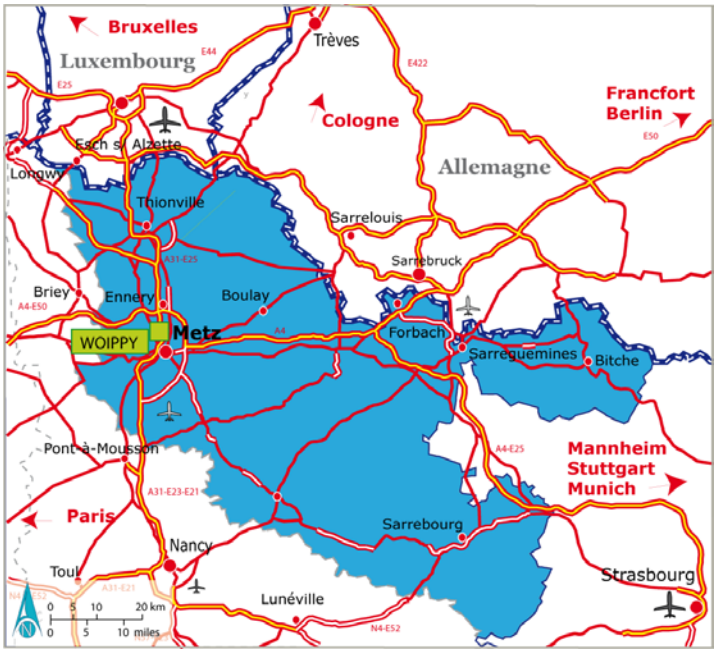
Woippy • Metz North

Distribution center • FOR RENT



Area

Surface **56,994 m²**
9 separate units

Location

- Motorway access: A4 (E25) / A31 (E50)
- Rail connection
- Luxembourg airport 60 km away
- Metz river port 5 km away
- 1h25 to Paris by TGV high speed train

Technical description

- Building period: 1993 to 1998
- 70 dock doors
- 2 access ramps
- Clear height: 12 m
- Circulating yard : 35 m
- Parking: cars: 250 / trucks: 91
- Rail connection
- Sprinklers, firewalls
- Floor resistance: 5 Tons / m²
- Single cladding building, concrete structure
- Gas aerotherms, frost free
- Site entirely secured, licensed for the storage of all kind of products, excepted chemicals (1510 authorization, 2663-1 registration)

Conditions

Rent **35 EUR ex VAT/m²/annum**

Provision for charges : 4,48 EUR / m²
Real estate tax 2015 : 3,38 EUR ex VAT / m²
3/6/9 commercial lease
Units of 5,000 m² (requirements from 2,000 m² lay be studied)

Availability

Immediate

MOSELLE DEVELOPPEMENT • B.P. 40567 • F 57010 METZ CEDEX 1
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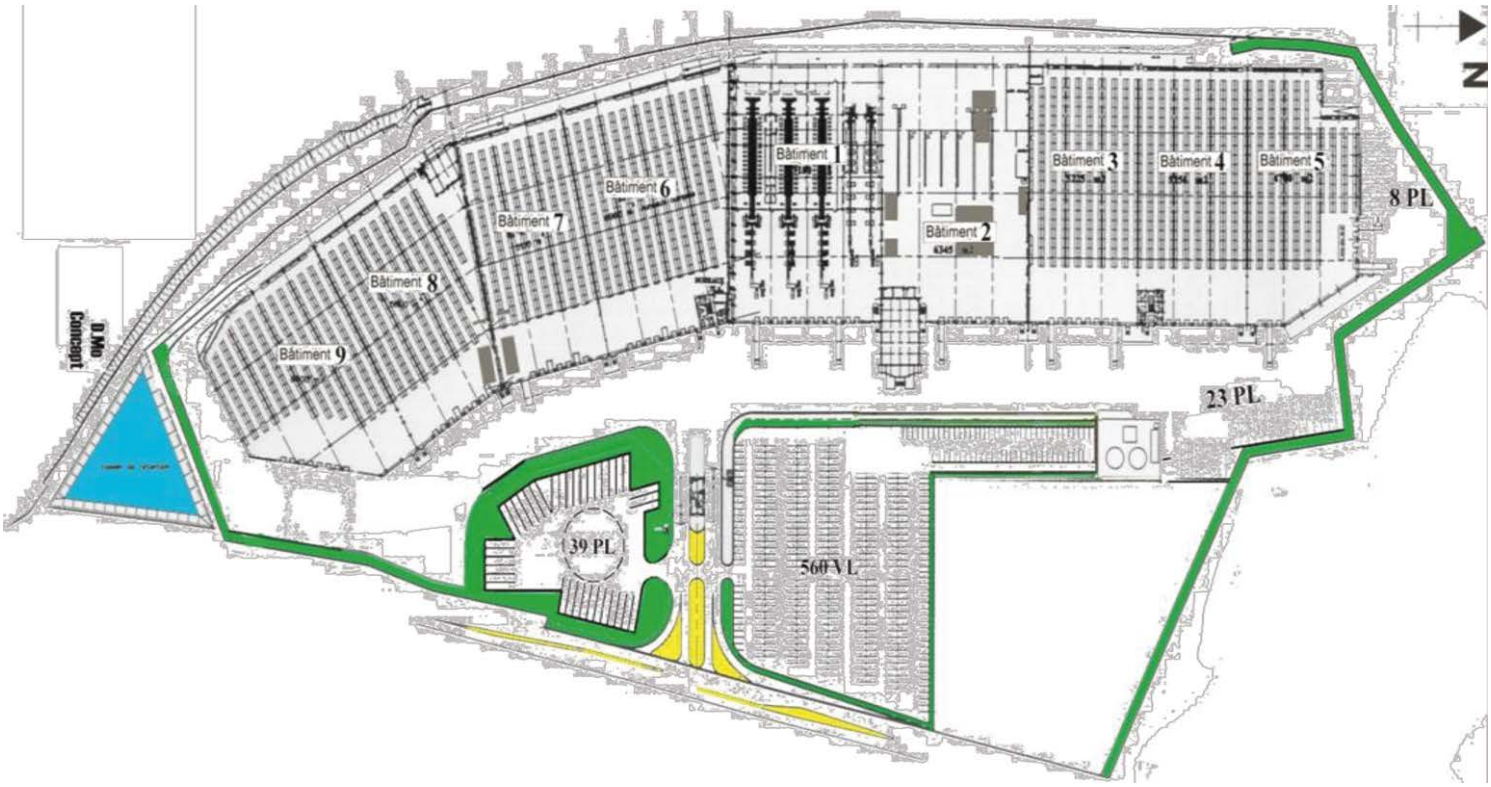
Distribution center

Surfaces (m²)

Description	Warehouse	Offices (Ground Floor R)	Offices R + 1	Offices R + 2	Louding Room + Technical Room	Share In Technical Room (Heating / Guardroom / Sprinkler)	Gas Station	Rail Dock	TOTAL
Unit 1	7 333					34		305	3 836 + 3 836 = 7 672
Unit 2	6271	760	595		360	34		359	8 379
Unit 3	5 231					34		270	5 536
Unit 4	5 096	176	176			34		151	5 633
Unit 5	4 681	20				34			4 734
Unit 6	6 802	175	256	254		34	10	311	7 842
Unit 7	5 129					34		141	5 304
Unit 8	5 727				179	34		326	6 266
Unit 9	5 505					34		89	5 628
TOTAL	51 776	1 131	1 027	254	539	305	10	1 952	56 994

Unit 9 : Mezzanine (not fitted out): 2 962 m²



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