

INDUSTRIAL BUILDING

6,000 M²

FOR SALE

➔ **DIEUZE**



BUILDING

MOSL



ID CARD

> **New industrial site.**

> **A real installation opportunity for any project holder in the agro-food sector.**

> **Located in Dieuze on the "La Sablonnière" ZAC joint development zone & Business park.**

> **An exceptional location in the heart of the Grand Est Region and the Moselle département: 65 km from Metz, 45 from Nancy and 35 km from the main motorways to and from Metz-Paris-Strasbourg-Germany**

> **Connection and network work: to be carried out by the purchaser.**

> **Disponibilité : immédiate.**

> **Costs: site under judicial administration. To be negotiated.**

AREA

- > Building: 6,000 m².
- > Land: 4.77 ha (plot fenced in, separate light vehicle and heavy goods vehicle access).
- > Parking area: 52 spaces including 2 charging stations for electric vehicles.

EQUIPMENT / SERVICES

- > CCTV surveillance.
- > Outdoor reception area: 100 m², 1 unloading bay.
- > Technical areas: Steam boiler 2.5 T/h; Compressed Air; main low-voltage switchboard cubicle; Transformer: 1,250 kvA connected to the power supply network; Production of cooling power.
- > Production areas: 2,000 m² in 3 spans designed to comply with IFS standards; food-grade resin resistant to chemicals; insulating panels; height 6 m.
- > Possibility of extension: 2,200 m².
- > Storage areas: height 8 m; 250 m² positive cold room + preparation/loading area covering 90 m²; 380 m² of ambient temperature storage area + preparation/loading area covering 90 m², 2 loading bays, driver's area and office 14 m².
- > Maintenance workshop: 70 m² + mezzanine
- > Effluent treatment.
- > Staff facilities: 60 m² of changing rooms for men and women (38 persons);
- > 1 break room 48 m².
- > Entrance hall: 45 m².
- > Ground floor: 3 offices + 1 meeting room; total surface area = 80 m²; patio.
- > Level 1: 7 offices + 1 meeting room; total surface area = 184 m²; patio.