

MIXED LOGISTICS

PLATFORM TO LET:

- STANDARD
- REFRIGERATED, TRI-TEMPERATURE

IN ILLANGE-BERTRANGE (ON "MOSL PARC NORD" BUSINESS PARK)



**BUSINESS
OPPORTUNITY
COMPANY**

ARTECH
ARCHITECTES

MOSL

**XXL PLATFORM:
36,000 SQ.M DOUBLE-SIDED.**

**A STRATEGIC LOCATION AT THE
HEART OF EUROPE.**

**MOSL PARC NORD, AN INDUSTRIAL
AND LOGISTICS PARK WITH VERY
POSITIVE VITALITY.**

**A PROJECT TO BOOST LOCAL
DISTRIBUTION CHANNELS.**

**A TREE CULTIVATION PROJECT
SPANNING 3.5 HECTARES
DEDICATED TO GROWING
APPLES AND POTATOES WILL BE
INCORPORATED INTO THE PROJECT.**

**WORK STARTS:
JANUARY 2025**

> **SURFACE AREAS:**

- land: 11 ha 36
- 18,000 sq.m dedicated to e-commerce and standard logistics activities
- 18,000 sq.m surface area with tri-temperature refrigeration -25/-5/ +5°C
- offices: 1,130 sq.m approx. divided between 2 plots
- technical areas: 500 sq.m approx.
- parking: 70 car and 120 HGV parking spaces

> **DESCRIPTION:**

- divisible building / units of 3,000 sq.m each
- height clearance: 10.5 m
- high environmental performance (BREEAM certification)
- "solar panel-ready" building (50% of the roof surface areas will be dedicated to creating "green energy" - solar power: 4 million kWp/year)
- smart building 4.0
- separate car and HGV traffic flows
- 60 docks + two 0.00 accesses



A PROJECT BACKED BY DI EGIDIO, A LEADING TRANSPORT AND LOGISTICS PROVIDER IN MOSELLE

WITH SERVICE OPTIONS GEARED TO YOUR NEEDS:

- spaces to let for your integrated logistics,
- transport services that can be provided by DI EGIDIO.

WITH SYNERGIES ALREADY CREATED BY DI EGIDIO WITH BUSINESSES ALREADY ESTABLISHED IN THE MOSL PARC NORD AND BUSINESSES PLANNED FOR THE FUTURE:

- the two KNAUF Group plants (KI and KCS) use DI EGIDIO's heavy goods vehicles and storage facilities. This limits heavy goods traffic and the carbon footprint.
- the hydrogen service station planned for the site will be able to refuel the HGVs belonging to DI-EGIDIO and other businesses coming to the site in the future.
- farmers and local producers to develop and optimise local distribution channels.



MOSL PARC NORD BUSINESS PARK:

- a "CHOOSE FRANCE" labelled site,
- a site located at the hub of major motorway junctions to Paris, Lyon and Marseilles,
- a unique site located in a large skilled labour catchment area,
- a location close to the main European transport routes to Luxembourg, Belgium and northern Germany,
- a site close to Luxembourg and Metz airports, as well as major international hubs such as Brussels, Paris and Frankfurt.

THE LOGISTICS PLATFORM OF THE FUTURE, ZERO EMISSIONS



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AVAILABILITY

- > construction in 4 phases divided into 9,000 sq.m sections, over 4 years
- > availability: 1st half of 2025

INVESTMENT

- > €40 million investment

JOBS

- > 100 direct jobs
- > 50 indirect jobs

