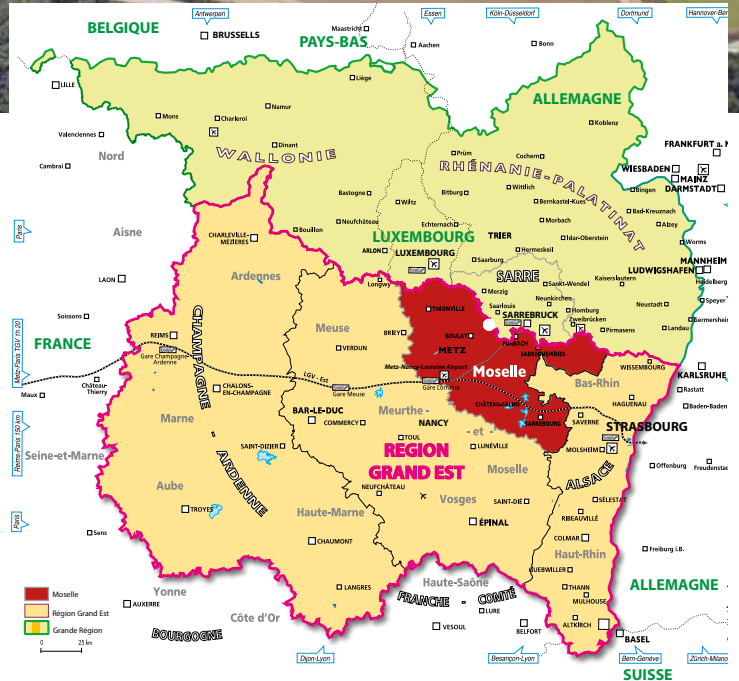




# INVEST IN CREUTZWALD

## MOSELLE / GRAND EST REGION



**YOU HAVE A LOGISTICS OR PRODUCTION-RELATED PROJECT**



**140,000 SQ.M OF PRODUCTION AND STORAGE SPACE  
AVAILABLE IN THE WARNDT PARK IN CREUTZWALD,  
18-HA INDUSTRIAL AND COMMERCIAL ZONE**



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## Warndt Park Development Area

18-Hectare industrial, logistics and commercial zone located in:

→ Creutzwald, directly on the Franco-German border, with access to the A620 (DE) and A4 (FR) motorways, both about 10 km away.

→ the heart of the great Grand Est - Sarre - Luxembourg economic and industrial region.

### AN ACTIVITY ZONE OF A NEW TYPE

→ an exceptional natural site benefiting from unspoilt biodiversity and scenery.

→ a high-quality living and working environment encouraging productivity and innovation, and all this in the heart of an attractive green setting.



### WHY SET UP IN WARNDT PARK?

- Labour force with industrial qualifications.
- Direct access to the local German and French markets.
- Connection to the two national motorway networks.

- International outreach thanks to border location.
- Central situation between the Luxembourg, Frankfurt, Paris and Zurich metropolitan areas
- Strong affinity with innovative companies in the areas of mobility, green technologies and the pharmaceuticals industry.

Une connexion efficace au réseau de transport franco-allemand.



**construction possible in line with the future lessee's needs**

### REGULATORY SCENARIO

- high degree of freedom regarding technical feasibility.
- possibility of building without any height restrictions.
- no restrictions concerning the floor area ratio.
- specific link to the German / French motorways.
- no restrictions regarding delivery traffic.