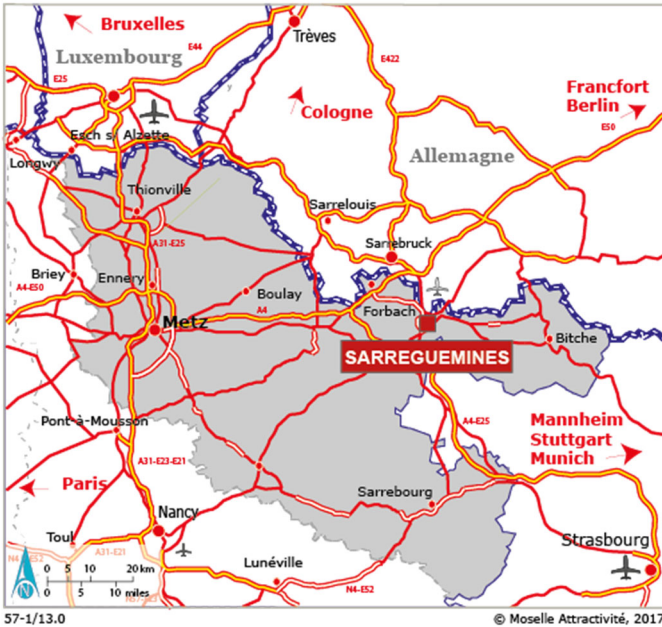


**SARREGUEMINES**

**Developed land  
FOR SALE**



**Area**

**Land** 41,000 m<sup>2</sup>  
**Buildings** 6,298 m<sup>2</sup>  
Provisional sizes.

**Precise location**  
1 rue François Jolly, Sarreguemines.

**Description**

R0 – warehouse:	2,926 m <sup>2</sup>
R1 – warehouse:	700 m <sup>2</sup>
R+1 – office:	800 m <sup>2</sup>
R0 - Algeco office:	81 m <sup>2</sup>
R0 - Algeco office:	117 m <sup>2</sup>
R0 - tented warehouse:	720 m <sup>2</sup>
R0 - tented warehouse:	400 m <sup>2</sup>
R0 – tented warehouse:	364 m <sup>2</sup>
R0 - boiler house and document store:	190 m <sup>2</sup>



**Availability**  
Immediate.

**Terms of sale: Three possibilities**

**1/ SALE OF THE UNOCCUPIED SITE:**  
Sale of the site as it stands in an unoccupied state  
Transfer process: by private treaty  
Sales fees: 5% of the pre-VAT sale price excluding duty and fees payable by the purchaser  
Legal fees and transfer tax payable by the purchaser

➔ **Sale price: €2,200,000 excl. duty and fees**

**2/ PARTIAL SALE OF THE SITE:**  
Sale of marked plots including a commercial building, technical installations (crane, etc.).  
Sales fees: 5% of the pre-VAT sale price excluding duty and fees payable by the purchaser  
Legal fees and transfer tax payable by the purchaser

➔ **Sale price: €1,700,000 excl. duty and fees**

**3/ SALE OF THE SITE PARTIALLY OCCUPIED BY THE VENDOR, AND THE REMAINDER UNOCCUPIED:**  
The vendors will sign a commercial lease based on a fixed six-year commitment.

➔ **Annual rent: €82,000/year excl. VAT.**

The remainder of the site is sold free of occupation including a commercial building, technical installations (crane, etc.).  
Sales fees: 5% of the pre-VAT sale price excluding duty and fees payable by the purchaser

➔ **Sale price: €2,600,000 excl. duty and fees**