

BUSINESS PREMISES 3,310 M² FOR SALE

> GOIN (METZ-NANCY-LORRAINE AIRPORT)



BUILDING



MOSL

EXCEPTIONAL LOCATION ON THE EDGE OF METZ-NANCY-LORRAINE AIRPORT:

- > near the A31-E25 motorway (Metz-Nancy, Lesmenils-Pont-à-Mousson exit).
- > near the RD 913, the RD 955 Metz-Sarrebourg-Strasbourg and the RD 910 Pont-à-Mousson-Saint-Avold main roads.
- > Eastern high-speed train (TGV Est) / Lorraine station 5 km away.
Less than 25 km from Metz train station and 35 km from Nancy train station.

> **AVAILABILITY:** immediate.

> **SALE PRICE:** €1,050,000

This listing is made in connection with a Call for Expressions of Interest, the amount indicated for the property is a reserve price. The owner, Région Grand Est, will be free to choose the buyer on the basis of the bids received as part of the competitive tendering process.

ID CARD

- > **Plot size:** approximately 85 ares, registered land section 9 n° 205 (option to extend with land available in the immediate vicinity).
- > **Ground floor:** a hangar with a total surface area of 2,743 m², including a communal entrance area, equipment rooms (137 m²), a WC for people with disabilities and 2 offices (154 m²).
- > **Mezzanine:** two rooms with surface areas of 36 m² and 59 m² that can be used as offices and men's and women's toilets.
- > **Storey:** an office area totalling 472 m² and men's and women's changing rooms (63 m²) with showers.
- > **Parking spaces:** parking area, access.

The building could be used for activities related to the aeronautical industry or otherwise. This building is not intended solely for air freight.





Hangar / partitioned into 2 volumes, 1 of which is dedicated to secure air freight:

- concrete slab floor.
- steel frame structure.
- partial concrete high floors.
- terrace-type ribbed sheet steel roofing with waterproofing, with decorative canopy on the side of the HGV parking area.
- façades in steel cladding, curtain walls for offices.
- bay windows, glazed metal frames laid out in panels.
- steel sectional doors.
- 8 levelling docks for lorries with dock seals.
- large metal awning on the runway side.
- in the secure airfreight area: washroom facilities + offices (topped by a mezzanine), large-format X-ray equipment.

Lean-to adjoining the freight hangar:

- concrete slab floor.
- ground floor only.
- steel framework for a single-sloped nave ribbed sheet steel roof.

Offices:

- painted plasterboard partitions, glazed modular partitions.
- ceramic flooring, carpet (worn in places), linoleum in some places.
- suspended ceiling.

Other:

- direct access to the 37,000 m² freight aircraft parking area.
- it is technically possible to double the surface area of the hangar (earthworks completed).
- parking area for cars (111 spaces), parking area for heavy goods vehicles (5 spaces).
- 1 goods lift with a capacity of 50 kg (from the ground floor to the 2nd floor).
- dome skylights.
- washrooms and changing rooms (7 showers).
- electricity - lighting; emergency lighting.
- low-voltage switchboard.
- heating.
- fire alarm.
- fire hose station.

