

Kelsterbach facts and figures:

Population:
31/12/2015: 16,185
31/12/2020: 17,539
+ 1,354 (8.37 %)

Assessment rates 2021:
Trade tax 420 %
Property tax A 460 %
Property tax B 460 %



Stadt Kelsterbach
Wirtschaftsförderung

Tel.: +49 6107 - 773 361 oder 773 223
wirtschaftsfoerderung@kelsterbach.de
www.kelsterbach.de

Kelsterbach - amongst it all





Kelsterbach – sustainable urban development

The city of Kelsterbach is located in the heart of the polycentric Frankfurt-Rhine-Main Metropolitan Region, immediately adjacent to Frankfurt itself. Kelsterbach is a city designed for working and living. It offers attractive work-places and is an international hub for goods, services, finance and information flows. The trendsetting 1.000 Gbit/s broadband service and other network services provides ideal conditions for businesses, while the number of flagship industries relocating here underlines its future potential.

Kelsterbach also boasts a high standard of living, with a high concentration of urban spaces, culture and recreational areas. It's somewhere families can feel comfortable, and where children can grow up carefree, with a wide range of support and educational services for children and parents. Anyone wanting a bigcity vibe while living in lush surrounds will feel at home in this small, functional city.

Kelsterbach – Achieving goals

With excellent school and child-care facilities, Kelsterbach is a city where families can feel at home. The Integrated Comprehensive School, which ranked #1 among Hessen's "Strong Schools", has a particular pride of place. The wide range of vocational preparation services and the close co-operation between school, students and parents is first-class. Many jobs in for example R&D (research and development) offer attractive chances for pupils and students.

Kelsterbach is also within easy access of a number of international schools, such as the ISF International School Frankfurt-Rhein-Main, European School Frankfurt, Metropolitan School Frankfurt, Strotho-International School, Erasmus School and Obermayr International School.



Kelsterbach – Life by the river

Being located right on the water is a privilege embraced and woven into Kelsterbach life. The vast waterside parklands serve as recreational areas bringing people of all ages together. Sustainability, health and fun – it's 14 km along the Main River from Frankfurt's Museumsufer to Kelsterbach (11 km from Rüsselsheim), making for a pleasant, healthy riverside ride to work in the warmer months.

But green oases aren't just found along the river; Kelsterbach's Staudenweiher Lake, situated idyllically among tall trees, is the perfect place to sit and relax. Just nearby is the recreation area "Südpark" which will get a fundamentally new and modern design in the near future. The Mönchwaldsee is another popular day-trip destination.

Kelsterbach – the future in focus

The city of Kelsterbach is part of the "Gross-Gerau Innovation Region", which, with its 14 cities and municipalities, belongs to the Frankfurt-Rhine-Main Metropolitan Region, providing an ideal environment for businesses.

Excellent transport access by road, rail, water and air open the district up to the world. Particular emphasis is placed on research and development, and the Gross-Gerau district leads the way in Hessen when it comes to employment and investments in these fields.



Stadt Kelsterbach

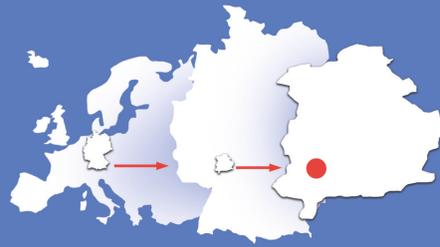
Der Standort für Unternehmen in Rhein-Main



Stadt
Kelsterbach

Kelsterbach ganz nah

Leben und Arbeiten am Main



Gewerbegebiete in Kelsterbach

- 1 Airport City West
- 2 Mönchhof
- 3 Glanzstoffpark
- 4 Langer Kornweg/Europort
- 5 Am Staudenweiher
- 6 Taubengrund/Südpark



Stadt
Kelsterbach

Stadt Kelsterbach
Wirtschaftsförderung

Tel.: +49 6107 - 773 361 oder 773 223
wirtschaftsfoerderung@kelsterbach.de

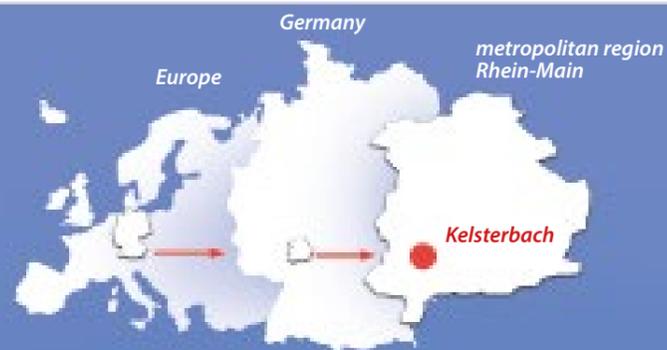
www.kelsterbach.de



Stadt Kelsterbach

The location for companies in Rhein-Main

Airport City West



Stadt Kelsterbach

Industrial Estate Airport City West

„Commercial area directly by Frankfurt airport“



The site today

Airport City West is an enclosed site by a forest. The buildings of the former Ticona GmbH on the approx. 350,000 m² site have been demolished with the exception of the administrative building.

Today, Fraport uses the administrative building as offices for its employees. The Mönchhof industrial park which is almost fully developed lies opposite the Airport City West. A hotel, cafes/bars/restaurants and a petrol station are located nearby.

Companies at the site:

Fraport AG

Facts

Total area:
approx. 350,000 m²

Undeveloped land!
Price/m²: by negotiation
Legally valid site plan available.

Autobahn (A3, A5, A67):
approx. 0.5 km
S-Bahn urban rail station:
approx. 4 km (direct connection planned)
Bus stop: at the site
Frankfurt am Main airport:
approx. 8 km
ICE train station Frankfurt/Main - airport: approx. 4 km

History

Ticona, a manufacturer of technical plastics, was based here from 1961 to 2006. The Kelsterbach plant was established in 1961 as a joint venture of the Celanese Corporation of America and Frankfurt-based Hoechst AG. After the fusion of Hoechst AG with French pharmaceuticals company Rhône-Poulenc to Aventis in 1999, Ticona GmbH was incorporated in Celanese as an independent company.

As the site would have made the construction of the airport's north west runway impossible, it was acquired by Fraport AG. In 2011 Ticona moved to the Höchst industrial park.



Stadt Kelsterbach

The location for companies in Rhein-Main

Langer Kornweg/Europort



Stadt Kelsterbach

Industrial Estate Langer Kornweg/Europort

„Business opportunities in an industrial area near the city“



The site today

The site offers opportunities for businesses which are seeking a location near the city but wish to avoid the various restrictions posed by locations in the immediate town centre. The site is divided into the Langer Kornweg area with individual owners and the Europort which is operated by BEOS AG as a service and logistics site.

The Europort comprises of ten buildings of mixed use which offer a total rental area of approx. 81,000 m². Around half the areas are warehouse, production and workshop areas and approximately 35,000 m² is covered by office and archive areas. The remaining 6,000 m² is used as a service area. The S-Bahn urban rail is within walking distance and the industrial park also has a retail park. There is also a choice of cafes/bars/restaurants and hotels nearby.

Facts

Total area:
approx. 272,000 m²

Langer Kornweg
Total area: approx. 152,000 qm²
Built-up area!
Legally valid site plan available.

Europort
Total area: approx. 120,000 m²
Built-up area!
Site in accordance with §34 BauGB
(German Federal Building Code).

Autobahn (A3, A5, A67):
approx. 4 km
S-Bahn urban rail station:
approx. 0.8 km
Bus stop: by the site
Frankfurt am Main airport:
approx. 4 km
ICE train station Frankfurt/Main -
airport: approx. 4 km

History

The site was developed as an industrial location in the early sixties and has been continuously modernised since then. The area by the Langer Kornweg was developed in the 70s and the Europort industrial park built between 1964 and 1994.

BEOS AG acquired the Europort in 2014. The company is a high-profile developer and operator of commercial properties of mixed use in the fields: office, production, service and logistics.

Companies on the site:

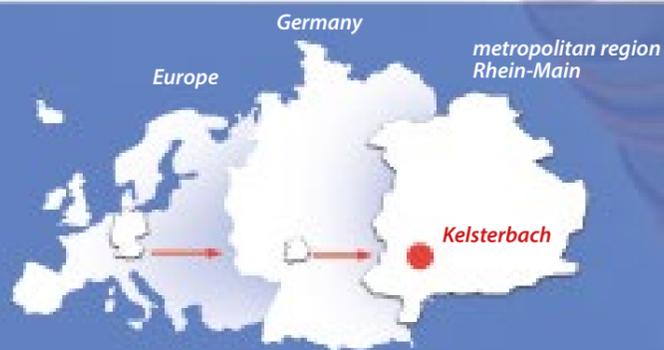
A. Hartrodt GmbH & Co. KG,
DB Schenker Rail Automotive GmbH,
FedEx Express Germany GmbH, IBIS
Hotel, mfs Medizinische Fahr-dienst-
& Servicegesellschaft mbH, REWE
Digital GmbH, Sinotrans Air
Transportation GmbH



Stadt Kelsterbach

The location for companies in Rhein-Main

Glanzstoffpark



Stadt Kelsterbach

Industrial Estate Glanzstoffpark

„An urban living, shopping and work area in close proximity to the river Main“



The site today

The approx. 150,000 m² site which was formerly owned by ENKA comprises of flats, a retail park and the listed buildings of the former factory as well as commercially used areas – all occupying a third of the site each. The flats and retail park have already been built. A company headquarters and office and hotel building are planned in the commercially used section. A decentral power plant for the area provides power and heat. A ramp will offer direct access to the recreational areas in the near future.

Facts

Total area:
approx. 50,000 m²

Undeveloped land!
Legally valid site plan available.

Autobahn (A3, A5, A67):
approx. 4 km
S-Bahn urban rail station:
approx. 0.8 km
Bus stop: by the site
Frankfurt am Main airport:
approx. 5 km
ICE train station Frankfurt/Main -
airport: approx. 4 km

History

ENKA, a former manufacturer of artificial silk fibres that settled here in 1904, used to be located here. The company moved out of the plant in 2001. Several of the factory's administrative buildings, which are now listed, can still be found on the site and today house an exhibition, institutions, business/commercial premises and flats. The Grafde-Chardonnet-Platz located here, named after the founder of the artificial silk production of this site, is spanned by an artistic pergola which recalls the area's past.

Companies at the site:

Aldi Süd, dm Drogeriemarkt, der Bäckerladen, Ernsting's Family, REWE Markt, Waschpark Kelsterbach, Schuhmann.



Stadt Kelsterbach

The location for companies in Rhein-Main

Mönchhof



Stadt Kelsterbach

Industrial Estate Mönchhof

„As close as it gets ...“



The site today

The 110 ha site is located directly by the river Main and Eddersheimer lock with hydropower plant. This also forms the origins of the name of the nearby brewery and brewery inn with beer garden, located on the banks of the Main: WasserCraftWerk.

The inn is located in the Comfort Hotel Frankfurt Airport West, a central and comfortable accommodation. Next to this lies the Riverbay office complex which is interesting from an architectural viewpoint. Today the Mönchhof is a modern logistics, office and service site with a choice of cafes/bars/restaurants and a petrol station. Its location by the river offers a whole range of factors which considerably add to the quality of life here.

Companies at the site:

Comfort Hotel Frankfurt Airport West, Congressium, DHL, Dress-for-less GmbH, Group7 AG, ICS Group, Oerlikon Metco Europe GmbH, REWE Group, Selecta Deutschland

Facts

Total area:
approx. 1,100,000 m²

Built-up area!
Legally valid site plan available.

Autobahn (A3, A5, A67):
approx. 0.5 km

S-Bahn urban rail station: approx. 4 km (direct connection is planned)

Bus stop: by the site
Frankfurt am Main airport: approx. 8 km

ICE train station Frankfurt/Main - airport: approx. 4 km

History

The Mönchhof was a monastic property of the Mainz Reich Convent of Poor Clares between 1290 and 1781 and was also the site of a village which has, meanwhile, disappeared, Wüsteneddersheim. The preserved monastic chapel of the Mönchhof (the monk's estate) of this period (1687) is often used for church services and weddings. The Mönchhof was acquired by the Grand Duchy of Hessen-Darmstadt and subsequently leased to the Grand Ducal Hessian honorary agriculturalist Friedrich Weber in 1875. Weber and his descendants managed the country estate until the 1960s. The site was then sold and a Caltex refinery built here. Fraport AG bought the site in the 80s and a modern logistics, office and service site has been developed here since 2004.



Stadt Kelsterbach

The location for companies in Rhein-Main

Am Staudenweiher



Stadt Kelsterbach

Industrial Estate Am Staudenweiher

„Peacefully situated service, office and hotel site“



The site today

The city centre site is valued as a service, office and hotel site. The area situated along the road "Am Weiher" was created in the 1980s. Here it is the building complex of IBM which stands out. In the vicinity of the "Fujiallee" site, settlement began in 2018 with the building of the Fuji Europe Corporation GmbH company building – a striking building which was built according to Zen principles. The construction of the Moxy Marriott Hotel followed which was completed in 2019. Further projects are planned.

Companies at the site:

Fuji Europe Corporation GmbH, IBM Deutschland, FraSec Fraport Security Services GmbH, Lobbe Industrieservice GmbH & Co. KG, Moxy Frankfurt Airport Kelsterbach Hotel

Facts

Total area:
approx. 134,000 m²

"Fujiallee" site
Total area: approx. 45,000 m²
Built-up area!
Free space still available!
Price/m²: by negotiation
Legally valid site plan available.

"Am Weiher" site
Total area: approx. 89,000 m²
Built-up area!
Site in accordance with §34 BauGB (German Federal Building Code)

Autobahn (A3, A5, A67):
approx. 4 km
S-Bahn urban rail station:
approx. 1.5 km
Bus stop: by the site
Frankfurt am Main airport:
approx. 4 km
ICE train station Frankfurt/Main -
airport: approx. 4 km

History

The site is located on the Staudenweiher, a lake created by gravel and sand mining in the 1970s. All new districts in Kelsterbach are located on the Kelsterbacher Terrasse, a formation of the river Main from the Ice Age. This terrace comprises of gravel and sand which makes the area interesting for the mining of these products. The lake is also the local lake of the fishing association here and the name of the inn located by the lake is based on this: Zum Anglerheim (which, translated, means "To the fisherman's home"). A viewing platform enables the observation of birds including rare species such as the kingfisher who is a constant visitor of the ca. sixhectare water body which is surrounded by forest. The lake is also home to various fish species as well as crab and mussels. The "Am Weiher" site developed from the 1980s and the settlement of the "Fujiallee" site began at the end of the 2010-decade.



Stadt Kelsterbach

The location for companies in Rhein-Main

Taubengrund/Südpark



Stadt Kelsterbach

Industrial Estate Taubengrund/Südpark

„Near the airport“



The site today

The areas of the site built in 1970 are characterised by airport-related service providers which appreciate the close proximity of the site to the Rhein-Main airport. The newly-developed area of the Taubengrund industrial park offers approx. 59,000 m² greenfield for new settlements.

The Taubengrund site lies outside the settlement core which enables 24/7 use.

Companies at the site:

Airliner Shop, Bednorz GmbH & Co. KG, Condor, DHL GmbH, Hertz Autovermietung GmbH, I.K. Hofmann GmbH, NH Hotel, Metzelder Easy Drive GmbH, Rieck Sea Air Cargo International GmbH, Tarnow-Stegbauer Autohaus GmbH

Facts

Total area: approx. 265,000 m²

Im Taubengrund (Built-up area)

Size: approx. 147,000 m²

Built-up area!

Legally valid site plan available.

Im Taubengrund (Greenfield)

Size: approx. 59,000 m²

Undeveloped land!

Price/m²: by negotiation

Legally valid site plan available.

Südpark

Size: approx. 59,000 m²

Built-up area!

Site in accordance with §34 BauGB

(German Federal Building Code)

Autobahn (A3, A5, A67):

approx. 1.5 km

S-Bahn urban rail station:

approx. 2 km

Bus stop: by the site

Frankfurt am Main airport:

approx. 2 km

ICE train station Frankfurt/Main

-airport: approx. 4 km

History

“Im Taubengrund” is an old field name from which the industrial site gets its name. One part was created from the 1970s whilst a further part was developed as an industrial area in addition to this in the 2010-decade.

This remains undeveloped, without any buildings on it. Next to this, on the site of the former gravel pit, the town of Kelsterbach created a beautiful recreational area in 1977: the Südpark, which is also the name giver of the nearby industrial park.

In 2021 there was a competition to re-design the park including participation of citizens. The “Südpark” now will get a fundamentally new and modern design in the near future.

