



**high environmental quality
business park**

MAIN BUSINESSES IN THE SECTOR

COMPANY NAME	LOCATION	BUSINESS	WORKFORCE
AUCHAN	Semécourt	Hypermarket	572
ARCELOR RESEARCH	Maizières-lès-Metz	Steelmaking research	550
FRANCE TRANSFO	Maizières-lès-Metz	Transformers	367
EIFFEL CONSTRUCTIONS	Maizières-lès-Metz	Steel construction	120
LANTZERATH FRANCE	Fèves	Service station installation & maintenance	90

TECHNICAL DATA

Location

10 km from Metz. Less than 20 km from Thionville.

Area

Total area 78 ha (193 acres)
Available area 41.7 ha (101.3 acres)

Price

Sale price as of 01/09/09 30.5 EUR excl. tax/m²

Developed property tax

Norroy-le-veneur 9.42%

Exemption from the development tax.

Relief

Zone practically flat.

Environment

Park located at the foot of the Côtes de Moselle hills. Very pleasant countryside.

Ground composition

Marly soils.

LINKS

Road

Site bounded to the east and the west by two main roads RN52 and RD112 linking Metz with the industrial valleys of the Orne and the Fensch. Site bounded to the north by the A4-E50 Paris-Strasbourg motorway. At the northern boundary of the park, direct access to the A31-E25 Luxembourg-Metz-Dijon motorway (500 metres away).

Distances (km)

Metz	10	Brussels	280
Luxembourg	50	Frankfurt	290
Saarbrücken	70	Paris	340
Strasbourg	180	Lyon	470
Karlsruhe	260	Brussels	

Rail

To the east of the site is Woippy marshalling yard, the leading yard in France in terms of the number of wagons handled. Less than 5 minutes away, Hagondange station has regular Metrolor regional train services providing rapid links with Luxembourg, Thionville, Metz and Nancy. TGV Paris Est (HST) at Metz station, services to Paris in 85 minutes.

Air

35 km from Metz-Nancy-Lorraine regional airport to the south (links with Paris and the other major French cities).
50 km from Luxembourg-Findel international airport (links with the major European cities; many intercontinental freight links by Cargolux) and 280 km from Brussels international airport.
80 km from Saarbrücken-Ensheim airport (links with the major German cities).

Waterway

15 km from Thionville-Illange river port, providing access to the Rhine, Antwerp and Rotterdam by 2400-ton self-propelled Rhine barges. The locks can accommodate two 1500-ton barges with their pusher tug or large self-propelled barges 10.5 m in beam and 110 m long with a draught of 3.00 m. 10 km from Metz river port.

IMPROVEMENTS AND UTILITIES

Roads

The park is accessed from the three roads bordering it: RN52, RD112 and RD153D.

Electricity supply

The electricity supply to the park and the on-site distribution are by underground cable.

Gas supply

The park is supplied by a distribution network at 4 bar pressure; 16 bar supply connection available.

Water supply

Water is supplied by the SIEGVO (Gravelotte and Orne valley joint municipal water board) system.

Drainage and sewage disposal

Separate sewer systems.

Telecommunications

Underground cables.
Connection available to the Moselle department broadband network (RHD 57).

SOCIOCULTURAL AND LEISURE FACILITIES

Leisure

Tennis courts and indoor swimming pool in Maizières-lès-Metz; less than 5 km from the Walygator theme park; Amnéville-les-Thermes leisure centre (spa, fitness centre, indoor ski slope, casino, 12,000-seat Galaxie arena, etc.) less than 10 km away by main road.

Education

Middle school in Maizières-lès-Metz (5 km).
Technical and professional high schools in Talange, Rombas, Fameck, Moyeuvre-Grande, etc.
Higher education: universities and higher scientific, technical and management schools in Metz.

ECONOMIC ENVIRONMENT

The park is located in an area of high population density: within a radius of about 5 km, the population exceeds 40,000; barely 10 km away, the Metz conurbation has a total population of nearly 200,000; 20 km away, Thionville and its conurbation have an additional 140,000 inhabitants. The Ecoparc is part of an economic development area of more than 650 hectares (1600 acres) accommodating 300 businesses employing 13,000 people, near the A4/A31 motorway interchange.

To the north-east is the Eurotransit park, the leading logistics hub in Lorraine, with businesses including GEFCO, DHL, Caterpillar, TNT, Michelin and Pomona.

To the south-west is the Val Euromoselle, a development extending from the shopping centre based around the Auchan hypermarket (mall with 54 shops, and well-known chains including MacDonald's, Darty and Decathlon). Many services nearby: hotels of various categories, restaurants, etc. Val Euromoselle benefits from both the superb natural setting and high-quality public facilities.

The Ecoparc is intended for service businesses implementing a sustainable development approach and concerned about the quality of their environment; part of the park is also accessible to SMEs.