

**SARREBOURG**

**Zone industrielle de Hoff**



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**MAIN BUSINESSES IN THE SECTOR**

COMPANY NAME	LOCATION	BUSINESS	WORKFORCE
FERCO	Réding	Building door and window hardware	791
MEPHISTO	Sarrebourg	Shoes	400
STEELCASE SA	Sarrebourg	Office furniture manufacture	400
ALCAN PACKAGING	Sarrebourg	Printing on aluminium	360
FM LOGISTIC	Phalsbourg	Logistic haulage	250
HCL MAITRE PIERRE	Sarrebourg	Flamed tarts	120

## TECHNICAL DATA

### Location

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

### Area

Total area	72 ha (178 acres)
Available area	3.6 ha (8.9 acres)
Possible extension	1.4 ha (3.5 acres)

### Price

Sale price as of 07/11/2014	4.58 EUR excl. tax/m <sup>2</sup> (458 EUR excl. tax/100 m <sup>2</sup> )
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**Developed property tax** 12.03%

### Relief

Flat.

### Environment

Fields. The park is located to the north of Sarrebourg, limited to the east by the river Bièvre.

### Ground composition

Clayey soil.

## LINKS

### Road

The A4 motorway is accessible at the Phalsbourg junction (15 km) by the RN4 dual carriageway.  
iSibus urban transit network services.

### Distances (km)

Metz	100	Frankfurt	270
Strasbourg	65	Brussels	360
Saarbrücken	90	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. TGV Paris Est (HST) at Strasbourg.

### 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 RD43 and the RD43C. Park access by a road 7 m wide.

### Railway

The available plots can be connected to the railway system.

### 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.  
Borehole option for industrial water.

### 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

Network providing unlimited lines.  
Connection available to the Moselle department broadband network (RHD 57).

## FACILITIES AND SERVICES

### Services

Sarrebourg has a full range of facilities. It has all types of shops and business services: from supermarkets to small businesses, from the sub-prefecture to the CCI, from the accounting firm to the waste treatment company.

### Leisure

Many and varied leisure facilities: cinema, library, aquatic centre, MTB centre, mini-golf, 18-hole golf course, indoor tennis courts, concert hall, socio-cultural centre, etc.  
Very dense cultural and sports seasons, punctuated by many events of extra-regional and even international scope.

### Tourism and accommodation

Musée du Pays de Sarrebourg. St Louis Arzviller 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

Complete school system from nursery to high school. Specific technical training courses in industry, construction. BTS (higher technician diploma) courses, nursing school and other options  
Higher education: near universities and engineering schools in Strasbourg, Nancy and Metz.