

# SCHNEIDER ELECTRIC

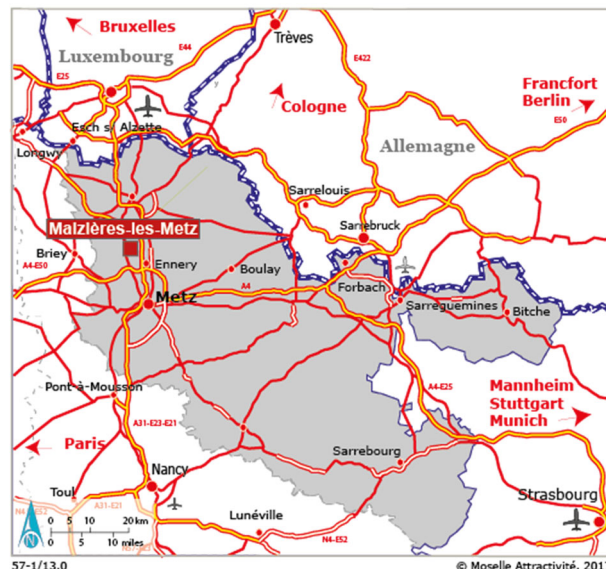
Maizières-les-Metz  
(Moselle)

## MOSELLE BUSINESS OPPORTUNITY

### FOR SALE:

Industrial unit of 23,700 m<sup>2</sup> located to the north of the Val Euro Moselle Sud industrial zone, close to Metz and Thionville, at the crossroads with Belgium, Luxembourg and Germany.

AVAILABILITY:  
1st quarter 2022



### ACCESS

- Roads:**
  - ✓ 5 min from the A4 and A31 motorways
  - ✓ 45 min from Luxembourg (57 km)
  - ✓ 55 min from Nancy (66 km)
- Rail:**
  - ✓ Metz station 20 minutes away (1h24 to Paris by TGV)
  - ✓ 14 trains per day to Paris
- Air:**
  - ✓ 30 min by road from Lorraine International Airport
  - ✓ 45 min by road from Luxembourg International Airport

### AREAS

- Total area site: 73,800 m<sup>2</sup>**
- Total built area: 23,700 m<sup>2</sup> including:**
  - ✓ A single-storey main building over 5 halls for mixed use with production and workshop area: 16,300 m<sup>2</sup> available,

- ✓ 1 R&D laboratory with a built area: 800 m<sup>2</sup>,
- ✓ offices: 4,370 m<sup>2</sup>.

- **many operational overhead cranes** (minimum height under hook: 6 m).
- **spaces are divisible and adaptable as required.**
- **enclosed secure site**, with a buried retention basin.

### BENEFITS OF THE SITE

- **Attractive premises on a well-maintained standard-compliant industrial site.**
- **Spaces can be divided and adapted for all types of industrial activities.**

Are you looking for a site to set up your business? Do you have a development project?

**MOSELLE ATTRACTIVITE can assist you!**

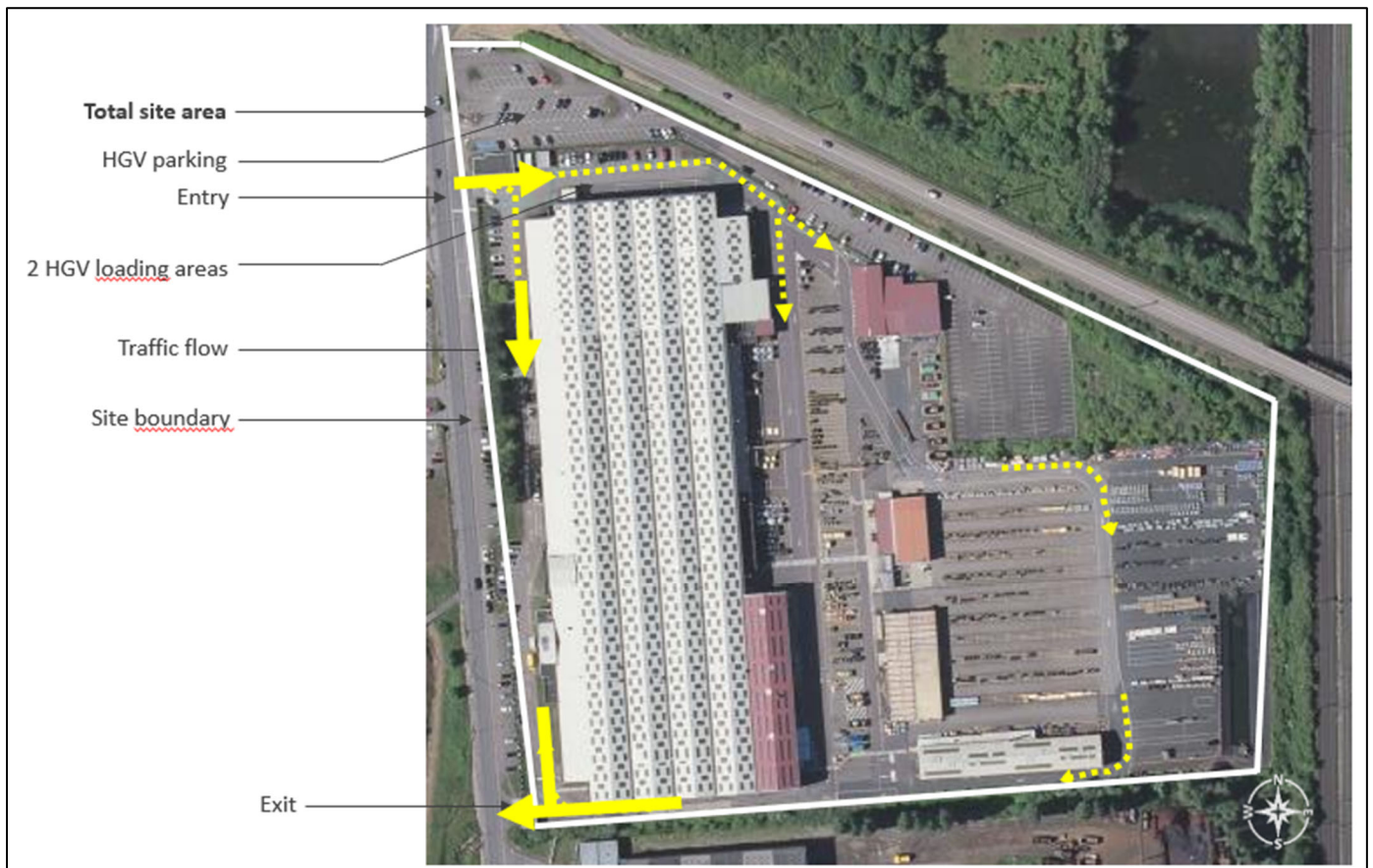


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## Site and buildings available



A TEAM AT YOUR SERVICE TO ASSIST WITH ALL YOUR PLANS