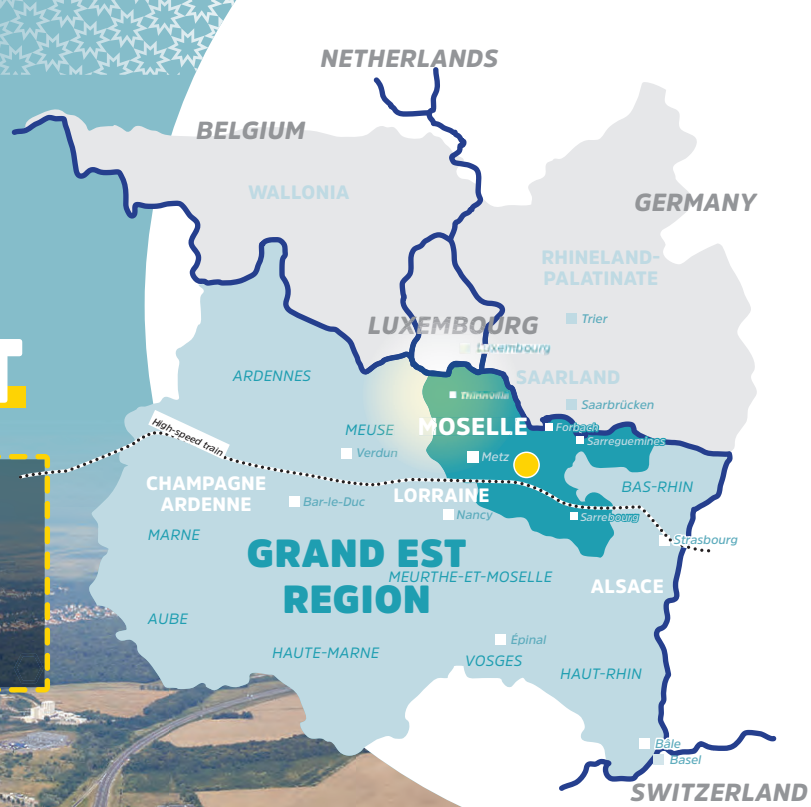


# INDUSTRIAL PARK FAULQUEMONT

- > Total surface area: 270 ha
- > Available surface area: 25 ha
- > Surface area of the largest plot available: 10 ha



## PARK

GPS location: 49.05329 / 6.61682

MOSL

- > WITH A GENERAL PURPOSE ORIENTATION, THE INDUSTRIAL PARK CURRENTLY EMPLOYS MORE THAN 3,500 PEOPLE IN MORE THAN 65 COMPANIES IN A VARIETY OF SECTORS: AUTOMOTIVE SUBCONTRACTING, CONSTRUCTION, METALLURGY, PLASTICS, MANUFACTURING OF HEATING AND AIR CONDITIONING SYSTEMS, LOGISTICS, HEALTHCARE, AND WASTE TRANSFORMATION AND VALORIZATION.
- > A FORERUNNER IN TERMS OF SUSTAINABLE DEVELOPMENT, THE INDUSTRIAL PARK HAS GROWN WITH THE ONGOING COMMITMENT TO PRESERVING THE NATURAL ENVIRONMENT. ADJACENT TO THE

CITY OF FAULQUEMONT, THE PARK OFFERS A VARIETY OF SERVICES SUCH AS A HOTEL, RESTAURANTS, INCLUDING ONE MICHELIN-STARRED GASTRONOMIC RESTAURANT, A NURSERY AND A GOLF COURSE, THUS MAKING IT A VERY PLEASANT PLACE TO WORK.

- > THE INDUSTRIAL PARK IS IDEALLY PLACED FOR THE RD910 INTERCHANGE LINKING THE A31 (PONT-À-MOUSSON) TO THE A4 (SAINT-AVOLD) AND 25 MINUTES FROM THE REGIONAL AIRPORT AND LORRAINE HIGH-SPEED TRAIN STATION. IT STILL HAS SERVICED PLOTS IMMEDIATELY AVAILABLE.

> Price per m<sup>2</sup> of serviced area: €8 excl. VAT/m<sup>2</sup>

> Availability: immediate

**LINKS**



> Just 14 km away, access to the A32-E50 and A4-E25 Paris-Saarbrücken-Frankfurt and Paris-Strasbourg motorways via the 4-lane RD 910 (the department's "green road network") with an interchange in the area. RD19 to Metz - RD20 to Saint-Avold - RD910 to Pont-à-Mousson, Nancy.



> 30 km from Lorraine Regional Airport. 45 km from Saarbrücken-Ensheim airport 100 km from Luxembourg-Findel International airport. 145 km from Strasbourg-Entzheim airport.



> Passenger and freight services. Faulquemont station is on the Paris-Frankfurt line and on the Saarbrücken/Metz TER line. 30 km from TGV station.



> Metz, Thionville-Illange, Strasbourg and Dillingen ports.



**SERVICES**

<b>WATER</b>	Drinking water distributed by the "Syndicat des Eaux de Basse-Vigneulles Faulquemont" water authority. The industrial park has access to a supply of up to 1,500 m3/day. Flow rate between 50 and 100 m3/hour.
<b>ELECTRICITY</b>	Power available on the park: 150 KVA / ha. 17.5 KV underground supply; 220-380 V power.
<b>GAS</b>	National gas grid (GDF). Available pressure: 4 bar.
<b>DRAINAGE AND SEWERAGE DISPOSAL</b>	Existing separate sewerage systems. Industrial wastewater and effluents must be treated before discharge. Wastewater treatment plant: more than 10,000 population equivalent.
<b>DIGITAL</b>	Very high-speed broadband (fiber). The Industrial Park is under video surveillance.
<b>EMPLOYEE SERVICES</b>	Nurseries and childcare centres.

- > **Potential to construct a building with a height of more than 15 m: yes**
- > **Type of land: public**
- > **Planning procedure: Mixed development zone (ZAC)**
- > **Site zoning: Area under the regional aid scheme (ZAFR)**
- > **Site zoning - benefits in terms of aid or tax/social exemptions: yes**
- > **Exemption from land development tax: yes**



**ON-SITE ACCESSIBILITY**

- motorway junction
- river access in the area
- airport area
- rail link
- port facilities
- multi-modal hub
- none
- other: Industrial Park served by a 2x2 lane road facilitating access to various communication sites.

**SURVEYS ALREADY COMPLETED**

- > Preventive archaeology, impact assessment, environmental assessment, water legislation assessment, soil mechanics analysis, urban planning review

**MAIN COMPANIES**

- > VIESSMANN / POMPES GRUNDFOS / EAGLE INDUSTRY FRANCE / ALLGAIER / KALHYGE / SITRAL INDUSTRIE / ACTBLUE FRANCE.



**SOCIO-CULTURAL AND LEISURE FACILITIES**

**Leisure**

An 18+9 hole golf course, located in the extension of the industrial park, harmoniously completes the lush green aspect of the area (80 ha), which includes the hotel (60 rooms). The complex also has fully equipped seminar rooms as well as a gourmet restaurant (1 Michelin star) and a brasserie/pizzeria.

Multi-purpose sports facilities including: 2 stadiums, 3 gymnasiums, 10 tennis courts (2 indoor), swimming pool and equestrian centre. Media library, auditorium, hotel (60 rooms).

A specialized center for vintage vehicles, located at the Carreau de la Mine de Faulquemont, houses the Automobile Conservatory as well as a collection of US vehicles from the Second World War, unique in the Northeast of France !

The fortified sector of Faulquemont, a local part of the Maginot Line, consists of five infantry works. These remarkable works and their history can be explored along the marked hiking trails provided by the urban district of Faulquemont.

**Education**

Four organisations are currently listed on the site:

- the CENTRE RAYMOND BARD (Regional training centre for the construction industry): over 50 years of experience, 5,000 trainees per year, and 55,000 training hours per year.

- the relocated branch of the LPI (multi-employer vocational school) in Boulay to obtain a BAC PRO TCI certificate (Industrial Sheet Metalwork Technician), a BTS MS certificate (Systems Maintenance, Production Systems option) or a BTS MS SP (Maintenance of Production Systems). Vocational qualification obtained through in-house training with local companies; 80 students currently enrolled.

- European Training Company (FSE), established for over 25 years in the region, specializes in tailor-made short-term training for employees in the fields of technology, maintenance, and safety for the industry. To date, SEF boasts no fewer than 66 professional trainers, over 900 training programs, and more than 4,800 technicians trained annually.

- they also offer relevant additional services to companies, such as the presence of a polymer characterization laboratory and an X-ray micro-tomograph. These facilities are managed in partnership with the University of Lorraine, particularly through its components, the IUT of Moselle-Est, and PLASTINNOV.

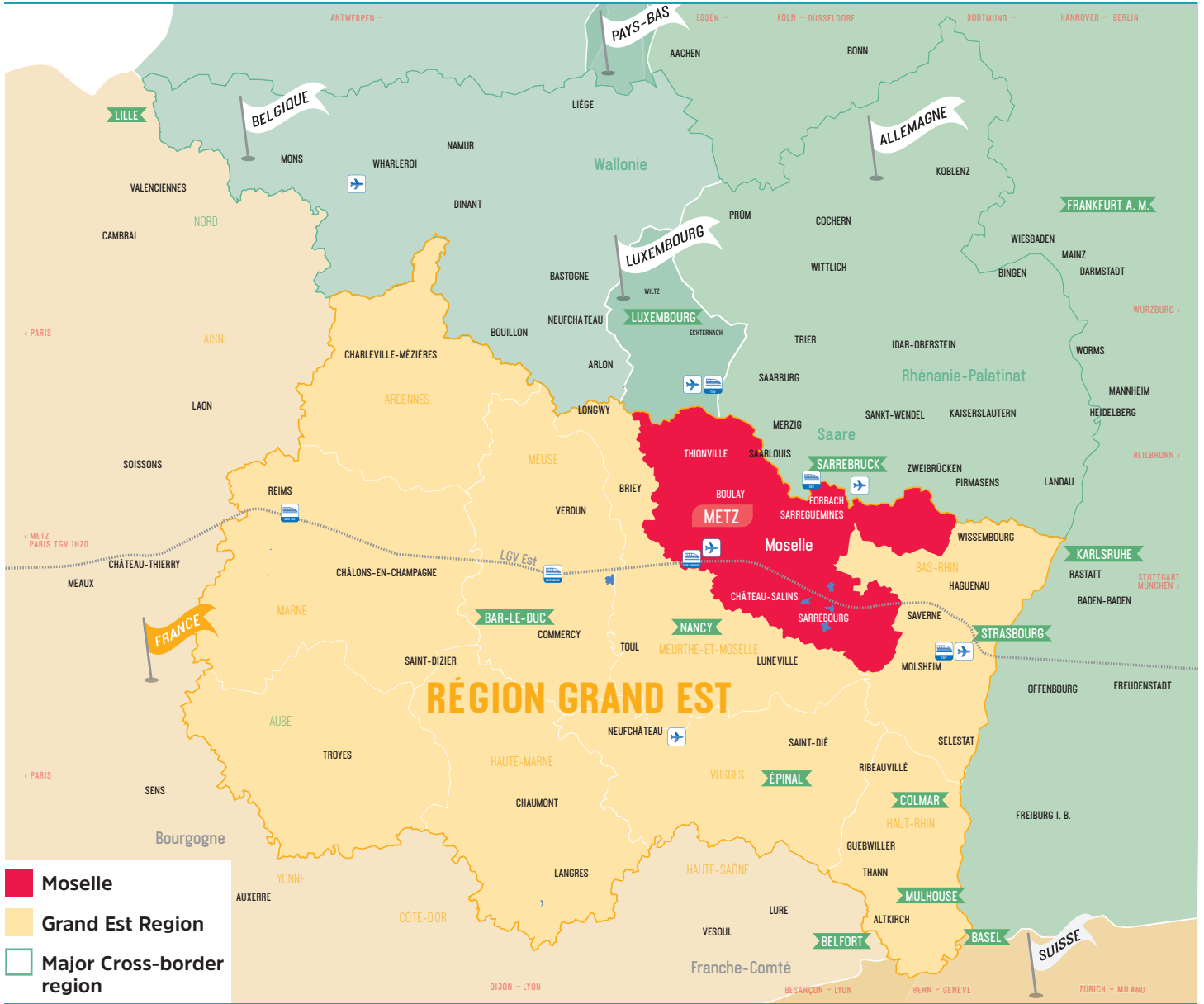
**Employment**

Within the Community Hotel, the Eastern Moselle Employment Grouping (GEME) has been managing the employment component of the urban district of Faulquemont since 2010. Its objective is to recruit one or more employees and assign them to its members as needed. It can also provide assistance or advice on employment or human resources management. Since 2016, GEME is also a certified QUALIOP training organization.

# MOSELLE

## IN THE HEART OF THE GRAND EST REGION

### MAJOR EUROPEAN REGION



> A unique cross-border location (FR/DE/BE/LU)

> Extensive traffic of cross-border workers and consumers in a vibrant economic area



Total population  
**14,849,434**  
inhabitants



Surface area  
**99,288**  
Km<sup>2</sup>



**2 EU capitals**  
Strasbourg  
& Luxembourg