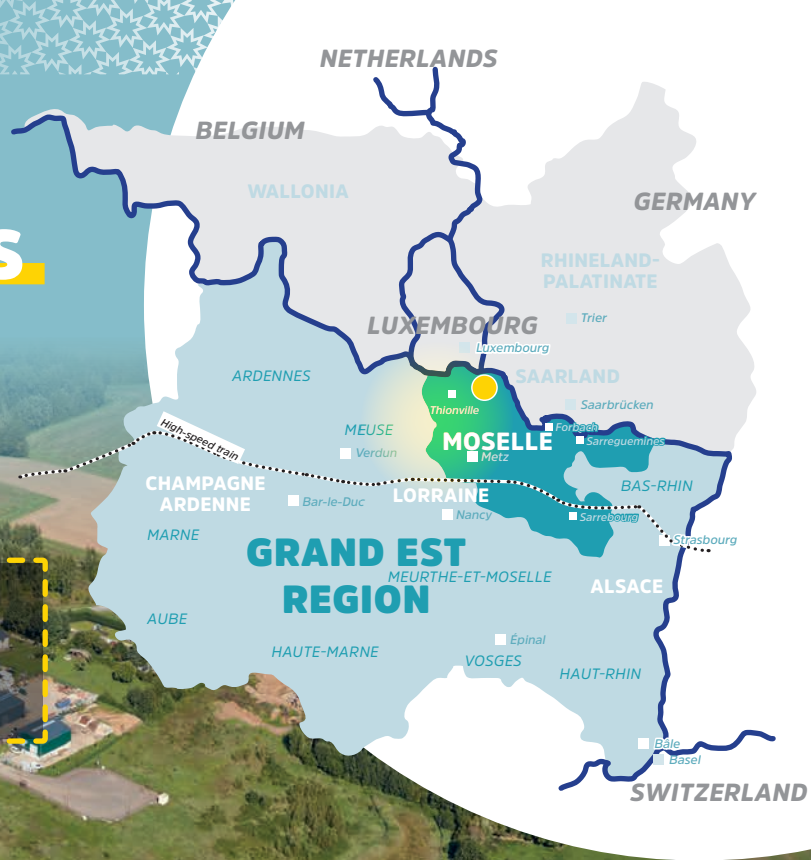


# KOENIGSMACKER-MALLING BUSINESS PARK (AT THE CROSSROADS OF THREE BORDERS)

- > Total surface area: 10 ha
- > Available surface area: 5.5 ha with future extension



## PARK

MOSL

- > COMMERCIAL, INDUSTRIAL AND SMALL-BUSINESS PARK.
- > IDEALLY LOCATED ALONG THE DEPARTMENTAL ROAD 654 THAT LINKS THIONVILLE TO TRIER.
- > RIGHT NEXT TO THE YUTZ BYPASS, LESS THAN 15 MINUTES FROM THE

- A31 MOTORWAY AND THIONVILLE. 10 MINUTES FROM THE FRANCO-GERMAN-LUXEMBOURG BORDER.
- > 20,000 VEHICLES A DAY.
- > 20,000 INHABITANTS LESS THAN 10 MINUTES AWAY.

> Price per m<sup>2</sup> of serviced area:  
between €30 and €75 excl. VAT/m<sup>2</sup>

LINKS



To the west: the A31 motorway (Dijon – Luxembourg). To the south: the A4 motorway (Paris – Strasbourg). To the east and north: the A620 motorway (Saarbrücken – Luxembourg).



Three TGV high-speed train stations: Metz, Thionville, Lorraine TGV to take the eastern high-speed train (TGV Est) and a dense Grand Est TER regional express train network.



Luxembourg City International Airport. Lorraine Airport.



Inland waterway (wide gauge to the Rhine).



SERVICES

WATER	PE 63mm.
ELECTRICITY	MV and LV. Available electrical power ratings to be validated with ENEDIS (French electricity company) depending on the project: low voltage: up to 249 kVA and medium voltage: private electrical substation from 250 kVA.
GAS	Rating 4 bar, PE 110mm.
DRAINAGE AND SEWERAGE DISPOSAL	Wastewater: cast iron 200mm. Rainwater: PVC 315mm.
DIGITAL	Fibre: coverage area.
EMPLOYEE SERVICES	2 day nurseries.

> Potential to construct a building with a height of more than 15 m: no (14 m)

> Land type: owned by the Communauté de Communes de l'Arc Mosellan (Arc Mosellan Community of municipalities)

> Site zoning: 1AUX (intended for small business, industrial, commercial, service and office activities)



**ON-SITE ACCESSIBILITY**

- motorway junction
- river access in the area
- airport area
- rail link
- port facilities
- multi-modal hub
- none
- other: Departmental road 654 with roundabout for easy access and link to the other bank of the Moselle via the Malling-Gavisse bridge

**SURVEYS ALREADY COMPLETED**

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

**MAIN COMPANIES**

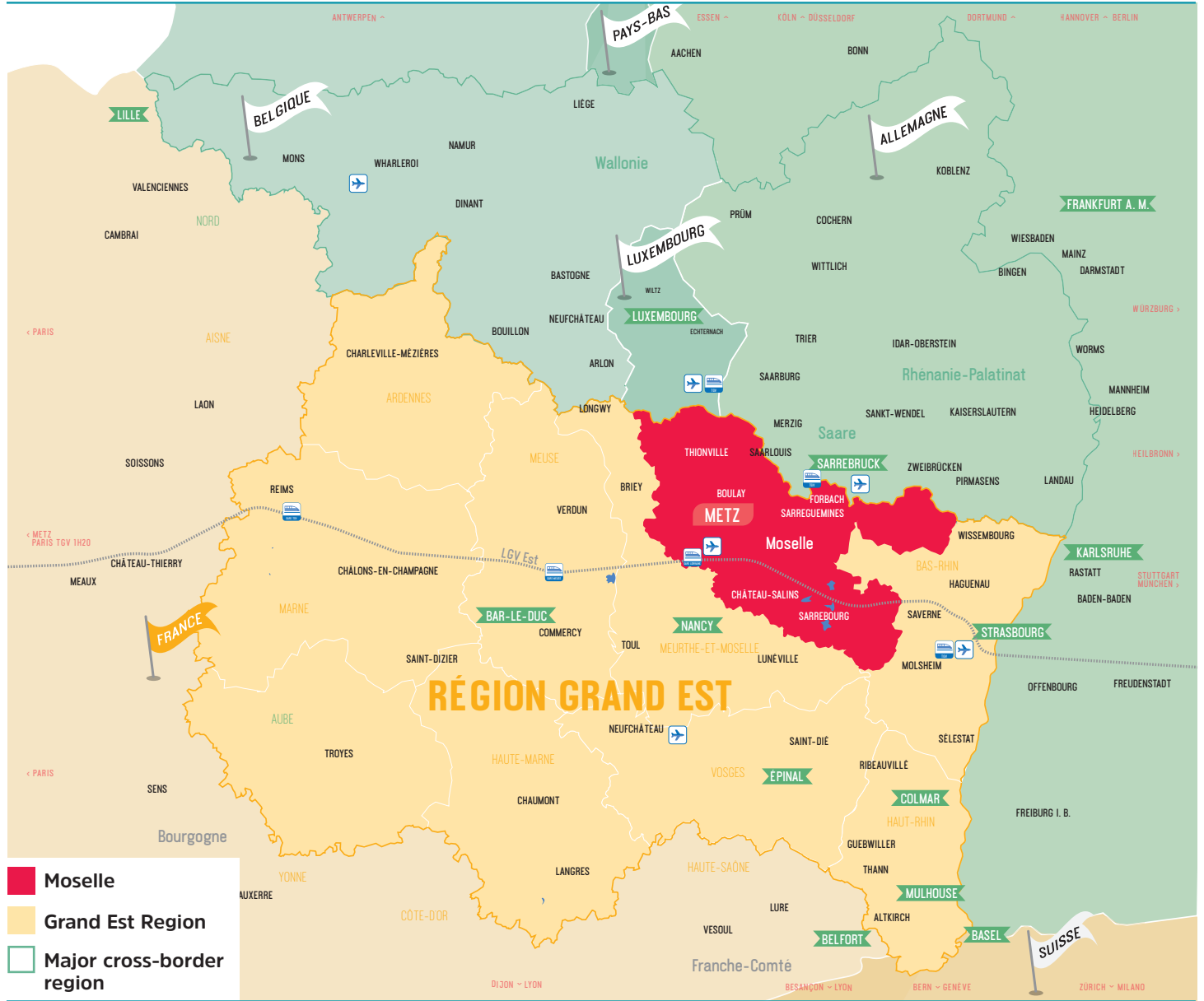
- > LIDL / PEUGEOT / PIZZA FREDDY / LIVMAT



# 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 of  
**99,288 km<sup>2</sup>**



**2 EU capitals**  
Strasbourg  
& Luxembourg