

# INVEST IN CREUTZWALD

> 10,408 SQ.M INDUSTRIAL SITE  
AVAILABLE FOR TAKEOVER



**BUSINESS  
OPPORTUNITY  
COMPANY**

MOSL

**10,408 SQ.M  
ON A 3.6 HA SITE,**

**SUITABLE FOR ALL TYPES  
OF INDUSTRIAL AND/OR  
LOGISTICS PROJECT**

**LOCATED IN A SMALL  
BUSINESS PARK**

**WITH POSSIBILITY OF  
ACCOMPLISHING EXTENSION  
PROJECTS**

- > **Production of brake pads. Termination of the activity planned for April 2022.**
- > **A well-maintained industrial tool available for takeover**, sufficiently versatile to allow other market/product applications.
- > **Located in Grand Est region** close to the German and Luxembourg borders, in the heart of the leading European automotive region, home to many plants of the major car manufacturers and their top tier subcontractors.
- > **A standalone industrial organisation covering a multitude of industrial processes** such as shot peening, bonding, cold pressing, heat treatment, assembly, customisation, buffer stock management, packing, order preparation and shipping.
- > **Production personnel** used to shift working, and trained in the areas of quality, safety and environmental standards for an international automotive group (IATF 16949, ISO 14001, ISO 50001, ISO 45001).



### LOCATION AND ACCESS

**Site situated close to:**

- > A4 motorway, serving Metz, Paris and Strasbourg, and giving access to Benelux and northern and southern Europe,
- > BAB8 motorway (20 km), linking Luxembourg to Vienna via Munich, Stuttgart and Karlsruhe,
- > Metz High-Speed Railway Station, serving Paris (1hr24), Luxembourg (52 min) and Strasbourg (1hr30),
- > Saarbrücken High-Speed Railway Station (35 km), serving Mannheim (1hr30), Frankfurt (2hr) and Stuttgart (2hr10),
- > Frankfurt airport, Europe's No 1 airport in terms of freight volumes,
- > Luxembourg-Findel airport, Europe's No 5 airport for freight.

### SITE PLAN

**Total land surface area: 3.63 ha**  
**Building surface area: 10,408 sq.m**  
**Construction date: 1962 to 2015**  
**Overhead clearance: 4 m to 7.5 m**  
**Protection of the Environment Classification (ICPE): declaration**

- 1- reception
- 2- management, administration, purchasing, HR
- 3- quality & HSE department
- 4- incoming goods, production, shipping, maintenance, industrialisation, projects etc.
- 5- training centre
- 6- ancillary buildings
- 7- recycling centre
- P- car park



### 136 EMPLOYEES

- > average age: 45.5 years old, average seniority: 20 years
- > 6 managerial / 35 technicians and employees / 95 operatives.
- > absenteeism lower than 10% in 2020 despite the health crisis.
- > 1.1 accident for 100 full-time equivalent jobs in 2020.
- > personnel trained to comply with rigorous quality, safety and environmental protection standards.
- > strong quality culture required by the automotive industry.
- > staff trained to comply with the strict standards of a leading automotive equipment manufacturer.

### CONTENT OF THE OFFER

- > sale or rental of all or part of the industrial site under highly attractive and flexible conditions.
- > all or part of the site's industrial equipment made available according to the needs of the transferee's project.
- > subsidies for job creation, taking on the staff and their training.
- > introduction of the transferee to the local and state authorities, who could serve as facilitators for benefiting from state aid and finding possible sources of financing.

