



GrandEst INTERNATIONAL
Développement

INVESTMENT BROCHURE

LARGE-SCALE **INDUSTRIAL SITE** IN
A STRATEGIC FRENCH-GERMAN
LOCATION NEXT TO STRASBOURG



Former Alcatel Factory,
Illkirch Graffenstaden (67)

FORMER ALCATEL FACTORY

The site is located in Illkirch-Graffenstaden, south of the Eurometropolis of Strasbourg, a highly dynamic economic area home to 1,400 companies. It benefits from a strategic location, close to the Innovation Park and all essential services (schools, shops, transport, leisure facilities, etc.).

This 16-hectares site, historically used for the production of telephones and electronic boards, will now support the development of manufacturing and datacenters activities.



IMMEDIATE VICINITY OF THE INNOVATION PARK

A technological showcase of the Alsace region hosting around 60 Life Sciences companies, linking scientific research and business in a high-tech park combining university and research laboratories with private companies.



AT THE HEART OF EUROPE'S MOST DYNAMIC MARKETS

Close to Germany and Switzerland, 34,000 industrial, commercial and service establishments, more than 200,000 private sector jobs



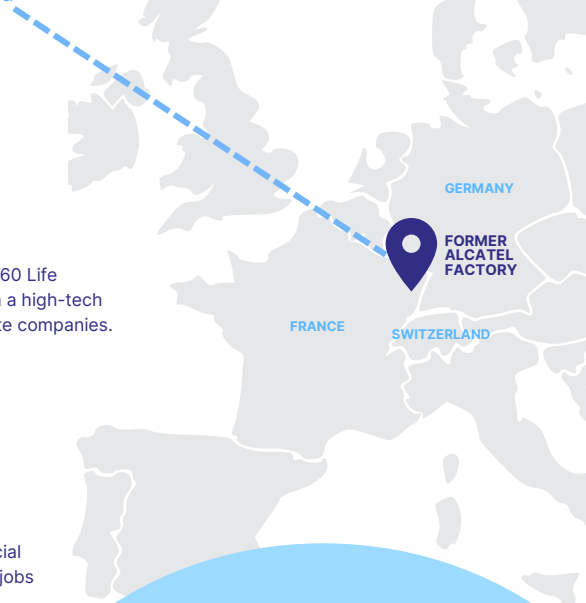
OPTIMAL CONNECTIONS TO INTERNATIONAL TRANSPORT NETWORKS

Strasbourg Entzheim Airport, Strasbourg TGV station, A35/A5 motorways, Bus network

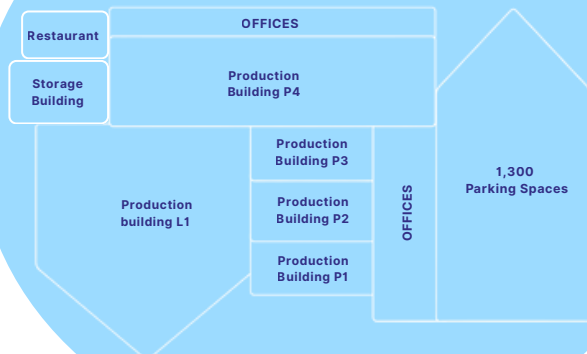


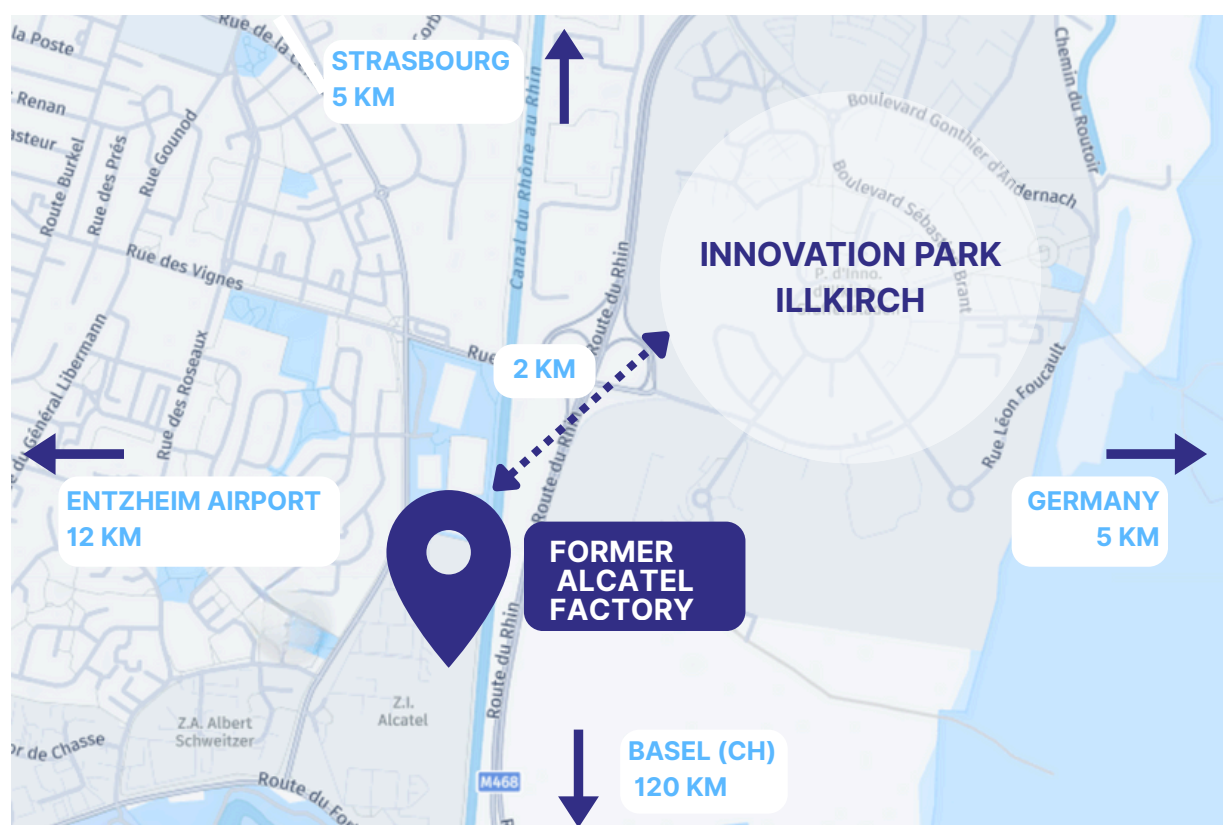
A GREAT PLACE TO WORK AND LIVE

Preserved and protected nature, cycle paths, comfort of use, local services



FORMER ALCATEL SITE PLAN 70,000 m²





THE PROJECT

Technical overview of the former Alcatel site

GENERAL FEATURES

The site offers a versatile and modern infrastructure, suitable for **production activities**, with **well-equipped facilities** to support a **wide range of operational needs** (free-standing structures, ESD-protected floors, sprinkler, mezzanine offices, heating and cooling, fluids and networks equipment). **260 MW of electrical connection planned.**

SERVICES

The site also offers a wide range of services to support daily operations, including **maintenance and upkeep, safety and access control, utilities, and ample parking.** Additional facilities include a reception area, an on-site restaurant, and social and sanitary rooms, providing a fully functional environment for both staff and operational activities.

KEY FIGURES

A major hub at the hearth of Europe

16 HECTARES OF TOTAL LAND AREA

8 HECTARES OF POSSIBLE GREENFIELD PROJETS

70 000 M2 OF TOTAL BUILT AREA

1 350 PARKING SPACES

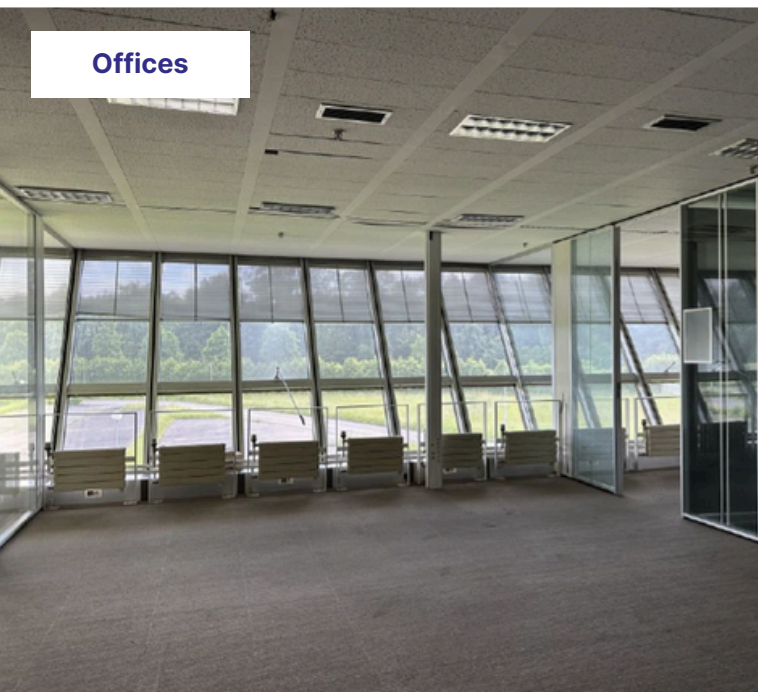


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Production Building



Offices



Main Hall



Production Building P4



Aerial view of the site





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WE ARE HERE TO SUPPORT YOU IF YOU HAVE ANY QUESTION.



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