

**Sarreguemines Hambach**

**"Europôle" industrial park**



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## MAJOR COMPANIES IN THE AREA

| RAISON SOCIALE                         | LOCALITE       | ACTIVITE                                             | EFFECTIF |
|----------------------------------------|----------------|------------------------------------------------------|----------|
| SMART FRANCE SAS                       | Europôle       | Automotive assembly                                  | 820      |
| MAHLE BEHR FRANCE                      | Europôle       | Air conditioning condensers                          | 400      |
| ALTRANS                                | Europôle       | Transport – Logistics and vehicles rent              | 303      |
| HAMBACH AUTOMOTIVE EXTERIORS           | Europôle       | Manufacturer of thermoplastic bodywork for the Smart | 220      |
| MAGNA SYSTEME CHASSIS                  | Europôle       | Manufacturer of body car for the Smart city coupé    | 150      |
| IMPERIAL LOGISTICS                     | Europôle       | Logistics and transport                              | 130      |
| UNIPOST SAS                            | Europôle       | Automotive equipment                                 | 120      |
| SAS AUTOMOTIVE SYSTEMS                 | Europôle       | Manufacturer of panels and cockpits                  | 120      |
| CHENE DE L'EST                         | ZA Hambach     | sawmill and parquet floor manufacturer               | 90       |
| RENZ                                   | PA Woustviller | Manufacturer of letterboxes                          | 90       |
| THYSSENKRUPP AUTOMOTIVE SYSTEMS FRANCE | Europôle       | Automotive component assembly for Smart              | 70       |
| EUROLOGISTIQUE                         | Europôle       | Logistics                                            | 38       |
| MOSOLF CENTRE LOGISTIQUE ET TECHNIQUE  | Europôle       | Transport - Logistics                                | 30       |
| CLEMESSY                               | Europôle       | Industrial electricity                               | 30       |
| CRECHE « L'ATELIER DES LUTINS »        | Europôle       | Nursery                                              | 20       |
| MCT MOSOLF CENTRE TECHNIQUE            | Europôle       | Technical preparation center for vehicle             | 15       |
| EURO TEK FRANCE                        | ZA Hambach     | Wholesale dealer of meat                             | 15       |
| SOSTMEIER                              |                |                                                      |          |
| RUCON                                  |                |                                                      |          |
| MEDILABEST                             |                |                                                      |          |
| PETIT FORESTIER                        |                |                                                      |          |
| SEIFERT                                |                |                                                      |          |

## TECHNICAL INFORMATION

### Location

Alongside the A4-E25 motorway, near the Sarreguemines interchange, 9 km from Sarreguemines.

### Area

Total surface 370 ha  
Available surface 100 ha

### Price

Sale price on 01/01/2012 10 euros ex VAT per m<sup>2</sup>

### Property tax on developed land

11,98 %

### Topography

Flat: gradients of less than 1%.

### Environment

Lots of trees and greenery. Visible from the A4 motorway.

### Soil consistence

Minimum pressure admissible: 1 bar per cm<sup>2</sup> at a depth of 1 m.  
No particular building restrictions.

## LINKS

### Road links

Direct link with the A4/E25 Paris-Strasbourg by motorway.  
4-lane dual carriageway RN61 to Forbach. Dual carriageway B406 to Saarbrücken.

### Distances (in km)

|             |     |           |     |
|-------------|-----|-----------|-----|
| Saarbrücken | 20  | Frankfurt | 200 |
| Metz        | 70  | Brussels  | 340 |
| Strasbourg  | 80  | Paris     | 400 |
| Luxembourg  | 120 | Lyons     | 500 |
| Karlsruhe   | 120 |           |     |

### Rail links

Railway alongside the industrial park (connection with Sarralbe).  
Passenger station at Sarreguemines.  
TGV high speed train / ICE Paris at Forbach / Sarrebruck (25 km), to Paris and Frankfurt.  
Tram-train link Sarreguemines-Saarbrücken.

### Air links

Metz-Nancy-Lorraine regional airport 75 km away (connections with major French cities).  
Saarbrücken-Ensheim airport 40 km away (connections with major German cities).  
Luxembourg-Findel international airport 110 km away.  
Strasbourg-Entzheim airport 100 km away (connections with major French and European cities).  
Frankfurt-Hahn low-cost airport 130 km away (European connections + international freight).  
Frankfurt international airport less than 200 km away.

Low-cost airport at Zweibrücken 35 km away (links to Germany and England).  
Sarreguemines airfield: business flights (800 m landing strip).

### Water links

Access to the Saar canal at Sarreguemines (Saar Coalfields Canal) taking 300 t barges. The Port of Dillingen (Germany) on the Saar canal (European standard) is 30 km away.

## FACILITIES AND NETWORKS

### Roads

Direct access to the motorway interchange. The park is served by a 7 m wide internal road.

### Railway

Connected to the SNCF network (French State Railroad).

### Electricity supply

Medium voltage (20 KV) and low voltage (240 or 380 V) power supply.

### Gas supply

GRDF natural gas network.

### Water supply

Drinking water: pipes: diameter 250 and 200 mm / pressure: 5 bars.

### Drainage

Treatment of waste water and industrial effluents before emission. Separate sewer system. Waste water: pipes 250 mm in diameter connected to the purification station. Rain water: water recovery basins (trenches) leading to the Hoppbach and Saar rivers.

### Telecommunications

Very high speed 12-fibre network to the plot: 5 ducts: 2 x diameters 56/60 + 3 PEHD diameter 32/40. Complies with very high speed certification.

## SOCIAL, CULTURAL AND LEISURE FACILITIES

### Leisure

Sarreguemines offers a wide range of sports facilities (tennis, swimming, horse riding, gliding, soccer, basket-ball, hand-ball, athletics, shooting...). 18-hole golf course, media library covering 4,000 m<sup>2</sup>, cinema, life shows and a famous carnival; academy of music and dance. Franco-German archaeological excavation centre at Bliesbruck, Museum of Pottery and Faience, marina.

### Training

University complex, traditional high schools, vocational and technical high schools with excellent reputation in electronics, mechanics, process engineering and industrial maintenance. University Institute of Technology department for management, logistics and transports. Nursery school.