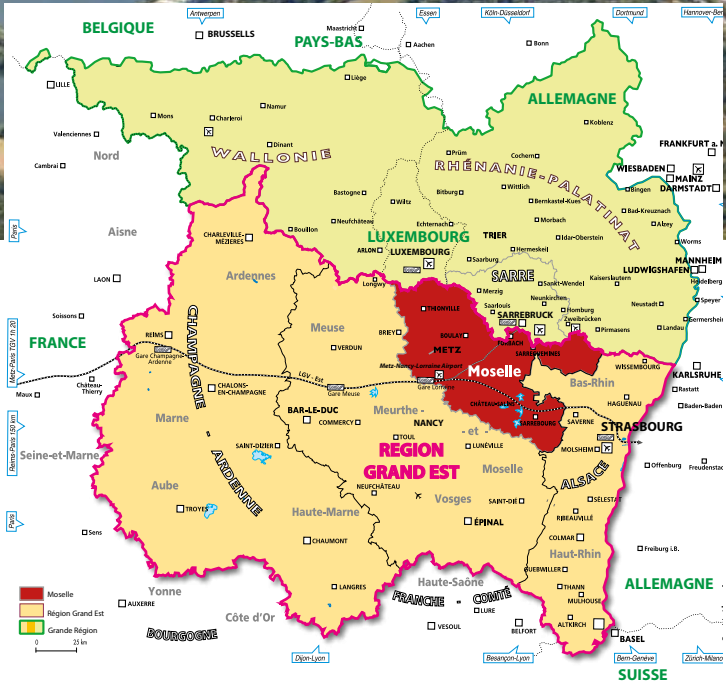




Development of a 56,000 m<sup>2</sup> multimodal logistics hub

# INVEST IN THONVILLE-ILLANGE MOSELLE / GRAND EST REGION



**MULTIMODAL LOGISTICS HUB**

**56,000 M<sup>2</sup> AVAILABLE ON THE EUROPORT ZAC IN THIONVILLE-ILLANGE**

A prime location at the heart of Europe, in the Grand Est region.  
Right next to major consumer and employment areas.



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## EUROPORT THIONVILLE-ILLANGE, FOR EFFICIENT AND SUSTAINABLE LOGISTICS

- an employment base trained in the Moselle industrial tradition,
- a comprehensive combined multimodal transport hub (rail, river, road):
  - connections to major routes + cross-border traffic with Germany/Luxembourg/Belgium,
  - rail connection to the "new Europe - Asia silk route", production/transformation/logistics (possibility of bonded logistics chain).
- sustainable development strategy:
  - reduction/offsetting of carbon emissions associated with processes, transport and buildings,
  - transformation and "greening" of brownfield sites into a pleasant environment just 10 min from the centre of Thionville.



### PROGRAMME OF DEVELOPMENT PLANNED FOR THE 13 HA EUROPORT SITE KNOWN AS "LA LACHE EST"

#### PLOT 1: 6.5 HA APPROX.

- building permit and ICPE Order Registration multi-category semi-speculative obtained for a standard logistics depot of approx. 24,000 m<sup>2</sup>
- estimated workforce 25 to 60 persons
- marketing in progress

#### PLOT 2: 6.5 HA APPROX., 3 DIVISIONS

##### Division 1:

- multi-user industrial building, roof (photovoltaic) footprint approx. 4,500 m<sup>2</sup>, on a site of approx. 1.1 ha
- units for rent for industrial use
- size of units min. 180 m<sup>2</sup> approx. up to 1,500 m<sup>2</sup>
- facilities [travelling crane, etc.]
- layout [e.g. internal walls] to be arranged with each purchaser
- speculative project launch
- building permit application in September 2020
- premises available end 2021

- workforce between 50 and 100 persons in total

##### Division 2:

- 1 ha plot reserved for SME/SMI industrial premises [purchaser identified]
- building with 20 t travelling crane with operations offices
- area 2,200 m<sup>2</sup>
- workforce 15 to 25 persons
- building permit submission target end 2020
- delivery 1st half of 2022

##### Division 3:

- warehouse 1,510 m<sup>2</sup> covered area approx. 22,000 m<sup>2</sup> [warehouse and canopied areas] on a 4.4 ha site for a logistics operation [purchaser identified - marketing in progress]
- workforce 20 to 50 persons
- building permit and ICPE [registration in progress] submission target end 2020
- delivery end 2022