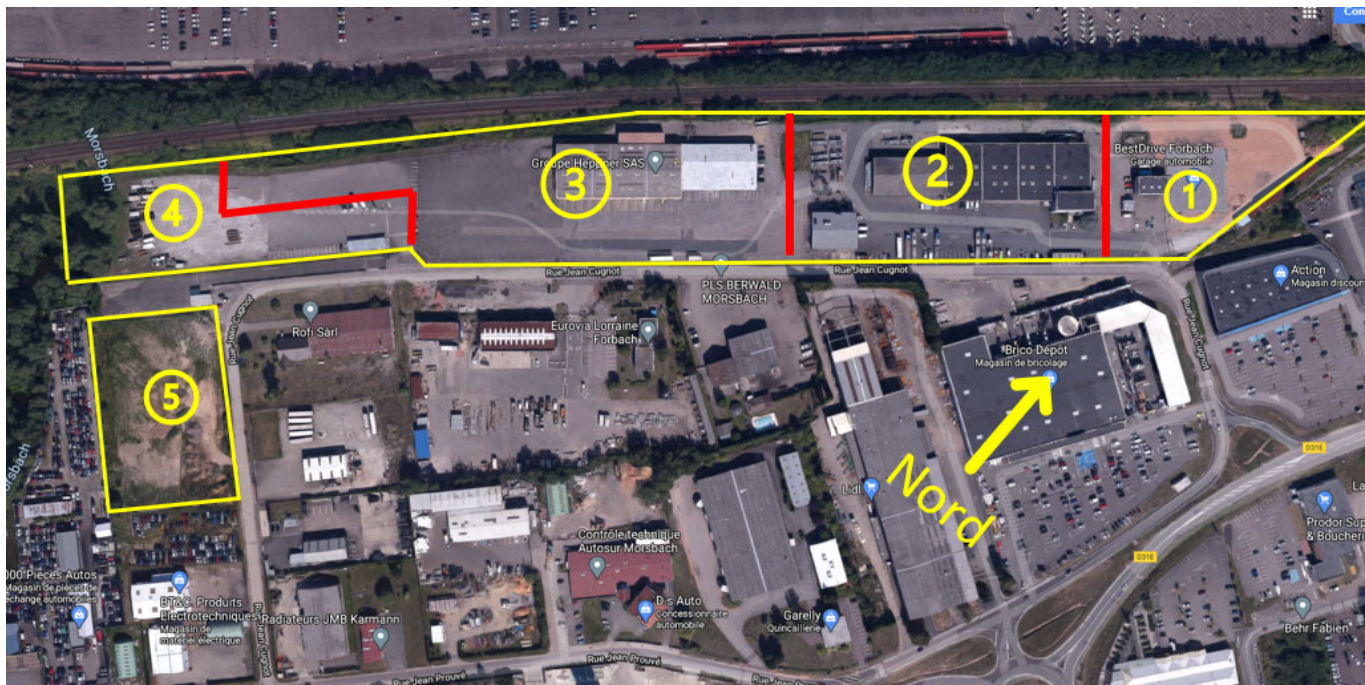
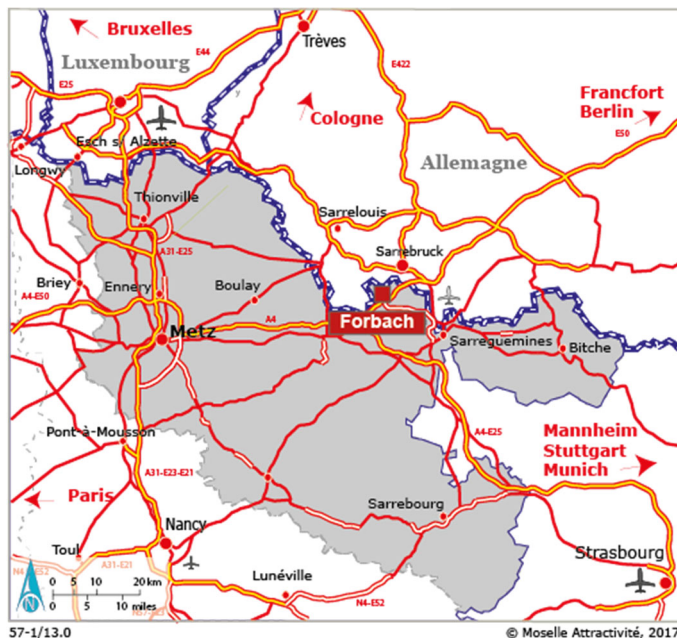


FORBACH + MORSBACH

**Warehouses
FOR RENT**



Presentation:

- **Access to the A320 motorway via junction / exit 42 less than one minute away (500 metres).**
- **Ideally located in the immediate vicinity of the PARIS-FRANKFURT route via the A320.**
- **Located close to the SAARBRÜCKEN – FREYMING route via the N3 main road.**
- Situated in the Carrefour de l'Europe Industrial Zone, also called Zone Europa (grouping together more than 50 major companies of all types).
- FORBACH and MORSBACH district, the site is situated to the west of FORBACH about 2 km from the town centre.
- Bus and train networks nearby.
- Motorway network: Paris in 3hrs40, Metz in 35 min, Saarbrücken in 20 min, Strasbourg in 1h20 and Luxembourg City in 1hr40.

Description:

- Real estate site built between 1973 and 2014, fully refurbished between 2012 and 2020.
- **58,606 m² of land:**
 - **More than 30,000 m²** of asphalted car parks.
 - **About 9,000 m²** building footprint.
 - **The whole site** is fenced up to a height of 2 m with three access gates.
 - **8,323 m²** building plot in one piece on a neighbouring plot.
- **About 10,000 m² of floor space** including **8,700 m²** on ground floor level:
 - Workshops and storage: about **8,200 m²**.
 - Social areas, offices and toilets: **1,600 m²**.

Miscellaneous details and remarks:

Technical details:

- **Plots 2, 3, 4:** Double-skin cladding with 8cm polyurethane foam insulation.
- **Plots 2, 3, 4:** Steel trough roofing with rockwool insulation
- **Plots 2, 3, 4:** Gas unit heaters.
- **Plot 2:** Concrete floor slab covered with Argelith tiles.

Works done between 2012 and 2021 (about €1,800,000 excl. VAT):

- **Plot 1:** Construction of the East Wing of the BESTDRIVE building.
- **Plot 2:** Complete external refurbishing of the administrative building (insulation, plaster and windows).
- **Plots 2, 3, 4:** Complete refurbishing of the cladding, roof and insulation of all the buildings.
- **Plots 1, 2, 3, 4:** Refurbishing of part of the outdoor asphalted storage area.
- **Plots 1, 2, 3, 4:** Outdoor spaces made secure with anti-intrusion blocks.
- **Plot 4:** Fences moved by 100 m to enlarge the parking spaces.

Other remarks:

- FORBACH and MORSBACH property taxes for the whole site (€38,090 in 2020).

Different plots:

- Plot 1: rented (① in photo No 2)
- Plot 2: divisible on request (② in photo No 2)
 - About 4,890 m² of floor space including 3,990 m² on ground floor.
 - About 11,200 m² of land including 10,500 m² of asphalted storage space.
 - Workshops and storage: 3,200 m² / clear height 5.5 – 6.9m.
 - Former independent body shop: 520 m² / clear height 5.3 – 6.5m.
 - Social areas, offices and toilets: 1,150 m².
 - Social areas and offices without toilets in separate bungalow: 20 m².
- Plot 3: divisible on request (③ in photo No 2)
 - About 3,620 m² of floor space including 3,250 m² on ground floor
 - About 15,000 m² of land including 14,000 m² of asphalted storage space
 - Workshops and storage with HGV wash: 3,130 m² / clear height 5.1 – 7.6m.
 - Social areas, offices and toilets: 340 m².
- Plot 4: rented (④ in photo No 2).
- Plot 5: (⑤ in photo No 2)
 - 8,323 m² one-piece building plot.
 - Provision of services partially completed (available in rue Jean Cugnot).
 - Many construction and development possibilities.

Availability:

- Plots 2, 3 and 5: Immediate.
- Plots 1 and 4: not immediate.

Rental conditions:

- Plot 2 and 3 buildings: annual rent depending on location and/or building ≈ €35-50 / m².
- Plot 5 land: annual rent depending on project ≈ €5-10 / m².
- Land tax, domestic waste charge and management fees depending on plot and/or building.

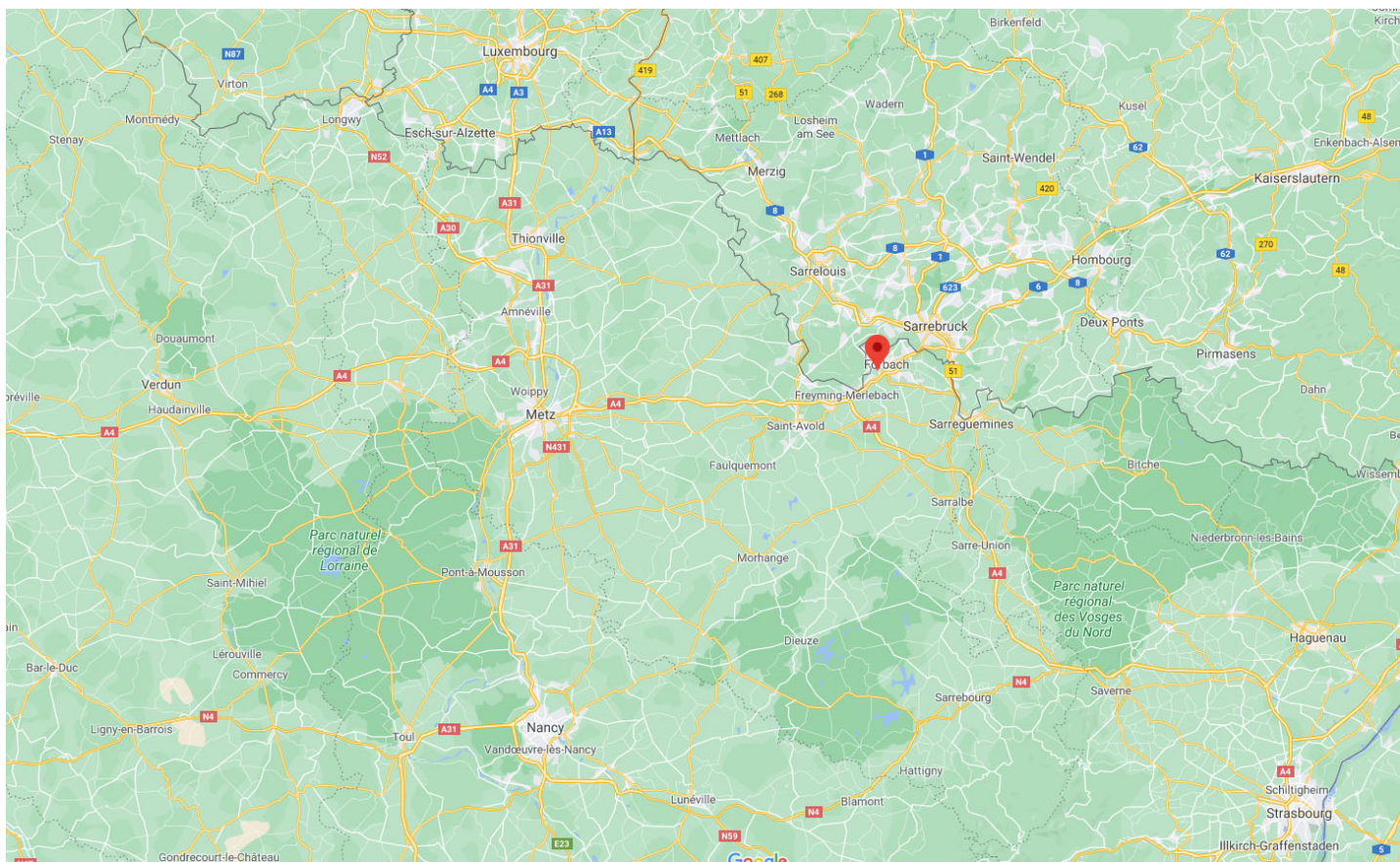


Figure 1: Satellite view (proximity to Germany and Luxembourg)

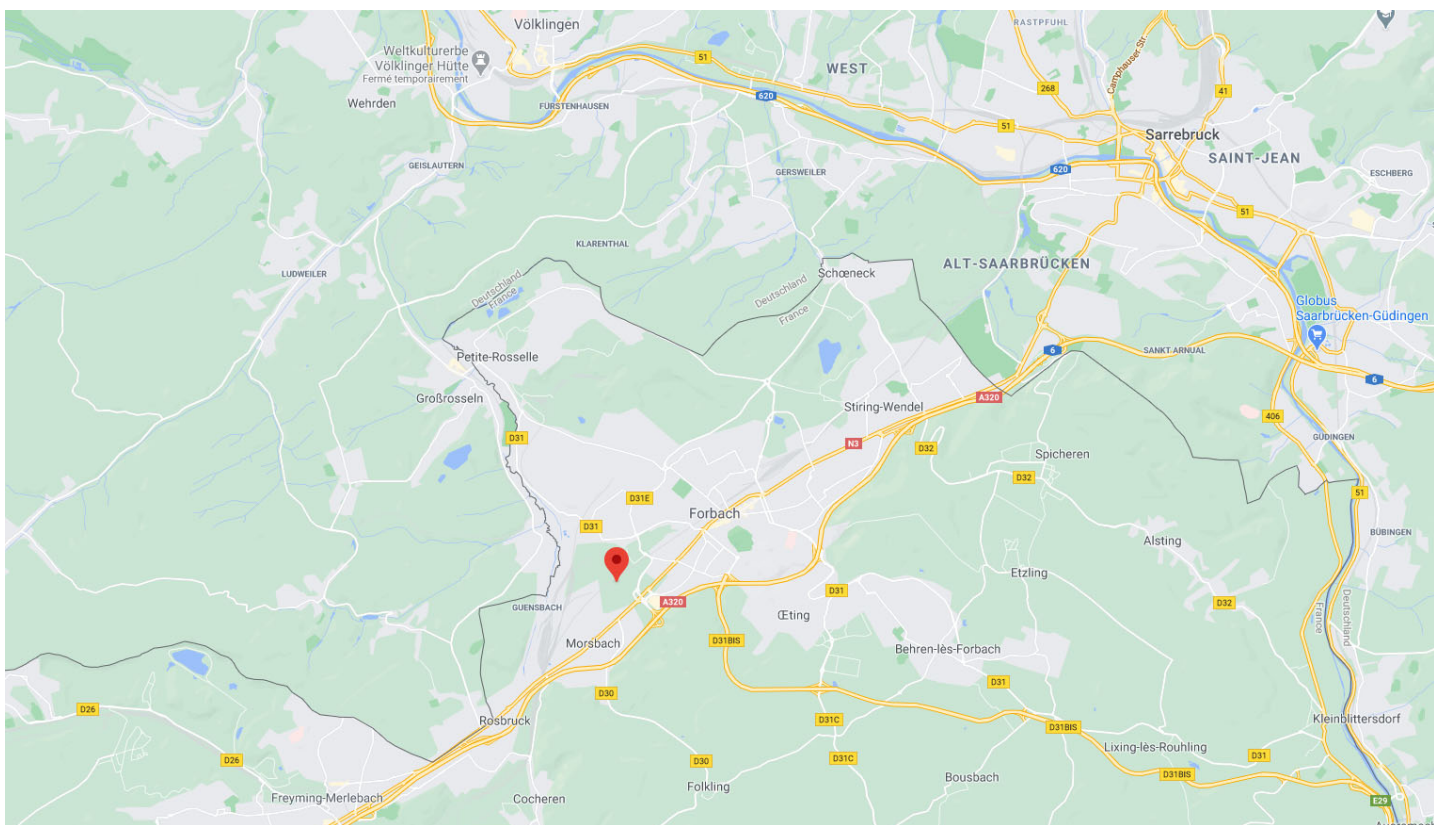


Figure 2: Satellite view (proximity to towns of FORBACH and SAARBRÜCKEN)



Figure 3: **Plots 1 and 2** / Front outdoor spaces (fenced, asphalted storage area + site access with gate)



Figure 4: **Plots 1 and 2** / Front outdoor spaces (modifiable administrative building + warehouses with sectional doors)



Figure 5: **Plot 2** / Front outdoor spaces (warehouses with sectional doors and independent body shop)



Figure 6: **Plot 2** / Front outdoor spaces (warehouses with sectional doors and body shop with office bungalow)



Figure 7: **Plots 2 and 3** / Front outdoor spaces (body shop with 6 drive-through sectional doors)



Figure 8: **Plots 2 and 3** / Front outdoor spaces (warehouses with sectional doors + offices on upper floor)

4



Figure 9: **Plots 3 and 4** / Front outdoor spaces (asphalted storage area of more than 30,000 m²)



Figure 10: **Plot 4** / Outdoor spaces (before modification of the fence)



Figure 11: **Plot 5** / Outdoor spaces (8,323 m² building plot)



Figure 12: **Plot 5** / Outdoor spaces (8,323 m² building plot)