

Industrial Estates in Gießen



Ideal Business Location for Your Enterprise

Location in Motion



Giessen perspective

For an investor, the prospects of a location are crucial. Current construction projects and infrastructure projects are best able to document the development and the chances of a city. Here is an overview of the most important current projects in Giessen:

■ University and hospital

- New buildings of the University Hospital of Giessen-Marburg and the Justus-Liebig-University on the campus Human Medicine and the other three Giessen hospitals as well as construction of a new central building of Vitos Klinik.
- New buildings and reconstruction of the Wiesenstraße central campus as well as other construction projects of the University of Applied Sciences Mittelhessen
- Redesign and expansion of campus areas "Humanities and Cultural Studies", "Philosophikum" and "life sciences"

■ New residential areas and projects

- Completion of the former US housing estates in the east district
- Conversion project Bergkaserne for an urban city district
- Single family house development area „Am Ehremer Weg“ (Giessen-Allendorf)
- Residential and service area at the freight station
- Residential and service area at the former abbatoir
- Work and living in the old breweries (Leihgesterner Weg), residential development in Aulweg and Leihgesterner Weg
- Residential area former bus depot (Aulweg)
- Boardinghouses at the Karl-Glöckner-Straße and at the Rodheimer Straße
- Terraced houses in the north west city
- Living and business in the area of the former motor pool area

■ New industrial estate

- Development of the former US General Depot into a modern industrial estate „Am Alten Flughafen“
- Development of the area „Im Katzenfeld“ in the north-west of the city
- Commercial and industrial premises Bänninger (Office space and retail)
- Commercial and industrial development in the Schiffenberger Tal, former production areas of the co. Gail

■ Green areas

- Landesgartenschau area at the Schwanenteich
- Redevelopment of the river Lahn banks

■ Economic and social development programs for individual urban areas

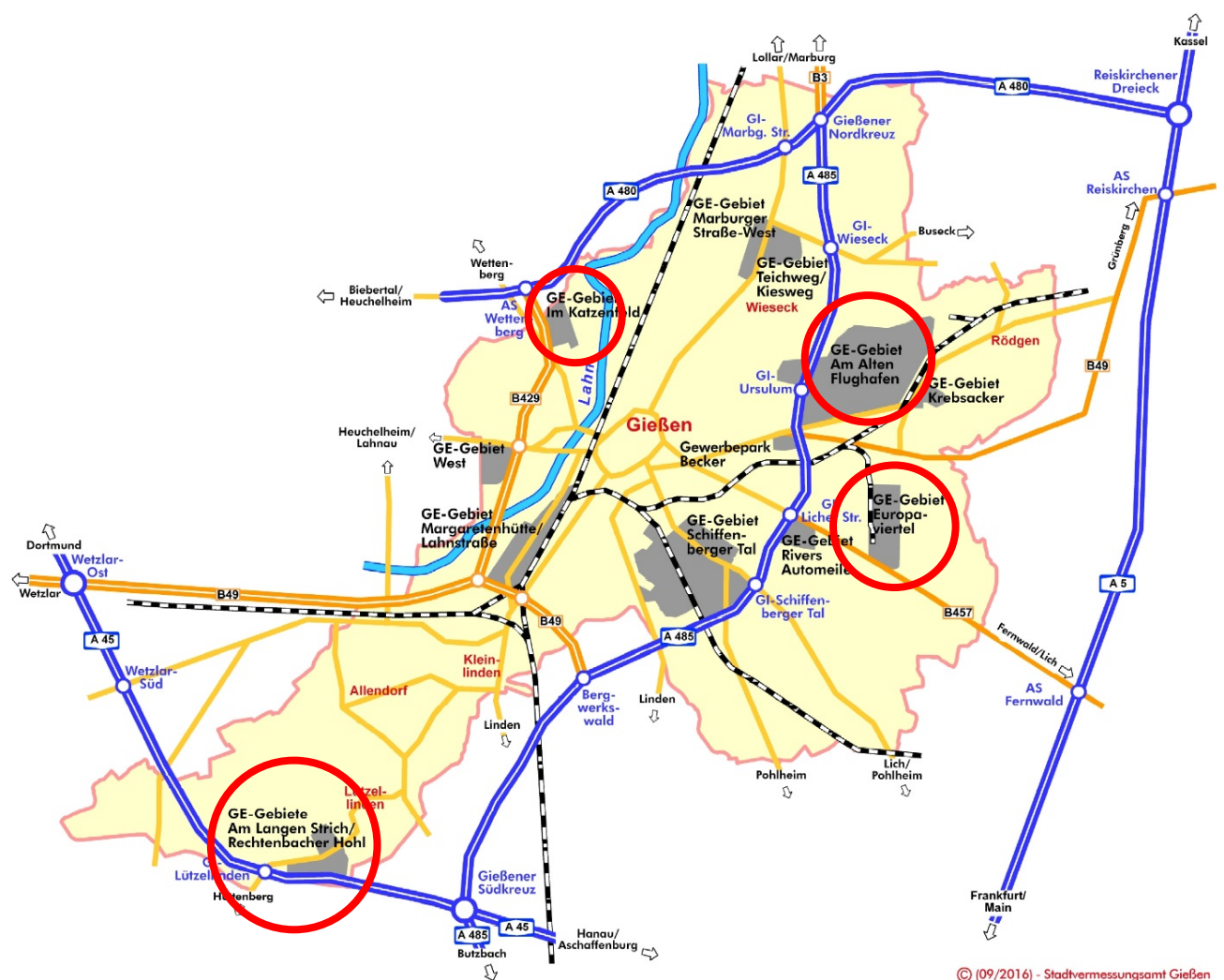
- Three Business Improvement Districts (BIDs) in the city centre of Giessen
- Redevelopment area „Schanzenstraße/Mühlstraße“ in the city centre
- Social urban renewal „Flussstraßenviertel“ and „Nördliche Weststadt“
- Three areas in the support program „Stadtumbau in Hessen“
 - Technology- und industrial estate Leihgesterner Weg
 - Railroad station area
 - Lahnstraße/Margaretenhütte

Find out about the prospects and opportunities for real estate investments in Giessen!



Industrial Estates in Giessen

- Europaviertel · Technology-oriented commercial area
- Am Alten Flughafen · Service, logistics, commercial large-scale settlement
- Rechtenbacher Hohl · Logistics and production
- Im Katzenfeld · Focus is on small to medium-sized business units



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Industrial Estates in Giessen

Europaviertel · Technology-oriented commercial area

The Commercial Area Europaviertel is an ideal business location for service enterprises especially high-tech companies.



■ In good company

In this business area, the focus has been on medical technology, environmental and biotechnology as well as communication and information technology.

In addition, companies with specific service offerings for these sectors have settled here. Internationally active logistics service providers are located in the north-west of the industrial area and benefit from the excellent connection to the wider reaching road network and the existing rail connection.



■ Networks

The TransMIT Gesellschaft für Technologie-Transfer mbH, which is an interface between universities and industry, and the technology and innovation centre Giessen (TIG GmbH) are located in the Europaviertel. For young companies, this offers excellent laboratory, technical and office space, which is used on average by 80 to 90 companies. The "Qualification Offensive Mittelhessen" is another resident network partner.



■ Basic Information Europaviertel

Located in east of Giessen



Traffic/ transport connection: Directly to motorway A 5, A 485 B 3, L 3475 and an own railroad access.

Overall size: approx. 57 hectares
Size of plots: from 1,200 m² to 11,100 m²

Planning law: Zoning plan approved for commercial developments

Commercial usage: immediately

Infrastructure: existing (especially: district heating, broadband Network)

Owner: Municipality Giessen

Price: communal plots: 65 €/m²

Ultimate height: 12 m

Site occupancy index: 0.6

Floor space index: 1.4



Above all, companies from the field of biological, environmental and medical technology as well as multi-media and business service firms are located in this industrial area. Here you will find one of the best agencies for patent exploitation, TransMIT GmbH, in Germany. The "Technologie- und Innovationszentrum Giessen - TIG GmbH" offers highly equipped space for laboratories, offices and technical plants for new companies.

Several logistic enterprises and haulage contractors has been established to a part of this area.



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Am Alten Flughafen - former US General Depot



■ Location for logistics and commercial large-scale settlements

With around 123 hectares, the former General Depot offers a regionally significant commercial space potential. The area can be used in many different ways thanks to individual land allotment and is also suitable for commercial large-scale settlements.

An inventory analysis and an urban development concept were developed for the entire area. In the first step, the sub-areas of the former American deposit in the south and east are being developed by a private investor. Various commercial use units are possible here. The southern parts with a well-preserved building substance are particularly suitable for high-quality office and service use. The central area is to include logistics and production. Industrial constructions with a large area requirement and transport-intensive trade are likely to be established here in future.



The area is directly connected to the railway line Giessen - Fulda. A connecting track is possible. The development plan is currently being developed.



Industrial Estates in Giessen

Rechtenbacher Hohl - Logistics und production



■ Basic Information

Available land:	from 1.6 hectares to 6.1 hectares
Start of building:	immediately
Traffic/ transport:	A 45 direct, L 3054
Owner:	private
Price:	basis for negotiation

■ Planning law

For the area Rechtenbacher Hohl the specifications of the development plan as a type of structural use GE are available. The basis area is fixed at 0.6, the total number of floors at 1.2. A building height of 12 m or two storeys is possible.

■ Development Potential

The area is located in the south of the city of Giessen directly by the motorway junction Giessen-Lützellinden (BAB 45). The commercial area is particularly suitable for companies that require excellent transport connections. This might be manufacturing companies, but also logistics companies.

In the commercial area there is a Maxi-car yard and a truck service and repair workshop. There are also various individual trades and transport companies.

For your project, you can find land in allotments of 1.6 hectares to 6.1 hectares. Splitting or joining plots is possible in individual cases



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Im Katzenfeld – focus of development: small commercial properties

Located in the north-west of Giessen, conveniently situated in an attractive landscape there are plans to develop the area "Im Katzenfeld". Commercial usage is conceivable in a widely spread mix of industries.



■ Basic Information

Overall size:
Planning law:
Current use:

18 ha
urban development plan
partly commercial,
Partly agriculturally productive land
private

Eigentümer:

■ Site

Adjacent to "Giessener Weststadt", the area "Im Katzenfeld" has direct access to federal road B 429 (four-lane) and Motorways A 5, A 45 and A 480 located nearby.

■ Development Potential

Within an urban planning framework, utilization targets are currently being developed. The first consideration for the area "Im Katzenfeld" approximately 18 hectare in size concentrates on the demand for rather small to medium commercial properties between 1,500 m² and 4,000 m² of land size.

■ Infrastructure

The usual infrastructure utilities such as electricity-, gas-, district heating- and broadband supply are already available or can be established easily. The area is topographically flat. Because of its proximity to the transregional road network "Im Katzenfeld" is optimally situated. The area has a connection to public transport and a cycle path. The distance to the next local shopping area is about half a kilometer and the distance to the commercial area "Gewerbegebiet West" is about 2.5 kilometers.



Industrial Estates in Gießen - transport connections

Commercial properties are centrally located - destinations easily accessible throughout Europe!



- Airport Frankfurt (reachable in 45 minutes)
- Airport Gießen-Lützellinden (small aircraft)
- IC Station Gießen
- Beltway A480/ A485 with connection to A5, A7 und A45

Industrial Estates in Gießen

Our service

The economic development of the city of Giessen is a service facility in its interface between business, universities and administration in which you can get all relevant information, advice and much more for the business location Gießen. We would be pleased to organize an inter-company consultation for your project.

We support you in the planning of a new location and answer your questions about the commercial properties offered:

- Is the project permitted at the planned location?
- What are the requirements for the type of building development at the planned location?
- How many parking spaces are needed for employees, customers and suppliers?

Contact us!





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