

**ENNERY, TREMERY,  
FLEVY  
ET ARGANCY**

**Eurotransit Industrial and  
Logistics Park  
Fontaine des Saints  
Estate  
Les Jonquières Estate**



*Photos : Moselle Attractivité / L'Europe Vue du Ciel*

**MAJOR COMPANIES IN THE AREA**

RAISON SOCIALE	LOCALITE	ACTIVITE	EFFECTIF
PSA	Trémery	Automotive engines	4 100
AGCO	Ennery	Logistics	211
POMONA	Ennery	Distribution of fruit, vegetables and see food	200
FRANCE TRANSFO	Ennery	Electric transformers	197
CRYOLOR	Ennery	Gas tanks	145
CALBERSON	Flévy	Road transport	136

## TECHNICAL INFORMATION

### Location

Less than 15 km from Metz. Less than 20 km from Thionville.

### Area

Total surface: 476,19 ha  
Available surface: 35 ha

### Sale price (01/01/2012)

ENNERY INDUSTRIAL AND LOGISTICS PARK

Plot > 8000m<sup>2</sup> 18,81 EUR/HT  
Plot ≤ 8000m<sup>2</sup> 20,81 EUR/HT

FONTAINE DES SAINTS ESTATE

UXA-UXB plots ≤ 8000m<sup>2</sup> 28,72 EUR/HT  
UXA-UXB plots > 8000m<sup>2</sup> 26,72 EUR/HT  
Small plots 28,49 EUR/HT

EXTENSION OF SOUTH JONQUIERES AREA

All the plots 36 EUR/HT

### Developed property tax

Ennery	8,54 %	Flévy	10,70 %
Trémery	8,03 %	Argancy	9,04 %

► Exemption from the development tax

### Topography

Even slope of less than 2 cm per meter.

### Environment

Natural landscape alongside the 4-lane CD1 departmental road, close to the leisure facilities of Trémery and a big PEUGEOT-CITROEN car engine manufacturing plant.

### Soil consistance

Very good soil resistance.

Acceptable constraint: 2 bar/cm between 1 and 2 m depth.

## LINKS

### Road links

The area is bordered by the Thionville-Metz RD1 road (2 x 2 lanes) giving access, 3 km south, to the A 4-E 50, A 34-E 25 Paris-Metz-Saarbrücken-Strasbourg motorway and via an interchange that is less than one kilometre away, to the A 31-E 25, Luxembourg-Thionville-Metz-Nancy motorway (and beyond Nancy to the Bourgogne-Lorraine motorway).

### Distances (en km)

Metz	15	Bruxelles	280
Luxembourg	50	Francfort	290
Sarrebruck	70	Paris	340
Strasbourg	180	Lyon	470
Karlsruhe	260		

### Rail links

Metz Central Station 15 km away by motorway, main line passenger and freight traffic (Calais-Basle, Paris-Strasbourg, Amsterdam-Brussels-Milan). Links with Thionville, Luxembourg and Nancy via the Métrolor regional train (variable schedule).

Maizières-lès-Metz station 4 km away.

Hagondange station 5 km away.

Paris-Metz TGV high speed train with access at Thionville and Metz (Paris-Metz journey: 1 h 30).

### Air links

Metz-Nancy-Lorraine regional airport 40 km away (connections to Paris and major French cities).

Luxembourg-Findel international airport 50 km away (connections to European capitals ; Cargolux offers numerous intercontinental freight links).

Brussels international airport 240 km away.

Saarbrücken-Ensheim airport 80 km away: connections to major German cities.

### Water links

From the Thionville-Ilange port 15 km away, access to the Rhine at Antwerp and Rotterdam by 2,400-T-self-powered barges. The locks can handle two 1,500-T-barges with their pusher tug or large self-powered barges measuring 10.5 m wide and 110 m long.

## FACILITIES AND NETWORKS

### Roads

The industrial park is bordered by the RD 1 departmental road (2 x 2 lanes). The roads that serve the industrial park are 16 m wide.

### Rail road

Service in the western sector and in most of the eastern sector by railway connected to the national SNCF network. Connection with the Metz-Woippy marshalling yard (largest in France).

### Electricity supply

Supply via the Metz Electricity Works. Total power: 40,000 KVA.

Distribution by 17.5 KV underground cable. Average power: de 100 KV/ha.

### Gas supply

Holland gas supply network. Power: 500 therms / h / ha.

Underground network (4 bar) inside the park.

### Water supply

Drinking water: flow on site: 30,000 m<sup>3</sup> / day.

Possibility to pump ground water.

### Drainage

Separation type. Companies have to treat all industrial effluents before discharging them.

### Telecommunications

Interurban automatic network. Underground cable on the park. Connection to the Moselle high speed data transmission network possible (RHD 57).

## SOCIAL, CULTURAL AND LEISURE FACILITIES

### Leisure

Indoor sports, tennis at Ennery. Indoor swimming pool at Maizières-lès-Metz, 5 km away. Water sports centre at Olgy-Argancy, 5 km away. Hiking-relaxation: Canner Valley (6,000 ha of forest) ; small scenic train in Vigy. Amnéville-les-Thermes leisure park (spa, fitness centre, casino, zoo, indoor ski slope, 12,000 seat "Galaxie" concert hall,...) 12 km away. "Walygator" theme park in Maizières-lès-Metz, 5 km away.

### Training

Primary and secondary schools at Maizières-lès-Metz.

Technical schools at Talange, Rombas, Fameck, Moyeuvre-Grande,...

Higher education: university and engineering schools in Metz (15 km) as for instance ICN (International University level College for Logistics).

## BUSINESS ENVIRONMENT

SMAE, a plant belonging to the P.S.A. group, employs about 5,000 people in the northern part of the park. Garolor and its customs agency have become an almost obligatory gateway for road transport in Moselle and are attracting companies of all sizes in various sectors. The park is situated at the heart of the northern Moselle industrial valley. It is part of the EuroMoselle site of which more than 650 ha are dedicated to industrial companies.

Within a radius of 10 km, the population exceeds 50,000 inhabitants. The Metz area (200,000 inhabitants) is only 15 km away, as is the Thionville area (140,000 inhabitants). Ennery offers all types of commercial facilities; commercial centres at Maizières-lès-Metz, Semécourt and Hagondange-Mondelange, 5 and 10 km away.