



### MAIN BUSINESSES IN THE SECTOR

COMPANY NAME	LOCATION	BUSINESS	WORKFORCE
FERCO INTERNATIONAL	Réding	Building door and window hardware	791
MEPHISTO	Sarrebourg	Shoes	430
STEELCASE SA	Sarrebourg	Office furniture manufacture	330
SCHOTT VTF	Trois Fontaines	Glassmaking	340
AMCOR FLEXIBLES	Sarrebourg	Printing on aluminium	310
FM LOGISTIC	Phalsbourg	Logistic haulage	260
EQIOM	Héming	Cement plant	130
HCL MAITRE PIERRE	Sarrebourg	Frozen « tartes flambées » manufacturer	190
BW INDUSTRIE	Sarrebourg	Metal processing	40

## TECHNICAL DATA

### Location

60 km from Strasbourg, 80 km from Nancy and 100 km from Metz.

### Area

Total area	35 ha (86 acres)
Available area	1 ha (2.5 acres)
Possible extensions	2 x 12 ha (30 acres)

### Land price

Price according to type of business as of 01/01/12

- Industry (production)	7 EUR excl. tax/m <sup>2</sup>
- Small business	10 EUR excl. tax/m <sup>2</sup>
- Shop	20 EUR excl. tax/m <sup>2</sup>

For the Terrasses, the VAT payable by the buyer is calculated on the basis price of 29 EUR excl. tax/m<sup>2</sup>, corresponding to the cost price of the improved plots.

**Developed property tax** 12.03%

### Relief

Terraced platforms.

### Environment

The park is located on terraces to the west of the Sarrebourg built-up area, adjacent to the RN4 main road and the leisure centre (high quality hotel-restaurant nearby).

### Ground composition

Clayey soil.

## LINKS

### Road

The park has access to the A4-E25 Paris-Strasbourg motorway at Phalsbourg junction (15 km); immediate access to the RN4 limited access dual carriageway (1 km).  
iSibus urban transit network services.

### Distances (km)

Strasbourg	65	Frankfurt	270
Saarbrücken	90	Brussels	360
Metz	100	Paris	370
Karlsruhe	145	Lyon	500
Luxembourg	150		

### Rail

Sarrebourg and Réding stations for passenger and freight services.

Links: Metz (50 min), Nancy and Strasbourg, Paris, Ostend.  
Paris by TGV Paris-Est (HST) from Sarrebourg and Strasbourg stations.

### Air

Strasbourg-Entzheim International Airport: 70 km (links with the major French and European cities).

Saarbrücken-Ensheim airport: 100 km (links with the major German cities).

Metz-Nancy-Lorraine regional airport: 110 km (links with the main French cities).

190 km from Frankfurt-Hahn airport (low-cost European links + international freight).

Sarrebourg Buhl aerodrome (business aviation): 2 km.

### Waterway

Access to the Marne-Rhine canal by Héming river port (5 km) (300-ton barges).

## IMPROVEMENTS AND UTILITIES

### Roads

Access from the RN4 main road. Park access by a road 7 m wide.

### Electricity supply

20 kV without power limitation over the entire park. 220/380 V connection available.

### Gas supply

Connection available to the distribution grid: pressure 4 bar.

### Water supply

Distribution by Sarrebourg municipality: 3000 m<sup>3</sup>/day annual average.

### Drainage and sewage disposal

Separate sewer systems. The treatment plant accepts the usual wastewater. Treatment of industrial water and industrial liquid waste before discharge.

### Telecommunications

Telephone and telex connection with unlimited number of lines.

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

## SOCIOCULTURAL AND LEISURE FACILITIES

Sarrebourg has a full range of facilities. All types of shops and services are available.

Economic development facility: service sector business incubator.

### Leisure

St Louis Arzwiller inclined plane. Rocher de Dabo.  
Many watersport centres (Stock, Mittersheim and other lakes).  
Waterway tourism. Close to the Vosges mountains.  
Museums and historic monuments, Chagall stained glass window and tapestry.  
Hunting, trout fishing, hiking, cross-country skiing.  
Sarrebourg chalet park.

### Education

Middle school, high school, technical high school, BTS (higher technical diploma) in secretariat, office automation and IT, training courses in the areas of industry, construction and specialised medical-social care.

Higher education: near universities and engineering schools in Strasbourg, Nancy and Metz.