

# 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**

- > Former brake pad factory.
- > 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.
- > Financial conditions: consult us.



**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



**CONTENT OF THE OFFER**

- > sale or rental of all or part of the industrial site under highly attractive and flexible conditions.
- > 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.