

PHALSBURG

**MAISONS ROUGES
BUSINESS PARK**

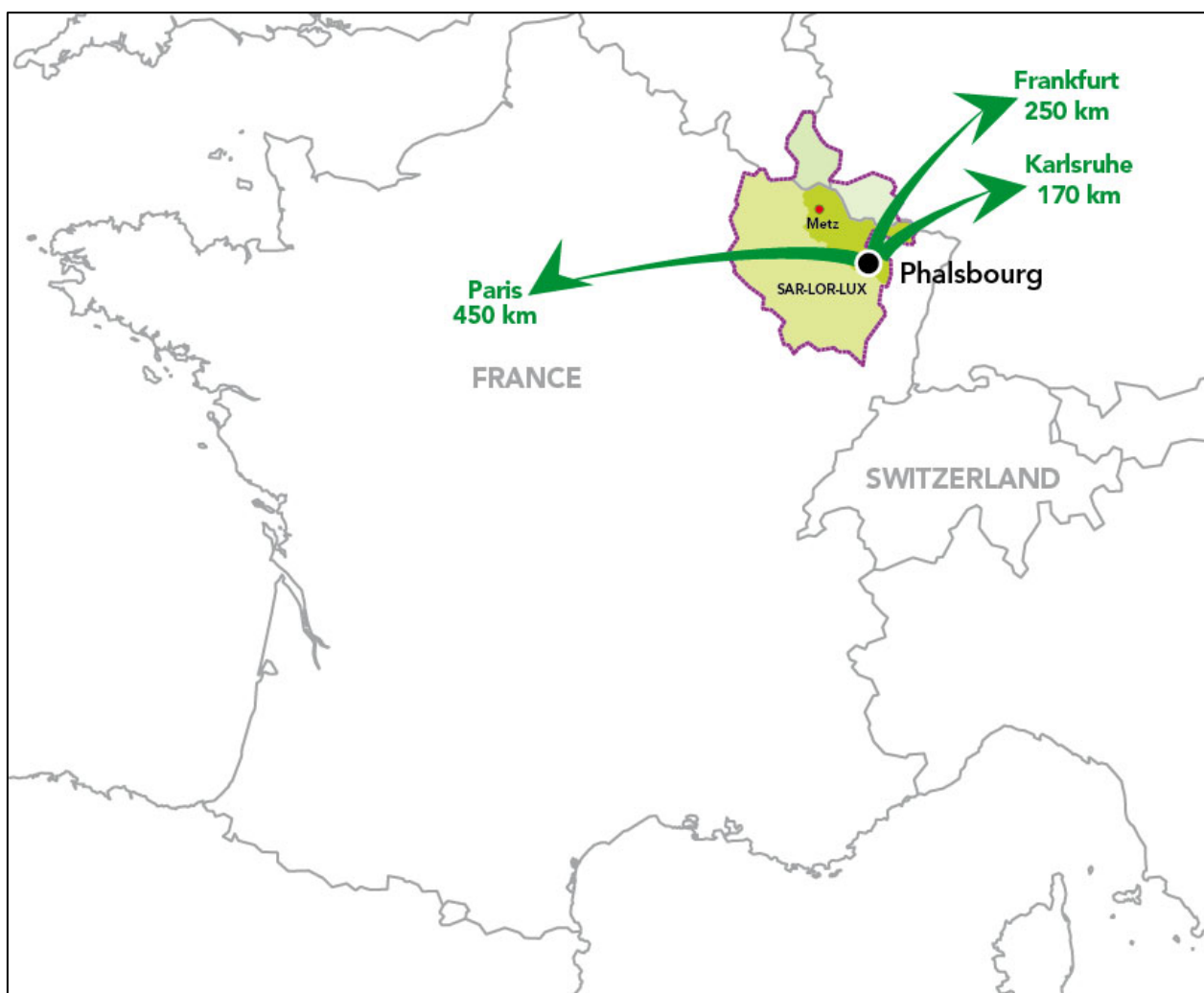
In this specific area, there are possibilities to have a financial grant according to certain conditions.



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MAIN BUSINESSES IN THE SECTOR

COMPANY NAME	LOCATION	BUSINESS	WORKFORCE
FM LOGISTIC – siège social	Phalsbourg	Logistic haulage	260
BOUCHE TRANSPORT	Phalsbourg	Logistic haulage	55
BOUCHE LOGISTIC	Phalsbourg	Logistic haulage	9
ETABLISSEMENTS JUNG ALBERT	Berling	Wooden packaging/pallets	56
NG CONCEPT	Phalsbourg	Construction Engineering	53
TRANSPORTS REMY BENTZ	Phalsbourg	Bus transport services	42
EST RESEAUX	Phalsbourg	Public works	40
KUCHLY	Hérange	Special transports.	125



TECHNICAL DATA

Location

At junction 44 of the A4 Paris-Strasbourg motorway. Park at the intersection of the RN4 (Paris-Strasbourg) and the RN61 (Nancy-Sarreguemines-Saarbrücken). 17 km from Sarrebourg and 11 km from Saverne.

Area

Total area 62,5 ha (154 acres)
Occupied area 37,5 ha (93 acres)

Sale price

Negotiable between 25 and 50 EUR excl. tax/m² according to the size of the project and the activity sector.

Developed property tax

11.51 %

Relief

Natural slopes 2 to 5 %: platforms graded.

Environment

Park located in a natural environment with visibility from the motorway, not far from the town and its facilities.

Ground composition

Clayey ground, pressure 2.5 bar/cm² at a depth of 2 m.

LINKS

Road

Direct road access to the motorway junction. Access via the RN4 dual carriageway and the RN61.

Distances (km)

Strasbourg	50	Luxembourg	215
Saarbrücken	80	Frankfurt	250
Nancy	90	Paris	450
Metz	120	Lyon	480
Karlsruhe	170		

Rail

Stations at Sarrebourg, Saverne and Lutzelbourg

Air

50 km from Strasbourg-Entzheim international airport (French and European links).

90 km from Saarbrücken-Ensheim airport (links with the major German cities).

100 km from Metz-Nancy-Lorraine regional airport (links with the major French cities).

IMPROVEMENTS AND UTILITIES

Roads

Site access roads with 10 m right of way.

Electricity supply

220/380 V low voltage underground system and 20 kV medium voltage underground system. Immediate availability 100 kVA/ha. Additional capacity available.

Gas supply

National natural gas grid: pressure 4 bar.

Water supply

Source: boreholes at Lutzelbourg and springs.

Mains pipe diameter: 200 mm

Pressure: 7 bar

Quantity available: 300 m³/day.

Additional boreholes possible.

Drainage and sewage disposal

Separate sewer systems.

Waste and domestic water: pipes of diameter 300 mm to the treatment plant (population equivalent 2,500 – population equivalent 1,000 available).

Runoff water: pipe diameter 800 mm.

Treatment of industrial water and liquid waste before discharge.

Telecommunications

Network providing unlimited lines.

Connection available to the Moselle department broadband network (RHD 57).

Fibre available everywhere from second half year 2020.

SOCIOCULTURAL AND LEISURE FACILITIES

3 supermarkets - 120 shops – self-employed professionals: notaries, architects, estate agents, 23 medical or paramedical practitioners, temporary employment agencies, schools cafeteria, daycare centre, socio-cultural centre.

Camp la Horie: 1st combat helicopter regiment.

Leisure

Tennis (outdoor and indoor).

Gymnasiums and multisport pitches.

Substantial hiking and cycle touring activities around the Vosges mountains.

Many sports associations.

Near the large lakes of the Sarrebourg district (motor-boating, sailing, etc.).

10 km from a golf course.

Culture

Historic town, fortified by Vauban, many listed monuments. Gateway town to the northern Vosges regional nature park.

Museum of local and military history.

Eckmann-Chatrion Festival – summer theatre events. Near natural, historic and archaeological sites (Dabo rock, Lutzelbourg and Petite Pierre castles, Saverne episcopal palace, etc.), 2 renowned restaurants, hotels: 23 3*** rooms, 54 2** rooms.

European meeting centre (youth hostel).

Education

In Phalsbourg: Erckmann-Chatrion state middle school, St Antoine private middle school-high school.

In Sarrebourg: vocational high school with mechanical engineering, electronics, woodworking, glassmaking and other sections.

In Saverne: technical high school with mechanical engineering, electronics, electro-mechanical engineering, maintenance, microtechnical engineering, automatic controls, joinery and other sections.

In Phalsbourg, Saverne, Sarrebourg: GRETA continuing education centres.

Universities and engineering schools in Strasbourg (50 km), Metz (120 km) and Nancy (90 km).