Ralf Brehmer
Municipality of Rietschen
+49 35772 421-12
rb@rietschen.de



Commercial area Teicha





Commercial area Rothenburg/O.L. Airport

 **Owner**
Municipality of Rothenburg/O.L.

 **Location**
Cottbus (CB): 80 km | 75 min
Dresden (DD): 120 km | 90 min
Berlin (B): 215 km | 160 min



 **Areas**
Available area: 28.0 ha
Net floor area: 162.5 ha
Largest plot: 6.0 ha
Expansion areas: 108.0 ha
Current building law: binding development plan (B-Plan) procedure
Type | Operation: GE/GI a. A.

 **Media**
(Waste-)Water: 300 m³/day
Electricity: 10 kV
Gas: Underground tanks
Telecommunications: up to 5G



 **Transport connections**

 **Railway**
Railway connection: yes
(reactivation required)
Transshipment point: Horka | 9 km
Public transport: on site

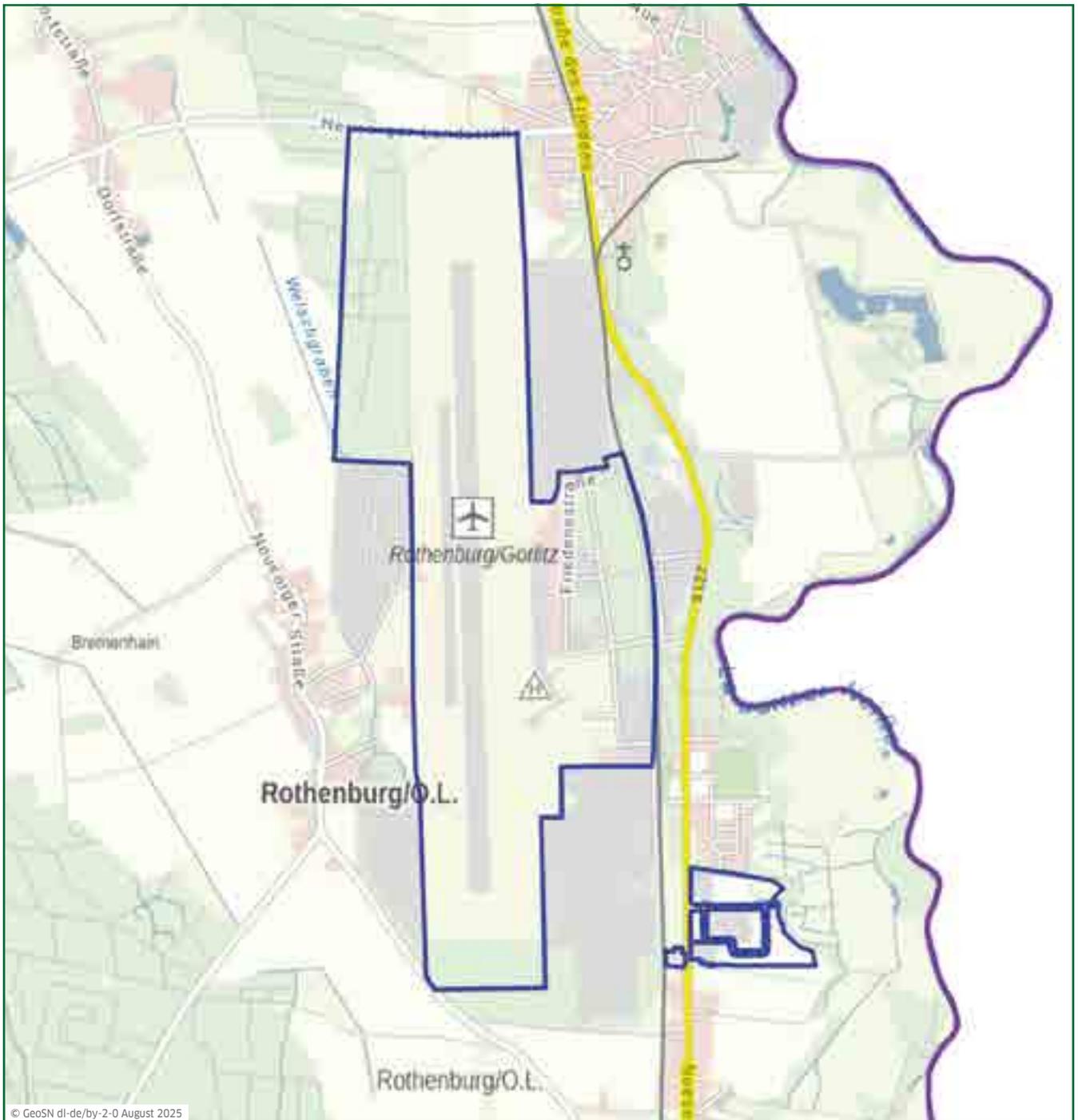
 **Road**
Federal highway:
• B115 | 15 km | 20 min
Highway:
• A4 (Dresden – Wrocław) | 25 km | 20 min
• A15 (Berlin – Cottbus) | 70 km | 55 min

 **Airport**
Dresden (DRS): 110 km | 75 min
Berlin (BER): 190 km | 120 min
Wrocław / Poland (WRO): 190 km | 130 min

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 philipp.eichler@rothenburg-ol.de



Commercial area Rothenburg/O.L. Airport





Industrial area Horka

 **Owner**
private

 **Location**

Cottbus (CB): 95 km | 75 min
 Dresden (DD): 110 km | 80 min
 Berlin (B): 220 km | 165 min

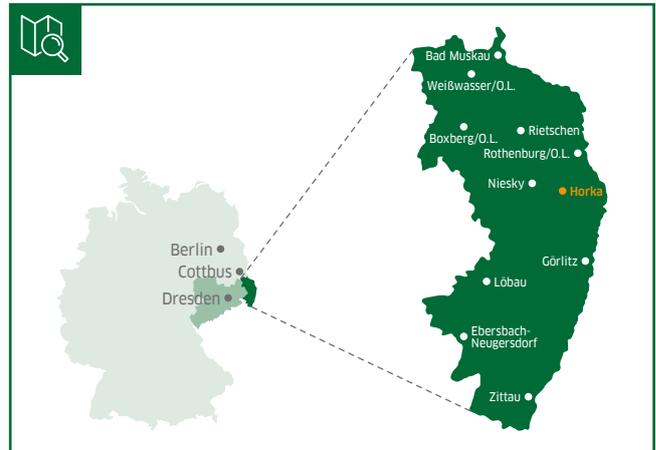


 **Areas**

Available area: 10 ha
 Net floor area: available upon request
 Largest plot: available upon request
 Expansion areas: 70 ha
 Current building law: binding development plan (B-Plan) available
 Type | Operation: GE/GI | normal

 **Media**

(Waste-)Water: available upon request
 Electricity: available upon request
 Gas: available upon request
 Telecommunications: available upon request



 **Transport connections**

 **Railway**
 Railway connection: own rail network
 Transshipment point: on site
 Public transport: 2 km | 2 min

 **Road**
 Federal highway:
 • B115 | 10 km | 12 min
 Highway:
 • A4 (Dresden – Wrocław) 12 km | 15 min
 • A15 (Berlin – Cottbus) 60 km | 47 min
 • A13 (Berlin – Dresden) 95 km | 91 min

 **Airport**
 Dresden (DRS): 103 km | 70 min
 Berlin (BER): 176 km | 125 min
 Wrocław / Poland (WRO): 183 km | 125 min

 **Contact**

Mr. Christoph Biele
 Municipality of Horka
 +49 35892 3273
 info@gemeinde-horka.de

Industrial area Horka





Industrial and Commercial area Hagenwerder

Owner
City of Görlitz

Location

Cottbus (CB): 105 km | 110 min
 Dresden (DD): 117 km | 95 min
 Berlin (B): 227 km | 200 min

Areas

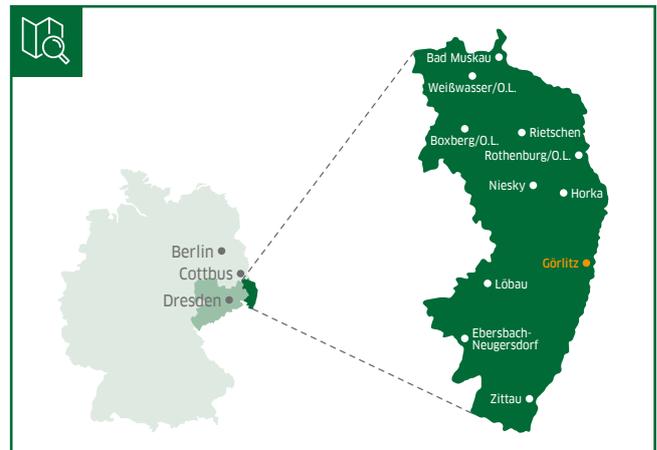
Available area: 2.2 ha (GE); 4.1 ha (GI)
 Net floor area: 50.4 ha
 Largest plot: available upon request
 Expansion areas: available upon request
 Current building law: binding development plan (B-Plan) available
 Type | Operation: GE/GI

Media

(Waste-)Water: available
 Electricity: available
 Gas: available
 Telecommunications: available

Notes

Settlement: only possible for manufacturing businesses
 Purchase price: from €13/m²



Transport connections

Railway
 Railway connection: available
 Transshipment point: Kodersdorf | 22 km
 Public transport: 2 km | 3 min

Road
 Federal highway:
 • B99 | 0 km | 0 min
 • B6 | 15 km | 15 min
 • B115 | 17 km | 20 min
 Highway:
 • A4 (Dresden - Wrocław) | 17 km | 20 min
 • A15 (Berlin - Cottbus) | 131 km | 200 min

Airport
 Dresden (DRS): 113 km | 75 min
 Berlin (BER): 205 km | 155 min
 Wrocław / Poland (WRO): 177 km | 130 min

Contact

Mrs. Katrin Hennersdorf
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Industrial and Commercial area Hagenwerder





Industrial and Commercial area Boxberg/O.L. (West / South)

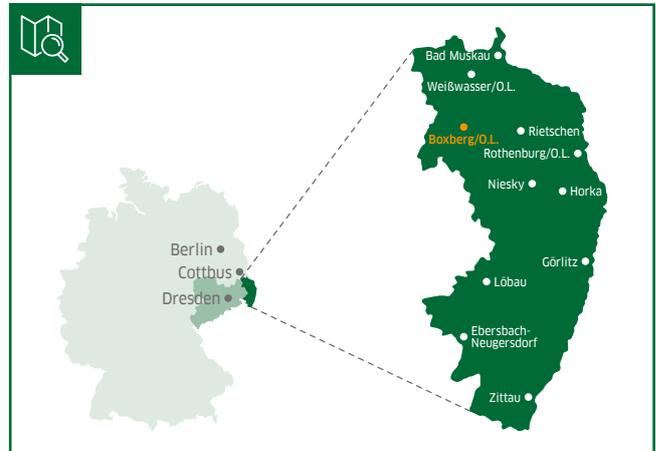
 **Owner**
LEAG (private)

 **Location**
Cottbus (CB): 50 km | 50 min
Dresden (DD): 95 km | 81 min
Berlin (B): 170 km | 140 min



 **Areas**
Available area: 30.3 ha
Net floor area: 30.3 ha
Largest plot: 16.7 ha
Expansion areas: 100.0 ha (IG Süd expansion planned in NetZeroValley Lausitz)
Current building law: Building law according to FNP
Type | Operation: GE/GI | 24/7

 **Media**
(Waste-)Water: available
Electricity: available
Gas: available
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: available
Transshipment point: Spreewitz | 22 km
Public transport: 1 km | 3 min

 **Road**
Federal highway:
· B156 | 1 km | 1 min
Highway:
· A4 (Dresden - Wrocław) | 35 km | 34 min
· A15 (Berlin - Cottbus) | 50 km | 48 min

 **Airport**
Dresden (DRS): 88 km | 68 min
Berlin (BER): 156 km | 108 min
Wrocław / Poland (WRO): 214 km | 152 min

 **Contact**
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Municipality of Boxberg/O.L.
 +49 35774 354-33
 wirtschaft@boxberg-ol.de



Industrial and Commercial area Boxberg/O.L. (West / South)





Commercial area Alte Ziegelei Teil I und II

 **Owner**
Municipality of Rietschen

 **Location**
Cottbus (CB): 53 km | 52 min
Dresden (DD): 104 km | 70 min
Berlin (B): 181 km | 135 min



 **Areas**
Available area: 12.7 ha
Net floor area: 14.4 ha
Largest plot: 9.0 ha
Expansion areas: available upon request
Current building law: binding development plan (B-Plan) available
Type | Operation: GE/GI | 24/7

 **Media**
(Waste-)Water: available
Electricity: 20 kV available / 30 kV possible
Gas: high-pressure gas pipeline
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: connectable (1.5 km distance)
Transshipment point: Horka | 15 km
Public transport: 1 km | 3 min

 **Road**
Federal highway:
• B115 | 1 km | 1 min
Highway:
• A4 (Dresden – Wrocław) | 24 km | 23 min
• A15 (Berlin – Cottbus) | 46 km | 46 min

 **Airport**
Dresden (DRS): 104 km | 73 min
Berlin (BER): 161 km | 108 min
Wrocław / Poland (WRO): 194 km | 138 min

 **Contact**
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Municipality of Rietschen
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Commercial area Alte Ziegelei Teil I und II





Commercial area Görlitz Schlauroth

Owner
City of Görlitz

Location

Cottbus (CB): 94 km | 95 min
 Dresden (DD): 110 km | 80 min
 Berlin (B): 216 km | 200 min

Areas

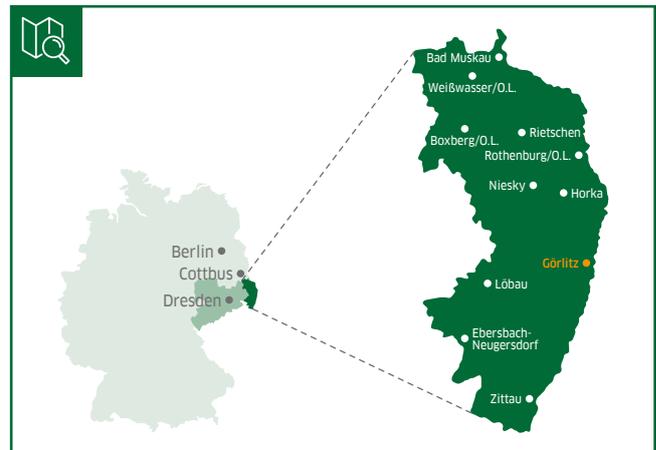
Available area: 6.7 ha (from 2026)
 Net floor area: 20.6 ha
 Largest plot: available upon request
 Expansion areas: available upon request
 Current building law: binding development plan (B-Plan) available
 Type | Operation: GE

Media

(Waste-)Water: available
 Electricity: development (for a fee) possible
 Gas: development (for a fee) possible
 Telecommunications: development (for a fee) possible

Notes

Settlement: only possible for manufacturing businesses
 Purchase price: from €13/m²



Transport connections

Railway
 Railway connection: available
 Transshipment point: Kodersdorf | 10 km
 Public transport: 1 km | 2 min

Road
 Federal highway:
 • B6 | 0 km | 0 min
 • B115 | 5.5 km | 10 min
 Highway:
 • A4 (Dresden – Wrocław) | 5.5 km | 10 min
 • A15 (Berlin – Cottbus) | 83 km | 85 min

Airport
 Dresden (DRS): 100 km | 65 min
 Berlin (BER): 197 km | 145 min
 Wrocław / Poland (WRO): 176 km | 130 min

Contact

Mrs. Katrin Hennersdorf
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 k.hennersdorf@europastadt-goerlitz.de



Commercial area Görlitz Schlauroth





Commercial area Löbau West

 **Owner**
City of Löbau

 **Location**
Cottbus (CB): 100 km | 100 min
Dresden (DD): 95 km | 80 min
Berlin (B): 254 km | 167 min



 **Areas**
Available area: approx. 43 ha
Net floor area: available upon request
Largest plot: 10 ha
Expansion areas: 8 ha
Current building law: binding development plan (B-Plan) available
Type | Operation: GE (max. height 13 m)

 **Media**
(Waste-)Water: available
Electricity: available
Gas: as needed
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: possible
Transshipment point: Kodersdorf | 30 km
Public transport: train and bus

 **Road**
Federal highway:
• B6/B178 | 0 km | 0 min
Highway:
• A4 (Dresden – Wrocław) | 15 km | 15 min
• A13 (Berlin – Dresden) | 85 km | 60 min

 **Airport**
Dresden (DRS): 85 km | 60 min
Berlin (BER): 233 km | 140 min
Wrocław / Poland (WRO): 195 km | 130 min

 **Contact**
Mr. Albrecht Gubsch
City of Löbau
 +49 3585 450451
 oberbuergermeister@loebau.de



Commercial area Löbau West





Commercial area “Am Berzdorfer See” Friedersdorf

 **Owner**
private

 **Location**

Cottbus (CB): 110 km | 120 min
Dresden (DD): 119 km | 100 min
Berlin (B): 277 km | 180 min

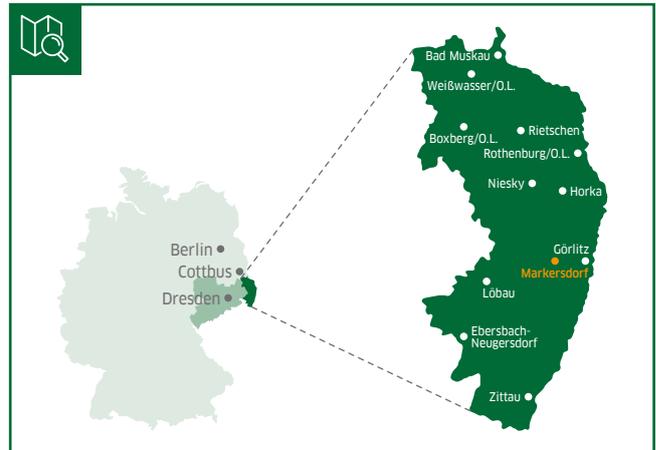


 **Areas**

Available area: 47.5 ha
Net floor area: 49.7 ha
Largest plot: 22.7 ha
Expansion areas: no
Current building law: binding development plan (B-Plan) available
Type | Operation: GE | GI

 **Media**

(Waste-)Water: available
Electricity: available
Gas: available
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: Görlitz
Transshipment point: no
Public transport: 2 km

 **Road**
Federal highway:
• B99 | 0.5 km | 1 min
Highway:
• A4 (Dresden – Wrocław) | 18 km | 25 min
• A15 (Berlin – Cottbus) | 92 km | 95 min
• A13 (Berlin – Dresden) | 106 km | 70 min

 **Airport**
Dresden (DRS): 110 km | 80 min
Berlin (BER): 256 km | 150 min
Wrocław / Poland (WRO): 177 km | 115 min

 **Contact**

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Commercial area “Am Berzdorfer See” Friedersdorf



District of Görlitz

Further attractive commercial and industrial AREAS

District of Görlitz

Further attractive commercial and industrial AREAS

Boxberg/O.L.

- 34 | Commercial area Kringelsdorf
Daytime facilities Bärwalde – Planning area B
- 36 | Industrial location Schadendorf I
- 38 | Industrial location Schadendorf II

Ebersbach-Neugersdorf

- 40 | Commercial area Rumburger Straße

Görlitz

- 42 | Commercial area Klingewalde
- 44 | Commercial area Görlitz North-West
at the airport

Kodersdorf

- 46 | Commercial area on Industriestraße

Markersdorf

- 48 | Commercial area Markersdorf

Mittelherwigsdorf

- 50 | Commercial area Oberseifersdorf

Niesky

- 52 | Commercial area Niesky North

Rothenburg/O.L.

- 54 | Commercial area Rothenburg/O.L. North

Seifhennersdorf

- 56 | Commercial area Halbendorfer Straße

Waldhufen

- 58 | Commercial area Schulstraße Jänkendorf

Weißwasser/O.L.

- 60 | Gelsdorfhütte
- 62 | Commercial area Halbendorfer Weg
- 64 | Commercial area Weißwasser/O.L. South
- 66 | TELUX Neuwerk
- 68 | Weißwasser/O.L. South 2 GE Area

Zittau

- 70 | Commercial area Zittau-Weinau
- 72 | Commercial area “Am Dreiländereck” Zittau East

Explanation of terms

GE Commercial area

GI Industrial area

B-Plan Binding development plan



Commercial area Kringelsdorf Daytime facilities Bärwalde – Planning area B

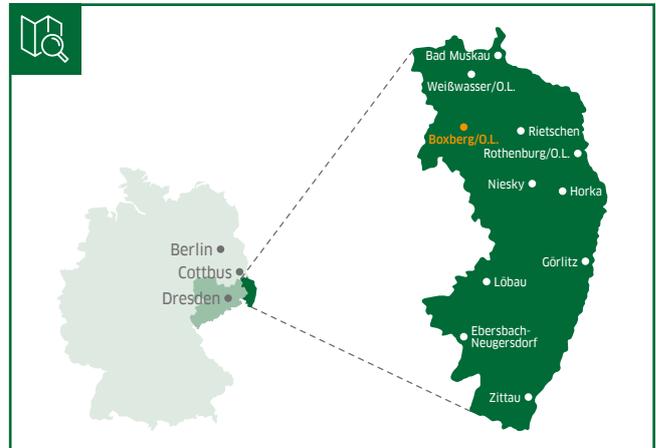
 **Owner**
Municipality of Boxberg/O.L.

 **Location**
Cottbus (CB): 50 km | 50 min
Dresden (DD): 95 km | 81 min
Berlin (B): 172 km | 130 min



 **Areas**
Available area: 1.5 ha
Net floor area: 22.0 ha
Largest plot: 0.8 ha
Expansion areas: 30.0 ha (B-Plan expansion planned in NetZeroValley Lausitz)
Current building law: binding development plan (B-Plan) available
Type | Operation: GI | 24/7

 **Media**
(Waste-)Water: available
Electricity: available
Gas: available
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: no connection
Transshipment point: no connection
Public transport: 2 km | 5 min

 **Road**
Federal highway:
· B156 | 1 km | 1 min
Highway:
· A4 (Dresden – Wrocław) | 35 km | 34 min
· A15 (Berlin – Cottbus) | 50 km | 48 min

 **Airport**
Dresden (DRS): 88 km | 68 min
Berlin (BER): 152 km | 102 min
Wrocław / Poland (WRO): 214 km | 152 min

 **Contact**
Mr. Roman Krautz
Municipality of Boxberg/O.L.
 +49 35774 354-33
 wirtschaft@boxberg-ol.de



Commercial area Kringelsdorf

Daytime facilities Bärwalde – Planning area B





Industrial location Schadendorf I

 **Owner**
SKM GmbH (private)

 **Location**
Cottbus (CB): 50 km | 50 min
Dresden (DD): 95 km | 81 min
Berlin (B): 179 km | 130 min



 **Areas**
Available area: 0.6 ha
Net floor area: 0.6 ha
Largest plot: available upon request
Expansion areas: 100.0 ha (Schadendorf III expansion planned in NetZeroValley Lausitz)
Current building law: binding development plan (B-Plan) available
Type | Operation: GI | 24/7

 **Media**
(Waste-)Water: upon request
Electricity: available
Gas: 3 km away
Telecommunications: upon request



 **Transport connections**

 **Railway**
Railway connection: connection option (1 km away)
Transshipment point: Spreewitz | 28 km
Public transport: 2 km | 5 min

 **Road**
Federal highway:
• B156 | 1 km | 1 min
Highway:
• A4 (Dresden – Wrocław) | 35 km | 34 min
• A15 (Berlin – Cottbus) | 50 km | 48 min

 **Airport**
Dresden (DRS): 88 km | 68 min
Berlin (BER): 156 km | 108 min
Wrocław / Poland (WRO): 214 km | 152 min

 **Contact**
Mr. Roman Krantz
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 +49 35774 354-33
 wirtschaft@boxberg-ol.de



Industrial location Schadendorf I





Industrial location Schadendorf II

 **Owner**
LEAG (private)

 **Location**
Cottbus (CB): 50 km | 50 min
Dresden (DD): 95 km | 81 min
Berlin (B): 179 km | 130 min



 **Areas**
Available area: 6.5 ha
Net floor area: 6.5 ha
Largest plot: 4.3 ha
Expansion areas: not specified
Current building law: no binding development plan (B-Plan) available (still under mining law)
Type | Operation: GI | 24/7

 **Media**
(Waste-)Water: available upon request
Electricity: available
Gas: 3 km away
Telecommunications: upon request



 **Transport connections**

 **Railway**
Railway connection: connection option (1 km away)
Transshipment point: Spreewitz | 28 km
Public transport: 2 km | 5 min

 **Road**
Federal highway:
• B156 | 1 km | 1 min
Highway:
• A4 (Dresden – Wrocław) | 35 km | 34 min
• A15 (Berlin – Cottbus) | 50 km | 48 min

 **Airport**
Dresden (DRS): 88 km | 68 min
Berlin (BER): 156 km | 108 min
Wrocław / Poland (WRO): 214 km | 152 min

 **Contact**
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 wirtschaft@boxberg-ol.de



Industrial location Schadendorf II



© OpenStreetMap



Commercial area Rumburger Straße



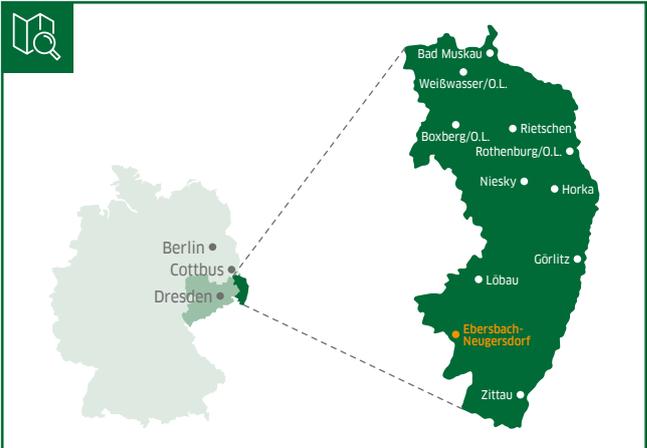
Owner

City administration of Ebersbach-Neugersdorf



Location

Cottbus (CB): 105 km | 115 min
Dresden (DD): 95 km | 85 min
Berlin (B): 276 km | 180 min



Areas

Available area: 1.39 ha
Net floor area: 19.6 ha
Largest plot: 0.82 ha
Expansion areas: no
Current building law: binding development plan (B-Plan) available
Type | Operation: GE



Media

(Waste-)Water: available in the street
Electricity: available in the street
Gas: available in the street
Telecommunications: available in the street



Notes

Purchase price: negotiable
Land value: €10/m²



Contact

Mr. Stefan Halang
City Administration of Ebersbach-Neugersdorf
+49 3586 763213
stefan.halang@ebersbach-neugersdorf.de



Transport connections



Railway

Railway connection: not connected
Transshipment point: on site (DHL Logistics)
Public transport: on site



Road

Federal highway:

- B96 | 1 km | 2 min
- B178 | 10 km | 10 min
- B6 | 15 km | 15 min

Highway:

- A4 (Dresden – Wrocław) | 27 km | 25 min
- A13 (Berlin – Dresden) | 97 km | 65 min
- A15 (Berlin – Cottbus) | 99 km | 90 min



Airport

Dresden (DRS): 90 km | 60 min
Berlin (BER): 250 km | 150 min
Wrocław / Poland (WRO): 205 km | 145 min
Prague / Czech Republic (PRG): 170 km | 137 min



Commercial area Rumburger Straße





Commercial area Klingewalde

Owner
City of Görlitz

Location

Cottbus (CB): 105 km | 95 min
 Dresden (DD): 107 km | 80 min
 Berlin (B): 213 km | 180 min



Areas

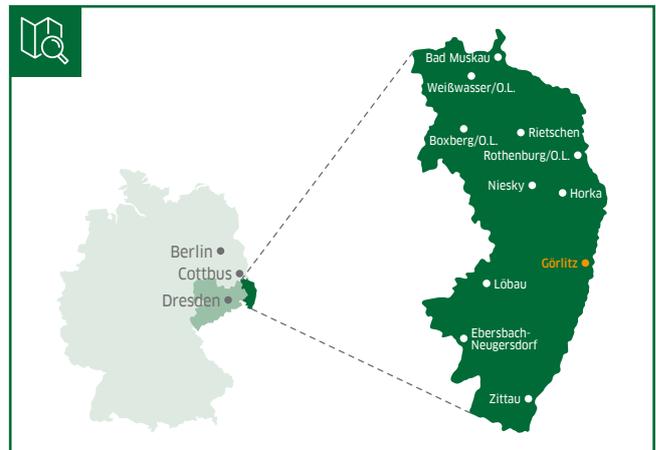
Available area: 0.58 ha
 Net floor area: 7.48 ha
 Largest plot: available upon request
 Expansion areas: available upon request
 Current building law: binding development plan (B-Plan) available
 Type | Operation: restricted commercial area

Media

(Waste-)Water: available
 Electricity: available
 Gas: available
 Telecommunications: available

Notes

Purchase price: from €13/m²



Transport connections

Railway
 Railway connection: not connected
 Transshipment point: Kodersdorf | 11 km
 Public transport: -

Road
 Federal highway:
 • B99 | 3 km | 5 min
 • B6 | 4 km | 5 min
 • B115 | 7 km | 10 min
 Highway:
 • A4 (Dresden – Wrocław) | 5 km | 5 min
 • A15 (Berlin – Cottbus) | 77 km | 80 min

Airport
 Dresden (DRS): 99 km | 60 min
 Berlin (BER): 190 km | 140 min
 Wrocław / Poland (WRO): 170 km | 130 min

Contact

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 k.hennersdorf@europastadt-goerlitz.de



Commercial area Klingewalde





Commercial area Görlitz North-West at the airport

Owner
private

Location

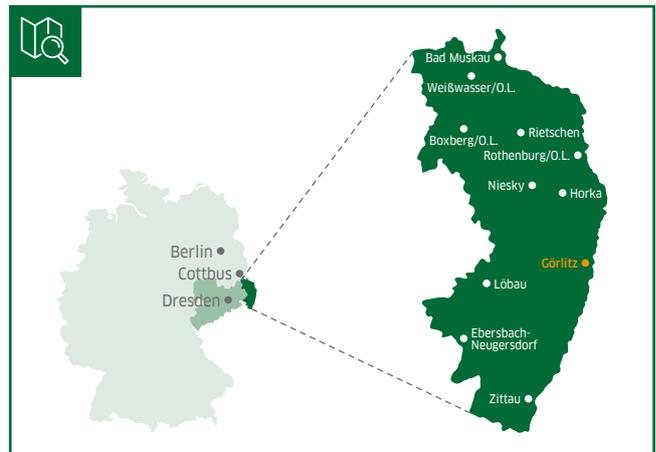
Cottbus (CB): 94 km | 100 min
 Dresden (DD): 110 km | 85 min
 Berlin (B): 216 km | 185 min

Areas

Available area: 0.25 ha
 Net floor area: 5.65 ha
 Largest plot: available upon request
 Expansion areas: available upon request
 Current building law: binding development plan (B-Plan) available
 Type | Operation: GE

Media

(Waste-)Water: available
 Electricity: available
 Gas: available
 Telecommunications: available



Transport connections

Railway
 Railway connection: not connected
 Transshipment point: Kodersdorf | 9 km
 Public transport: -

Road
 Federal highway:
 • B6 | 0 km | 0 min
 • B99 | 2.4 km | 5 min
 • B115 | 4.3 km | 10 min
 Highway:
 • A4 (Dresden - Wrocław) | 7.5 km | 10 min
 • A15 (Berlin - Cottbus) | 80 km | 80 min

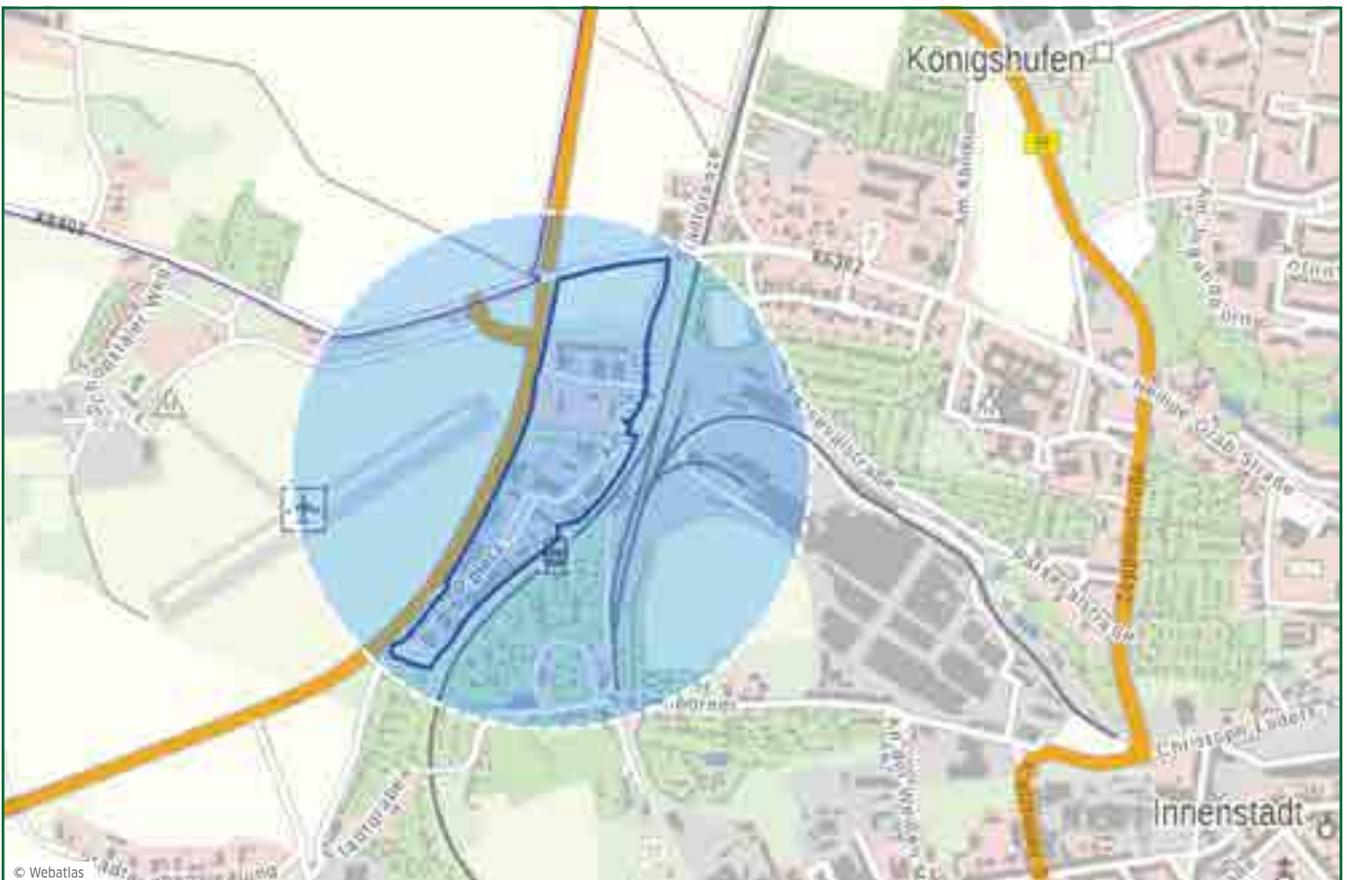
Airport
 Dresden (DRS): 97 km | 60 min
 Berlin (BER): 192 km | 140 min
 Wrocław / Poland (WRO): 172 km | 130 min

Contact

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 +49 3581 475716
 k.hennersdorf@europastadt-goerlitz.de



Commercial area Görlitz North-West at the airport





Commercial area on Industriestraße

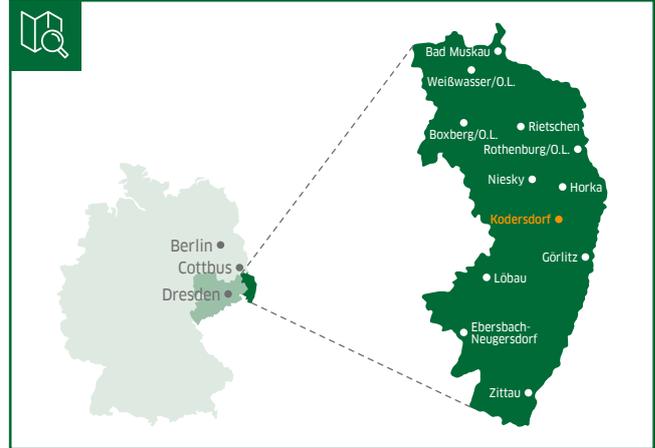
 **Owner**
Municipality of Kodersdorf

 **Location**
Cottbus (CB): 80 km | 75 min
Dresden (DD): 100 km | 70 min
Berlin (B): 206 km | 170 min



 **Areas**
Available area: 3,46 ha
Net floor area: -
Largest plot: 3,46 ha
Expansion areas: -
Current building law: binding development plan (B-Plan) in preparation
Type | Operation: GE

 **Media**
(Waste-)Water: available
Electricity: available
Gas: not available
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: no
Transshipment point: no
Public transport: on site

 **Road**
Federal highway:
• B115 | 1 km | 1 min
Highway:
• A4 (Dresden – Wrocław) | 1 km | 1 min
• A15 (Berlin – Cottbus) | 70 km | 60 min
• A13 (Berlin – Dresden) | 100 km | 60 min

 **Airport**
Dresden (DRS): 92 km | 58 min
Berlin (BER): 185 km | 130 min
Wrocław / Poland (WRO): 170 km | 110 min

 **Contact**
Mr. René Schöne
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 +49 35825 5252
 info@gemeinde-kodersdorf.de



Commercial area on Industriestraße





Commercial area Markersdorf

 **Owner**
private

 **Location**

Cottbus (CB): 108 km | 95 min
Dresden (DD): 110 km | 80 min
Berlin (B): 215 km | 185 min

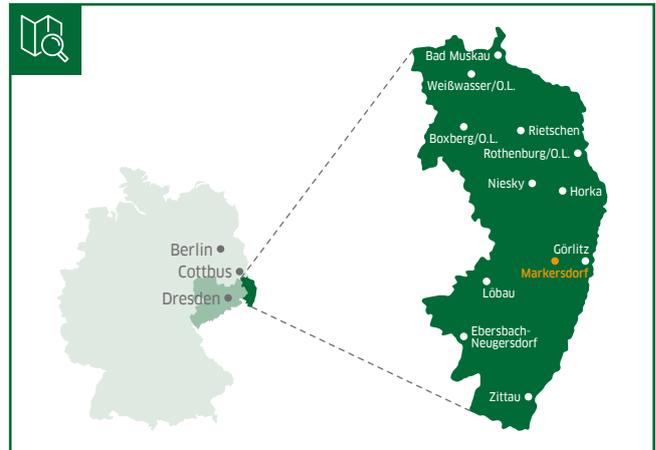


 **Areas**

Available area: 1.5 ha
Net floor area: 27.3 ha
Largest plot: 1.5 ha
Expansion areas: no
Current building law: binding development plan (B-Plan) available
Type | Operation: GE

 **Media**

(Waste-)Water: available
Electricity: available
Gas: available
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: Görlitz
Transshipment point: no
Public transport: on site

 **Road**
Federal highway:
• B6 | 0 km
Highway:
• A4 (Dresden – Wrocław) | 12 km | 10 min
• A15 (Berlin – Cottbus) | 80 km | 80 min
• A13 (Berlin – Dresden) | 93 km | 60 min

 **Airport**
Dresden (DRS): 92 km | 70 min
Berlin (BER): 193 km | 140 min
Wrocław / Poland (WRO): 173 km | 110 min

 **Contact**

Mr. Silvio Renger
Municipality of Markersdorf
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 sekretariat@gemeinde-markersdorf.de



Commercial area Markersdorf





Commercial area Oberseifersdorf

Owner
Municipality of Mittelherwigsdorf

Location

Cottbus (CB): 124 km | 125 min
 Dresden (DD): 125 km | 105 min
 Berlin (B): 293 km | 190 min



Areas

Available area: 6.5 ha
 Net floor area: 35.0 ha
 Largest plot: 2.0 ha
 Expansion areas: no
 Current building law: binding development plan (B-Plan) available
 Type | Operation: GE (Type of use according to § 8 BauNVO), suitable for manufacturing

Media

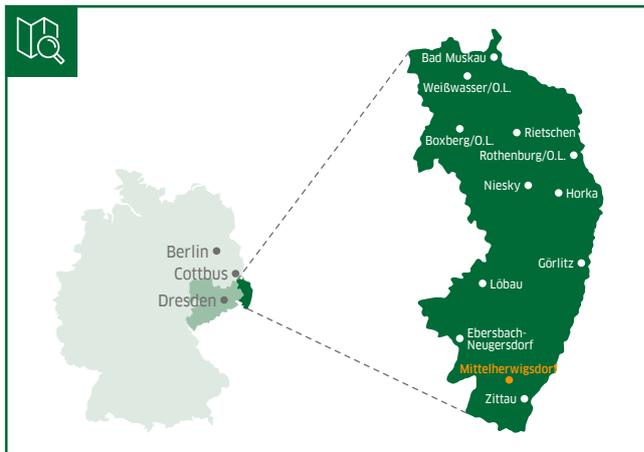
(Waste-)Water: waste- and rainwater in the separate system, property connection, client, cost bearer
 Electricity: respective media carrier
 Gas: not available
 Telecommunications: respective media carrier

Notes

Purchase price: €14/m²

Contact

Mrs. Pauline Neumann
 Municipality of Mittelherwigsdorf
 +49 3583 50130
 neumann@mittelherwigsdorf.de



Transport connections

Railway
 Railway connection: not connected
 Transshipment point: no connection
 Public transport: bus | 0.5 km | 2 min

Road
 Federal highway:
 • B178 | 0 km | 0 min | Connection to the Czech Republic via Poland, as well as to the A4 towards Dresden
 • B99 | 4 km | 5 min
 • B96 | 10 km | 15 min
 Highway:
 • A4 (Dresden – Wrocław) | 41 km | 40 min
 • A13 (Berlin – Dresden) | 115 km | 80 min
 • A15 (Berlin – Cottbus) | 107 km | 105 min

Airport
 Dresden (DRS): 117 km | 85 min
 Berlin (BER): 272 km | 170 min
 Wrocław / Poland (WRO): 199 km | 160 min
 Prague / Czech Republic (PRG): 151 km | 120 min



Commercial area Oberseifersdorf





Commercial area Niesky North

 **Owner**
Municipality of Niesky

 **Location**
Cottbus (CB): 70 km | 70 min
Dresden (DD): 120 km | 80 min
Berlin (B): 190 km | 155 min



 **Areas**
Available area: approx. 17 ha
Net floor area: available upon request
Largest plot: available upon request
Expansion areas: -
Current building law: binding development plan (B-Plan) resolution on establishment
Type | Operation: GE

 **Media**
(Waste-)Water: available upon request
Electricity: available upon request
Gas: available upon request
Telecommunications: available upon request



 **Transport connections**

 **Railway**
Railway connection: -
Transshipment point: Kodersdorf | 10 km
Public transport:
train station Niesky | 1 km | 2 min

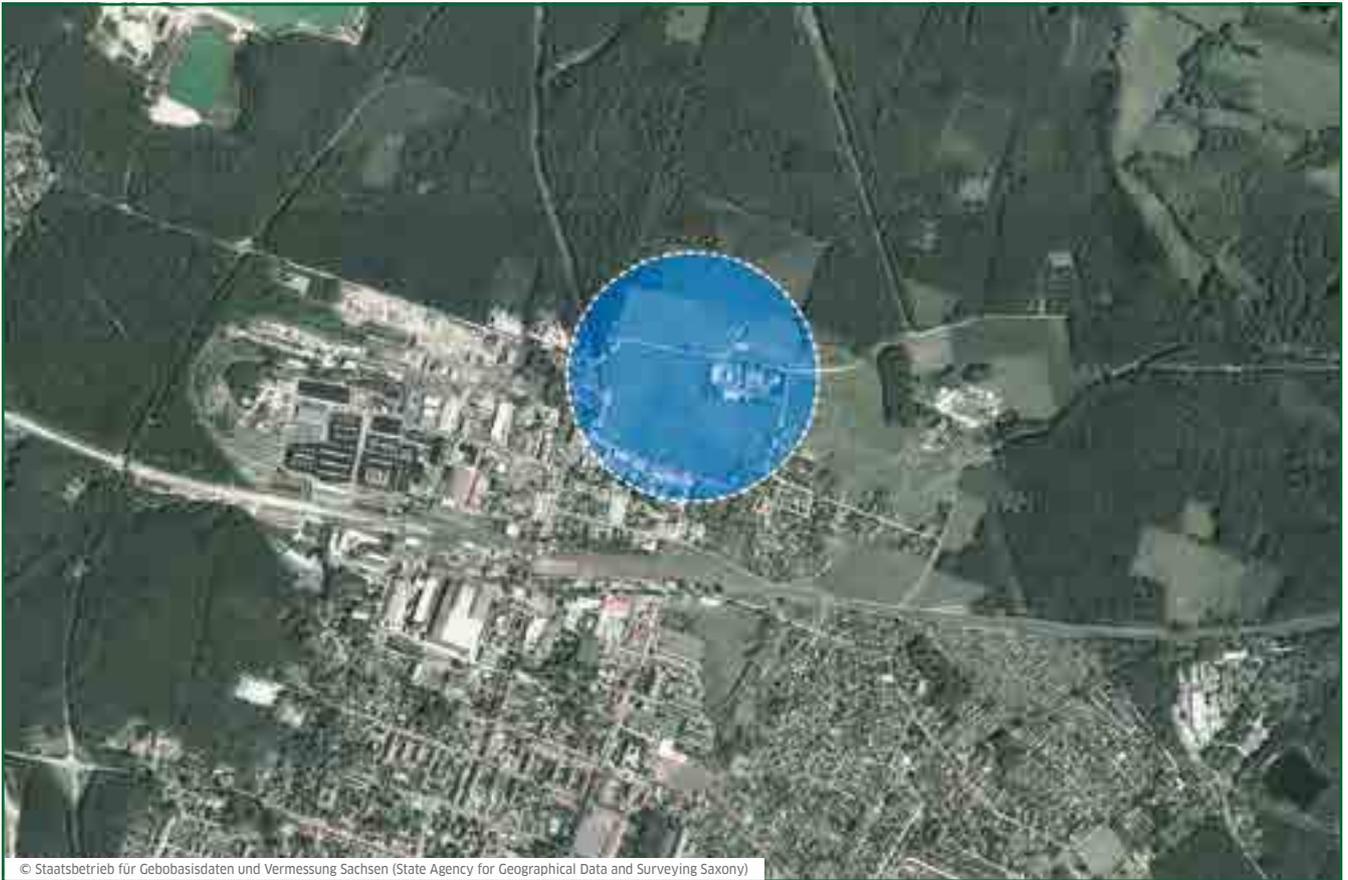
 **Road**
Federal highway:
• B115 | 1 km | 1 min
Highway:
• A4 (Dresden - Wrocław) | 12 km | 14 min
• A15 (Berlin - Cottbus) | 57 km | 55 min

 **Airport**
Dresden (DRS): 93 km | 60 min
Berlin (BER): 170 km | 120 min
Wrocław / Poland (WRO): 183 km | 120 min

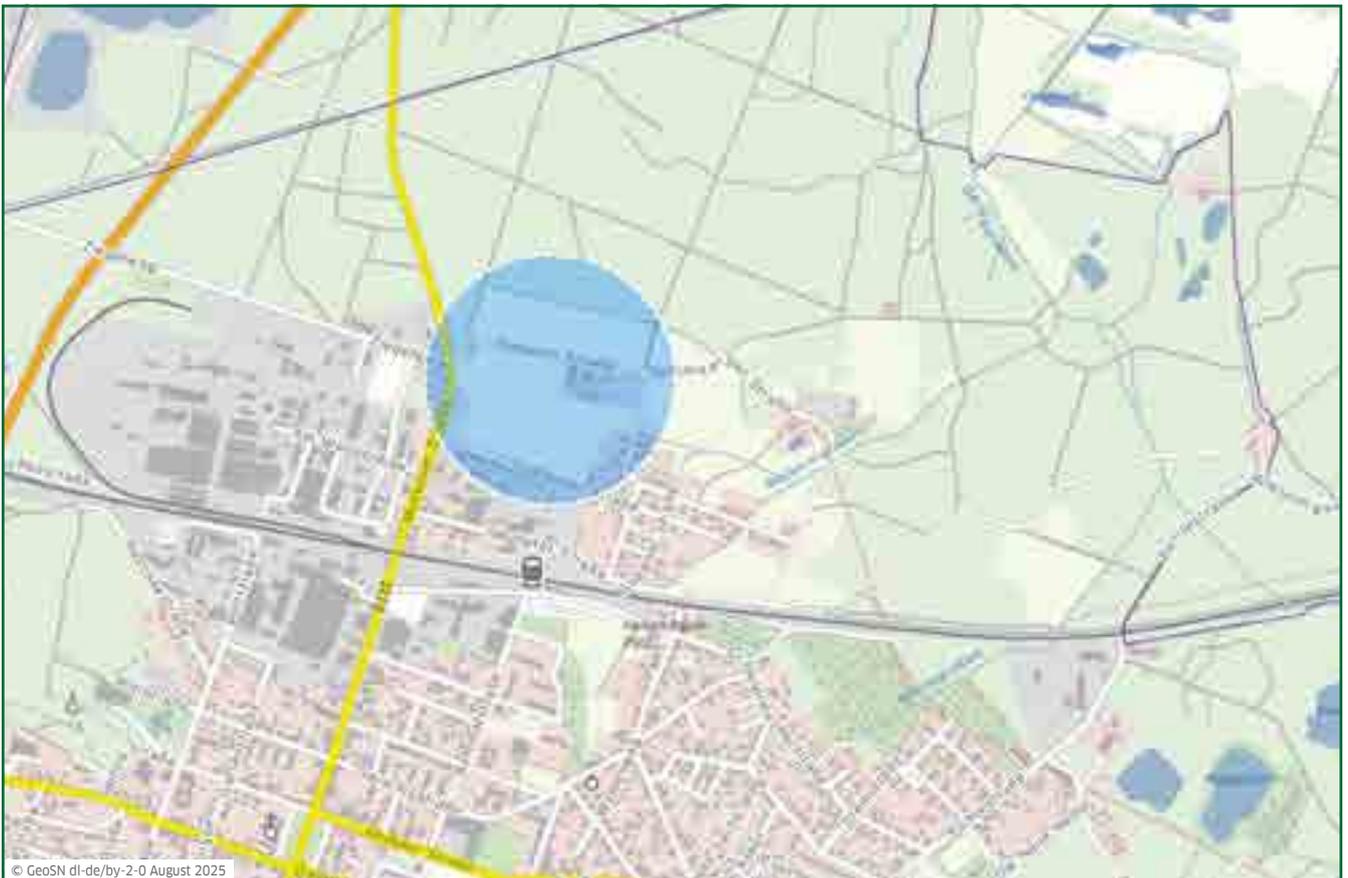
 **Contact**
Mrs. Gundula König
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 +49 3588 282650
 g.koenig@niesky.de



Commercial area Niesky North



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Commercial area Rothenburg/O.L. North

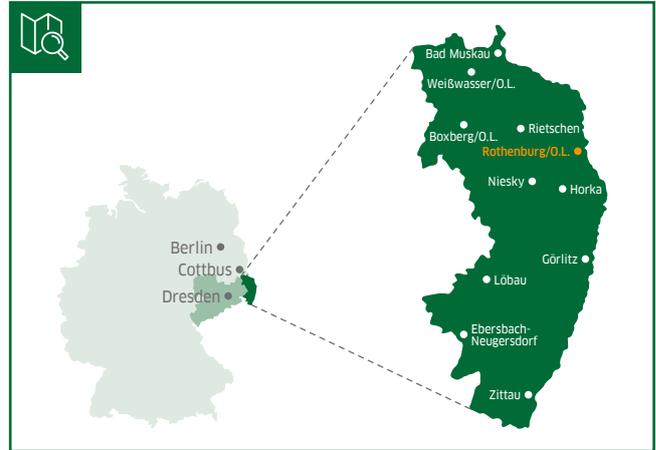
 **Owner**
Municipality of Rothenburg/O.L.

 **Location**
Cottbus (CB): 80 km | 75 min
Dresden (DD): 120 km | 90 min
Berlin (B): 215 km | 160 min



 **Areas**
Available area: 6.0 ha
Net floor area: 12.1 ha
Largest plot: available upon request
Expansion areas: available upon request
Current building law: binding development plan (B-Plan) available
Type | Operation: GE | 24/7

 **Media**
(Waste-)Water: available
Electricity: available
Gas: not available
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: no connection
Transshipment point: no connection
Public transport: on site

 **Road**
Federal highway:
• B115 | 15 km | 20 min
Highway:
• A4 (Dresden – Wrocław) | 25 km | 20 min
• A15 (Berlin – Cottbus) | 70 km | 55 min

 **Airport**
Dresden (DRS): 110 km | 75 min
Berlin (BER): 190 km | 120 min
Wrocław / Poland (WRO): 190 km | 130 min

 **Contact**
Mr. Philipp Eichler
Municipality of Rothenburg/O.L.
 +49 35891 77212
 philipp.eichler@rothenburg-ol.de



Commercial area Rothenburg/O.L. North





Commercial area Halbendorfer Straße

 **Owner**
Municipality of Seifhennersdorf

 **Location**
Cottbus (CB): 112 km | 125 min
Dresden (DD): 81 km | 105 min
Berlin (B): 267 km | 210 min



 **Areas**
Available area:
 · Building area 4: 4,375 m²
 · Building area 5: 6,013 m²
 · Building area 6: 4,400 m²
 Net floor area: available upon request
 Largest plot: 0.60 ha
 Expansion areas: upon request
 Current building law: binding development plan (B-Plan) available
 Type | Operation: GE

 **Media**
 (Waste-)Water: available
 Electricity: available
 Gas: available
 Telecommunications: available

 **Notes**
Purchase price: 6.14 €/m²



 **Transport connections**

 **Railway**
 Railway connection: not connected
 Transshipment point: 1 km | 5 min (shut down)
 Public transport: -

 **Road**
 Federal highway:
 · B96 | 9 km | 15 min
 · B178 | 12 km | 15 min
 Highway:
 · A4 (Dresden - Wrocław) | 40 km | 40 min
 · A15 (Berlin - Cottbus) | 110 km | 108 min

 **Airport**
 Dresden (DRS): 93 km | 85 min
 Berlin (BER): 245 km | 180 min
 Wrocław / Poland (WRO): 220 km | 155 min
 Prague / Czech Republic (PRG): 134 km | 138 min

 **Contact**
 Mr. Wolfgang Müller
 Municipality of Seifhennersdorf
 +49 3586 451532
 hauptamt@seifhennersdorf.de

Commercial area Halbendorfer Straße





Commercial area Schulstraße Jänkendorf

Owner
Municipality of Waldhufen

Location

Cottbus (CB): 77 km | 80 min
 Dresden (DD): 94 km | 70 min
 Berlin (B): 200 km | 165 min



Areas

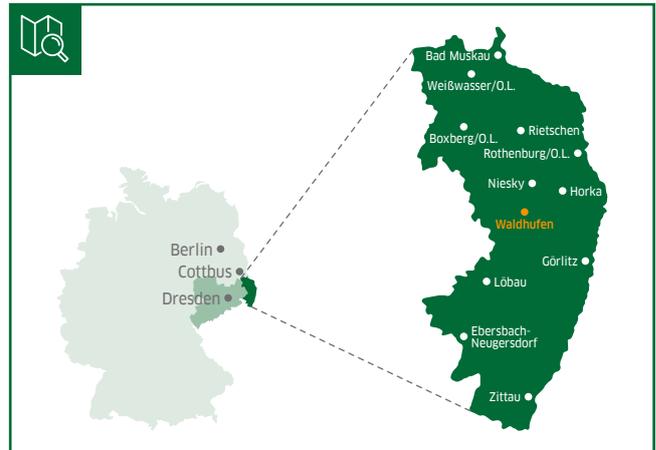
Available area: 2.44 ha
 Net floor area: -
 Largest plot: 0.97 ha
 Expansion areas: only possible through a development plan - approx. 1.4 ha
 Current building law: binding development plan (B-Plan) available
 Type | Operation: GE; restricted GE

Media

(Waste-)Water: available
 Electricity: available
 (inquiry to the provider)
 Gas: not available
 Telecommunications: available
 (inquiry to the provider)

Notes

Purchase price: market value appraisal
 €10/m²



Transport connections

Railway
 Railway connection: not connected
 Transshipment point: Niesky | 7 km | 10 min
 Public transport: on site (Jänkendorf)

Road
 Federal highway:
 • B115 | 5 km | 5 min
 Highway:
 • A4 (Dresden - Wrocław) | 7 km | 10 min
 • A15 (Berlin - Cottbus) | 65 km | 65 min
 • A13 (Berlin - Dresden) | 79 km | 55 min

Airport
 Dresden (DRS): 86 km | 55 min
 Berlin (BER): 177 km | 125 min
 Wrocław / Poland (WRO): 180 km | 130 min

Contact

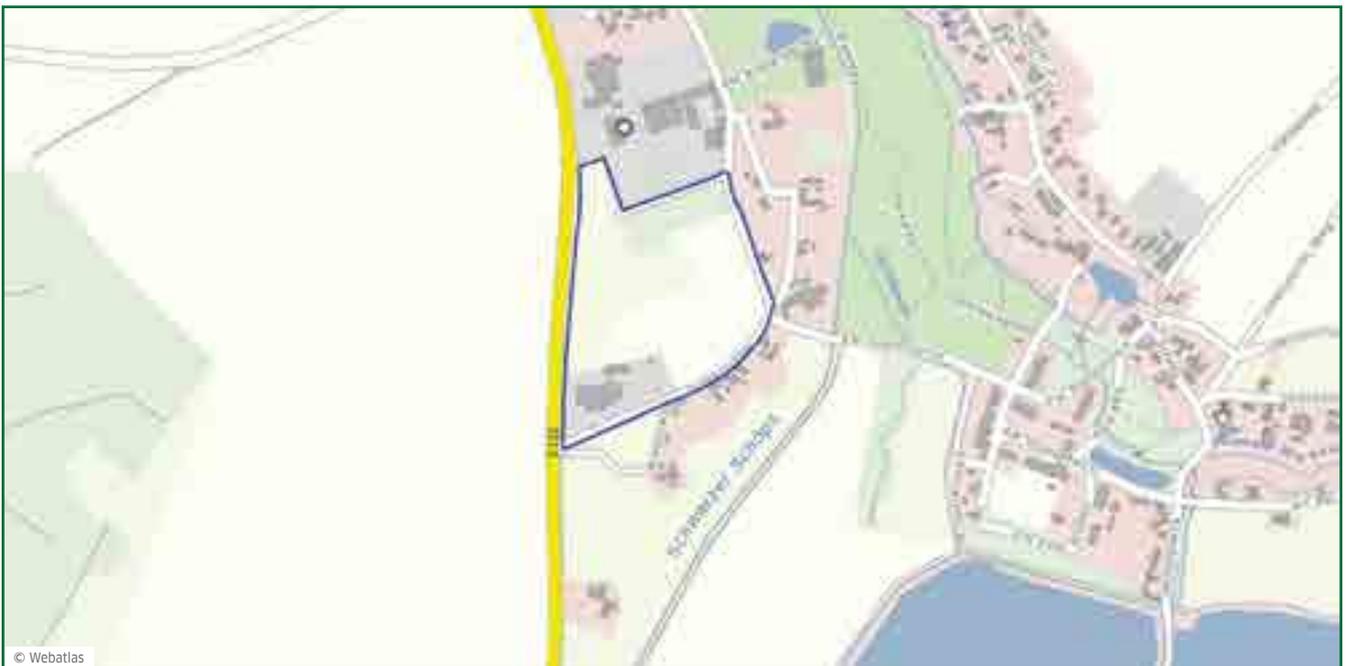
Mrs. Heike Hübner
 Municipality of Waldhufen
 +49 3588 254913
 bauamtgemeinde@waldhufen.de



Commercial area Schulstraße Jänkendorf



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Gelsdorfhütte

 **Owner**
city of Weißwasser/O.L.

 **Location**
Cottbus (CB): 45 km | 51 min
Dresden (DD): 101 km | 74 min
Berlin (B): 164 km | 120 min



 **Areas**
Available area: 7.0 ha
Net floor area: -
Largest plot: -
Expansion areas: not specified
Current building law: no binding development plan (B-Plan) available
Type | Operation: GE

 **Media**
(Waste-)Water: available
Electricity: available
Gas: available
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: no connection
Transshipment point: no connection
Public transport: on site

 **Road**
Federal highway:
• B156 | 2 km | 3 min
Highway:
• A15 (Berlin – Cottbus) | 36 km | 38 min
• A4 (Dresden – Wrocław) | 42 km | 40 min

 **Airport**
Dresden (DRS): 100 km | 77 min
Berlin (BER): 147 km | 105 min
Wrocław / Poland (WRO): 206 km | 155 min

 **Contact**
Mr. Enrico Rein
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 enrico.rein@weisswasser.de



Gelsdorfhütte



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© Webatlas



Commercial area Halbendorfer Weg

 **Owner**
city of Weißwasser/O.L.

 **Location**

Cottbus (CB): 45 km | 51 min
Dresden (DD): 101 km | 74 min
Berlin (B): 164 km | 120 km



 **Areas**

Available area: 0.3 ha
Net floor area: -
Largest plot: -
Expansion areas: available upon request
Current building law: binding development plan (B-Plan) available
Type | Operation: GE

 **Media**

(Waste-)Water: available
Electricity: available
Gas: available
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: no connection
Transshipment point: no connection
Public transport: on site

 **Road**
Federal highway:
• B156 | 2 km | 3 min
Highway:
• A15 (Berlin – Cottbus) | 36 km | 38 min
• A4 (Dresden – Wrocław) | 42 km | 40 min

 **Airport**
Dresden (DRS): 100 km | 77 min
Berlin (BER): 147 km | 105 min
Wrocław / Poland (WRO): 206 km | 155 min

 **Contact**

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 enrico.rein@weisswasser.de



Commercial area Halbendorfer Weg



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Commercial area Weißwasser/O.L. South

 **Owner**
private

 **Location**

Cottbus (CB): 45 km | 51 min
Dresden (DD): 101 km | 74 min
Berlin (B): 164 km | 120 min

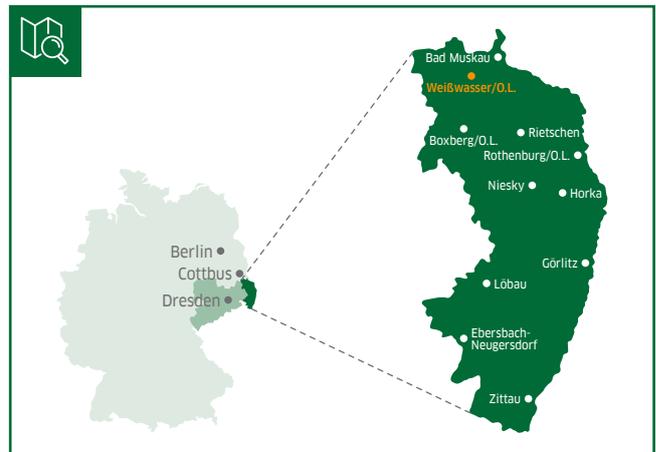


 **Areas**

Available area: 0.16 ha
Net floor area: -
Largest plot: -
Expansion areas: 7.0 ha / Weißwasser/O.L.
South 2 GE Area
Current building law: FNP
Type | Operation: GE

 **Media**

(Waste-)Water: available
Electricity: available
Gas: not available
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: yes
(reactivation required)
Transshipment point: Horka | 34 km
Public transport: on site

 **Road**
Federal highway:
• B156 | 2 km | 3 min
Highway:
• A15 (Berlin – Cottbus) | 36 km | 38 min
• A4 (Dresden – Wrocław) | 42 km | 40 min

 **Airport**
Dresden (DRS): 100 km | 77 min
Berlin (BER): 147 km | 105 min
Wrocław / Poland (WRO): 206 km | 155 min

 **Contact**

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Commercial area Weißwasser/O.L. South



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TELUX Neuwerk

 **Owner**
private

 **Location**

Cottbus (CB): 45 km | 46 min
Dresden (DD): 115 km | 90 min
Berlin (B): 164 km | 120 min



 **Areas**

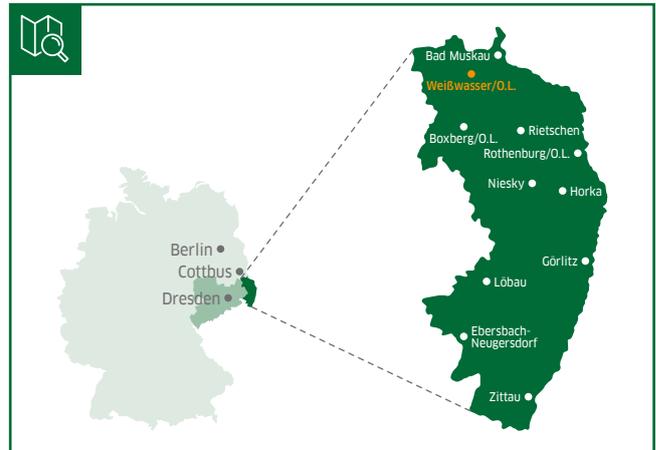
Available area:

- Brownfield site: approx. 12 ha
- smallest industrial hall: 500 m²
- largest industrial hall: 4,000 m²

Net floor area: -
Largest plot: -
Expansion areas: -
Current building law: Project-related binding development plan (B-Plan) required
Type | Operation: GE | normal

 **Media**

(Waste-)Water: available
Electricity: 3 MW / 8 MW
Gas: natural gas 3.2 bar
Telecommunications: 5 G



 **Transport connections**

 **Railway**
Railway connectio: no
Transshipment point:
Kodersdorf | 38 km | 40 min
Public transport: 3 km | 5 min

 **Road**
Federal highway:
· B156 | 1 km | 2 min
Highway:
· A15 (Berlin – Cottbus) | 32 km | 35 min
· A4 (Dresden – Wrocław) | 45 km | 45 min
· A13 (Berlin – Dresden) | 69 km | 65 min

 **Airport**
Dresden (DRS): 110 km | 80 min
Berlin (BER): 145 km | 90 min
Wrocław / Poland (WRO): 205 km | 140 min

 **Contact**

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TELUX Neuwerk



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Weißwasser/O.L. South 2 GE Area

 **Owner**
WBG/WGW (private and municipal)

 **Location**

Cottbus (CB): 45 km | 51 min
Dresden (DD): 101 km | 74 min
Berlin (B): 164 km | 120 min

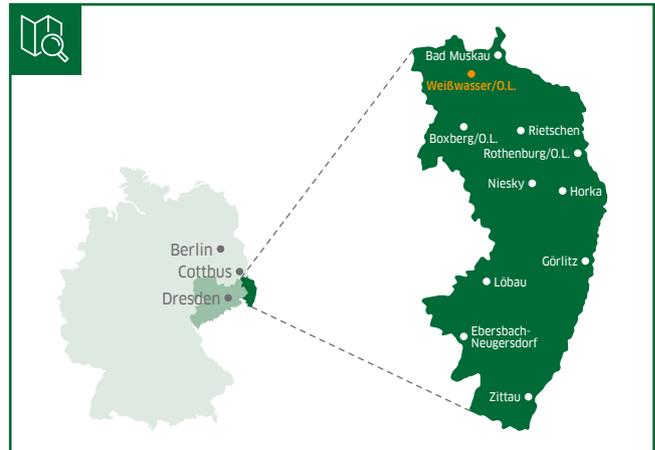


 **Areas**

Available area: 7.0 ha
Net floor area: -
Largest plot: -
Expansion areas: not specified
Current building law: no binding development plan (B-Plan) available
Type | Operation: GE

 **Media**

(Waste-)Water: available
Electricity: available
Gas: no
Telecommunications: available



 **Transport connections**

 **Railway**
Railway connection: yes (reactivation required)
Transshipment point: Horka | 34 km
Public transport: on site

 **Road**
Federal highway:
• B156 | 2 km | 3 min
Highway:
• A15 (Berlin – Cottbus) | 36 km | 38 min
• A4 (Dresden – Wrocław) | 42 km | 40 min

 **Airport**
Dresden (DRS): 100 km | 77 min
Berlin (BER): 147 km | 105 min
Wrocław / Poland (WRO): 206 km | 140 min

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Weißwasser/O.L. South 2 GE Area



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Commercial area Zittau-Weinau

Owner
Municipality of Zittau

Location

Cottbus (CB): 128 km | 120 min
 Dresden (DD): 124 km | 90 min
 Berlin (B): 297 km | 210 min



Areas

Available area: 0.66 ha
 Net floor area: -
 Largest plot: -
 Expansion areas: not specified
 Current building law: binding development plan (B-Plan) available
 Type | Operation: GE/GI

Media

(Waste-)Water: available
 Electricity: up to 5 MW
 Gas: available
 Telecommunications: available

Notes

Purchase price: Basis €14/m²

Contact

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 g.heyman@zittau.de



Transport connections

Railway
 Railway connection: Zittau | 3 km
 Transshipment point: no
 Public transport: bus connection in the immediate vicinity

Road
 Federal highway:
 • B99 | 0 km | 0 min
 • B178 | 0 km | 0 min
 • B96 | 4 km | 10 min
 Highway:
 • A4 (Dresden – Wrocław) | 46 km | 40 min
 • A13 (Berlin – Dresden) | 115 km | 80 min
 • A15 (Berlin – Cottbus) | 120 km | 115 min

Airport
 Dresden (DRS): 120 km | 85 min
 Berlin (BER): 273 km | 160 min
 Wrocław / Poland (WRO): 202 km | 140 min
 Prague / Czech Republic (PRG): 148 km | 120 min



Commercial area Zittau-Weinau





Commercial area “Am Dreiländereck” Zittau East

Owner
Municipality of Zittau

Location

Cottbus (CB): 128 km | 120 min
 Dresden (DD): 124 km | 90 min
 Berlin (B): 297 km | 210 min



Areas

Available area: 13.1 ha
 Net floor area: -
 Largest plot: 2.8 ha
 Expansion areas: not specified
 Current building law: binding development plan (B-Plan) procedure
 Type | Operation: GE

Media

(Waste-)Water: infrastructure development in progress
 Electricity: infrastructure development in progress
 Gas: infrastructure development in progress
 Telecommunications: infrastructure development in progress

Contact

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 g.heyman@zittau.de



Transport connections

Railway
 Railway connection: Zittau
 Transshipment point: -
 Public transport: bus connection in the immediate vicinity

Road
 Federal highway:
 • B99 | 0 km | 0 min
 • B178 | 0 km | 0 min
 • B96 | 4 km | 10 min
 Highway:
 • A4 (Dresden – Wrocław) | 46 km | 40 min
 • A13 (Berlin – Dresden) | 115 km | 80 min
 • A15 (Berlin – Cottbus) | 120 km | 115 min

Airport
 Dresden (DRS): 120 km | 85 min
 Berlin (BER): 273 km | 160 min
 Wrocław / Poland (WRO): 202 km | 140 min
 Prague / Czech Republic (PRG): 148 km | 120 min



Commercial area “Am Dreiländereck” Zittau East



© Philipp Herfort



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MEIN ZUHAUSE
**LANDKREIS
GÖRLITZ**
WOKRJES ZHORJELC

District of Görlitz

Commercial and industrial PROPERTIES

District of Görlitz

Commercial and industrial PROPERTIES

Görlitz

- 76 | Commercial Center Görlitz – 3 halls
- 78 | Commercial Center Görlitz – main building
- 80 | Commercial Center Görlitz – small office building
- 82 | Commercial property Görlitz

Oderwitz

- 84 | Chocolate Factory
- 86 | Warehouses Oderwitz

Zittau

- 88 | Existing property: digades GmbH (Äußere Weberstraße 18/19 und Rathenauer Straße 14)

Explanation of terms

GE Commercial area

GI Industrial area

B-Plan Binding development plan



Commercial Center Görlitz – 3 halls

Owner
private

Location

Cottbus (CB): 93 km | 100 min
 Dresden (DD): 109 km | 80 min
 Berlin (B): 215 km | 185 min

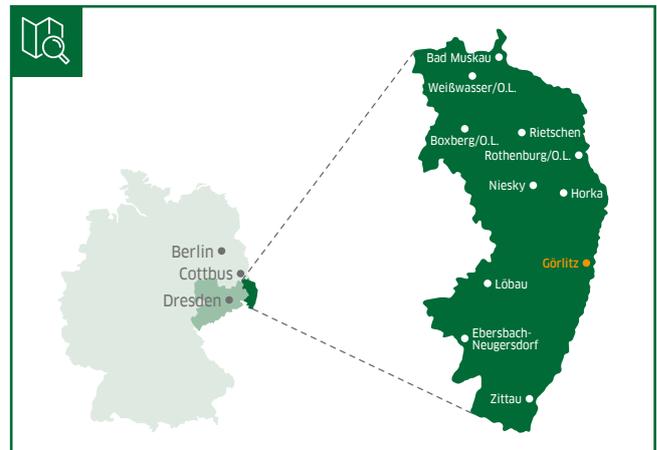


Areas

Total area: 3,500 m²
 Available area: 1,500 m²

Building

Year of construction: 1986
 Building type: 3 halls
 Number of floors: 1-2 (without basement)
 Construction type: Reinforced concrete frame construction, exterior walls: aerated concrete
 Structural condition: partially renovated
 Type of use: office, warehouse, production



Transport connections

Railway
 Railway connection: not connected
 Transshipment point:
 Kodersdorf | 13 km | 13 min
 Public transport: bus on site

Road
 Federal highway:
 • B99 | 0.6 km | 1 min
 • B6 | 2 km | 3 min
 • B115 | 5 km | 10 min
 Highway:
 • A4 (Dresden – Wrocław) | 5 km | 10 min
 • A15 (Berlin – Cottbus) | 80 km | 80 min

Airport
 Dresden (DRS): 101 km | 65 min
 Berlin (BER): 195 km | 150 min
 Wrocław / Poland (WRO): 171 km | 105 min

Contact

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 kontakt@gecegoe.de

Commercial Center Görlitz – 3 halls





Commercial Center Görlitz – main building

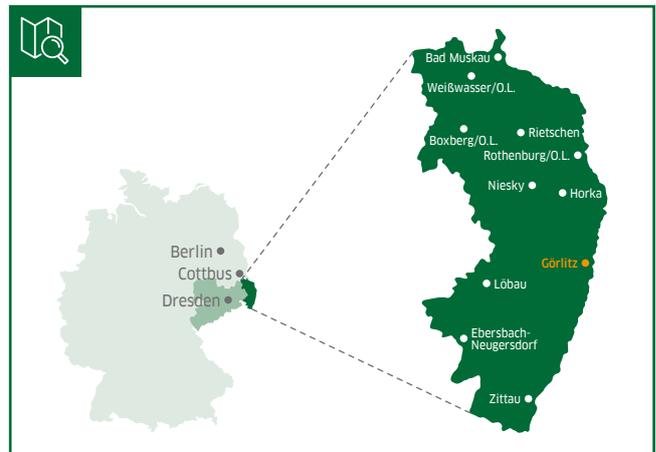
 **Owner**
private

 **Location**
Cottbus (CB): 93 km | 100 min
Dresden (DD): 109 km | 80 min
Berlin (B): 215 km | 185 min



 **Areas**
Total area: 13,500 m²
Available area: 4,500 m²

 **Building**
Year of construction: 1986
Building type: main building
Number of floors: 6 full floors including basement
Construction type: Reinforced concrete frame construction, exterior walls: aerated concrete
Structural condition: partially renovated
Type of use: office, warehouse, production



 **Transport connections**

 **Railway**
Railway connection: not connected
Transshipment point:
Kodersdorf | 13 km | 13 min
Public transport: bus on site

 **Road**
Federal highway:
• B99 | 0,6 km | 1 min
• B6 | 2 km | 3 min
• B115 | 5 km | 10 min
Highway:
• A4 (Dresden – Wrocław) | 5 km | 10 min
• A15 (Berlin – Cottbus) | 80 km | 80 min

 **Airport**
Dresden (DRS): 101 km | 65 min
Berlin (BER): 195 km | 150 min
Wrocław / Poland (WRO): 171 km | 105 min

 **Contact**
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Commercial Center Görlitz – main building





Commercial Center Görlitz – small office building

Owner
private

Location

Cottbus (CB): 93 km | 100 min
 Dresden (DD): 109 km | 80 min
 Berlin (B): 215 km | 185 min

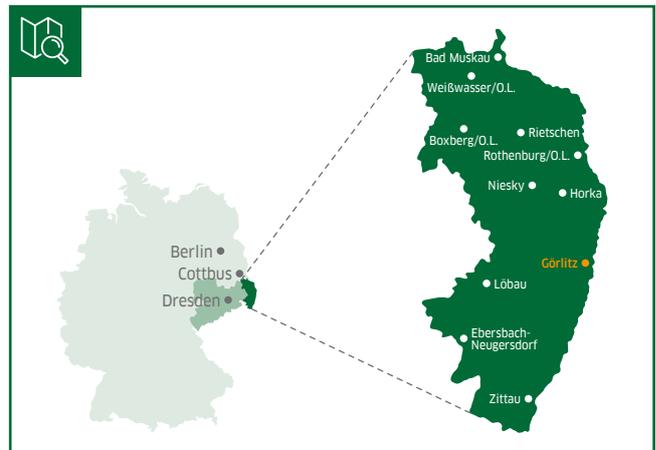


Areas

Total area: 900 m²
 Available area: 900 m²

Building

Year of construction: 1986
 Building type: small office building
 Number of floors: 2 full floors
 (without basement)
 Construction type: Lightweight metal
 construction
 Structural condition: in need of renovation
 Type of use: office



Transport connections

Railway
 Railway connection: not connected
 Transshipment point:
 Kodersdorf | 13 km | 13 min
 Public transport: bus on site

Road
 Federal highway:
 • B99 | 0.6 km | 1 min
 • B6 | 2 km | 3 min
 • B115 | 5 km | 10 min
 Highway:
 • A4 (Dresden – Wrocław) | 5 km | 10 min
 • A15 (Berlin – Cottbus) | 80 km | 80 min

Airport
 Dresden (DRS): 101 km | 65 min
 Berlin (BER): 195 km | 150 min
 Wrocław / Poland (WRO): 171 km | 105 min

Contact

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Commercial Center Görlitz – small office building





Commercial property Görlitz

Owner
private

Location

Cottbus (CB): 93 km | 90 min
 Dresden (DD): 100 km | 70 min
 Berlin (B): 215 km | 170 min



Areas

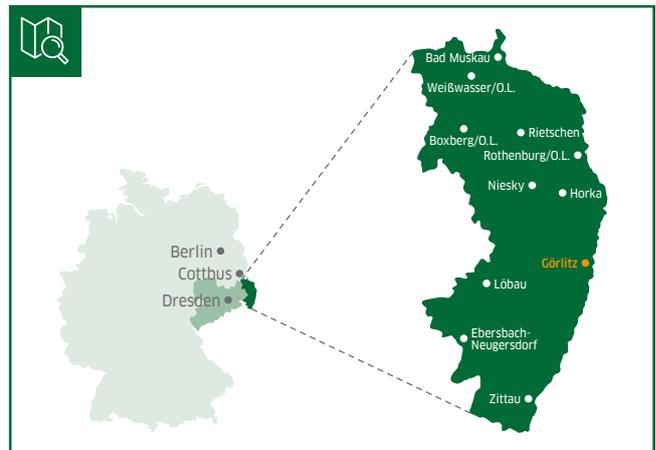
Total area: 3,607 m²
 Available area: 2,380 m²

Building

Year of construction: 1900
 Building type: commercial complex with 4 buildings
 Number of floors: 3
 Construction type: solid construction, gable roof
 Structural condition: immediately available for use
 Type of use: e-commerce, warehouse, service providers

Notes

- for sale
- partially leased property



Transport connections

Railway
 Railway connection: -
 Transshipment point:
 Kodersdorf | 17 km | 20 min
 Public transport: train and bus

Road
 Federal highway:
 · B99 | 0.5 km | 1 min
 · B6 | 2 km | 2 min
 Highway:
 · A4 (Dresden - Wrocław) | 8 km | 10 min

Airport
 Dresden (DRS): 100 km | 60 min
 Berlin (BER): 200 km | 130 min
 Wrocław / Poland (WRO): 170 km | 120 min

Contact

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Commercial property Görlitz





Chocolate Factory

 **Owner**
private

 **Location**

Cottbus (CB): 133 km | 170 min
Dresden (DD): 107 km | 80 min
Berlin (B): 285 km | 187 min



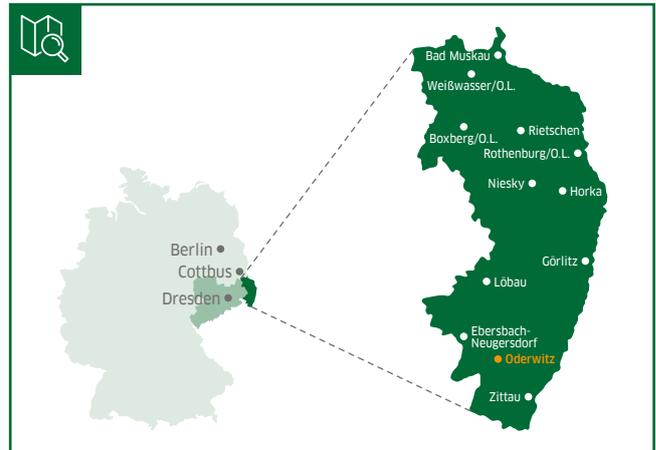
 **Areas**

Total area: 32,770 m²
Available area: 32,770 m²

 **Building**

Year of construction: 1917
Building type: hall (production / warehouse)
Number of floors: 3
Construction type: mixed construction
Structural condition: immediately available for use
Type of use: industrial/commercial (mixed-use area)

 **Notes**

 **Transport connections**

 **Railway**
Railway connection: -
Transshipment point: -
Public transport: train and bus

 **Road**
Federal highway:
• B96/B178 | 1-3 km | 1-4 min
Highway:
• A4 (Dresden - Wrocław) | 35 km | 30 min

 **Airport**
Dresden (DRS): 110 km | 70 min
Berlin (BER): 222 km | 160 min
Wrocław / Poland (WRO): 211 km | 160 min
Prague / Czech Republic (PRG):
160 km | 127 min

 **Contact**

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Chocolate Factory





Warehouses Oderwitz

 **Owner**
private

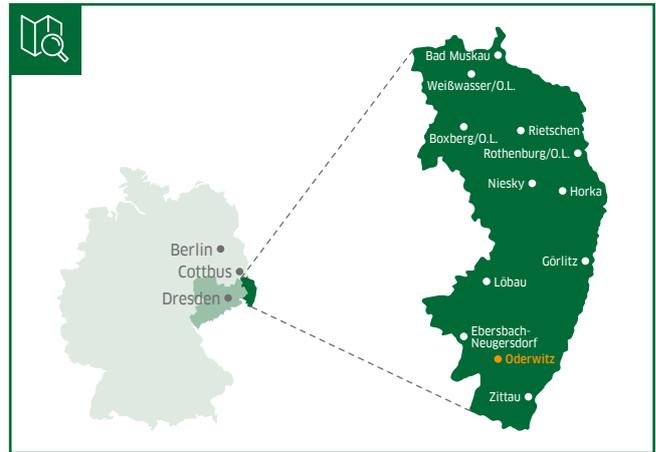
 **Location**
Cottbus (CB): 130 km | 110 min
Dresden (DD): 110 km | 80 min
Berlin (B): 280 km | 180 min



 **Areas**
Total area: 3,920 m²
Available area: 3,920 m²

 **Building**
Year of construction: 1989
Building type: 2 Warehouses,
1 Open storage area
Number of floors: 1
Construction type: solid construction,
unheated hall
Structural condition: immediately available
for use
Type of use: warehouse, production

 **Notes**
· for lease



 **Transport connections**

 **Railway**
Railway connection: -
Transshipment point: -
Public transport: train and bus

 **Road**
Federal highway:
· B96 | 0.5 km | 1 min
· B178 | 4 km | 5 min
Highway:
· A4 (Dresden - Wrocław) | 36 km | 30 min

 **Airport**
Dresden (DRS): 109 km | 65 min
Berlin (BER): 260 km | 145 min
Wrocław / Poland (WRO): 225 km | 145 min
Prague / Czech Republic (PRG):
160 km | 127 min

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Warehouses Oderwitz





Existing property: digades GmbH (Äußere Weberstraße 18/19 und Rathenauer Straße 14)

 **Owner**
private

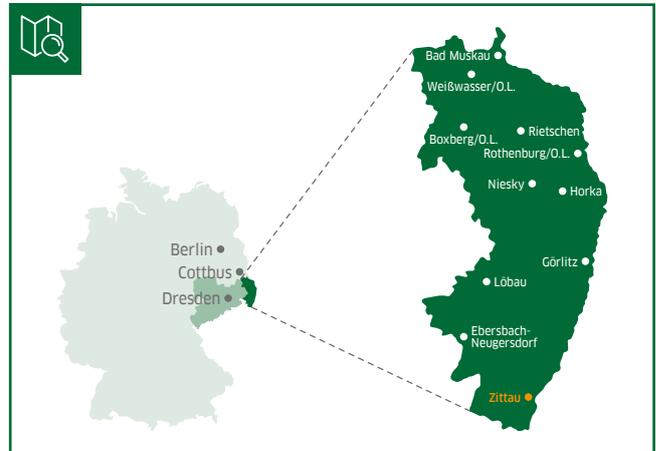
 **Location**
Cottbus (CB): 128 km | 120 min
Dresden (DD): 124 km | 90 min
Berlin (B): 297 km | 210 min



 **Areas**
Total area: 6,140 m²
Available area: 3,320 m²

 **Building**
Year of construction: 1989
Building type: several buildings: office and staff facilities, production and storage areas
Number of floors: -
Construction type: mixed construction
Structural condition: immediately available for use
Type of use: office, warehouse and production

 **Contact**
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 g.heyman@zittau.de



 **Transport connections**

 **Railway**
Railway connection: -
Transshipment point: -
Public transport: train and bus

 **Road**
Federal highway:
• B96 | 0 km | 0 min
• B99 | 1 km | 1 min
• B178 | 5 km | 9 min
Highway:
• A4 (Dresden - Wrocław) | 46 km | 40 min
• A13 (Berlin - Dresden) | 115 km | 80 min
• A15 (Berlin - Cottbus) | 120 km | 115 min

 **Airport**
Dresden (DRS): 120 km | 85 min
Berlin (BER): 225 km | 180 min
Wrocław / Poland (WRO): 202 km | 140 min
Prague / Czech Republic (PRG): 148 km | 120 min



Existing property: digades GmbH (Äußere Weberstraße 18/19 und Rathenauer Straße 14)



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© city of Zittau (Economic development)



MEIN ZUHAUSE
**LANDKREIS
GÖRLITZ**
WOKRJES ZHORJELC



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