



Grand Est 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



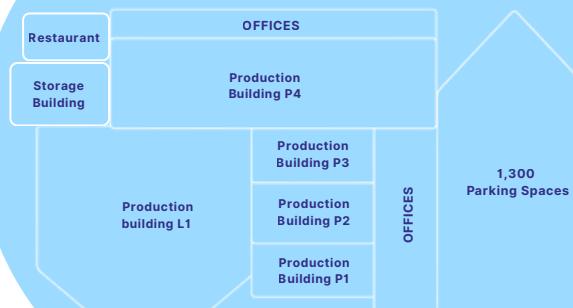
## A GREAT PLACE TO WORK AND LIVE

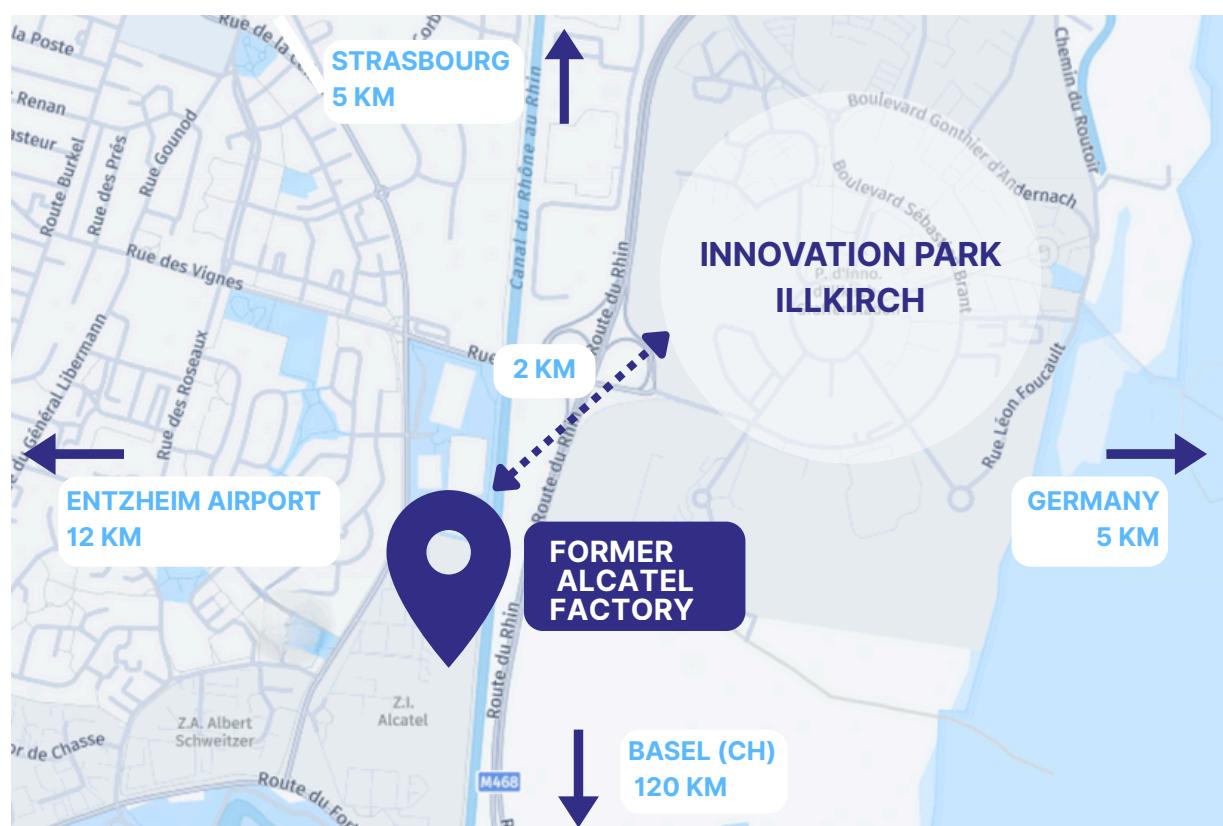
Preserved and protected nature, cycle paths, comfort of use, local services



## FORMER ALCATEL SITE PLAN

70,000 m<sup>2</sup>





## 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 heart of Europe

16 HECTARES OF TOTAL LAND AREA

8 HECTARES OF POSSIBLE GREENFIELD PROJECTS

70 000 M<sup>2</sup> OF TOTAL BUILT AREA

1 350 PARKING SPACES

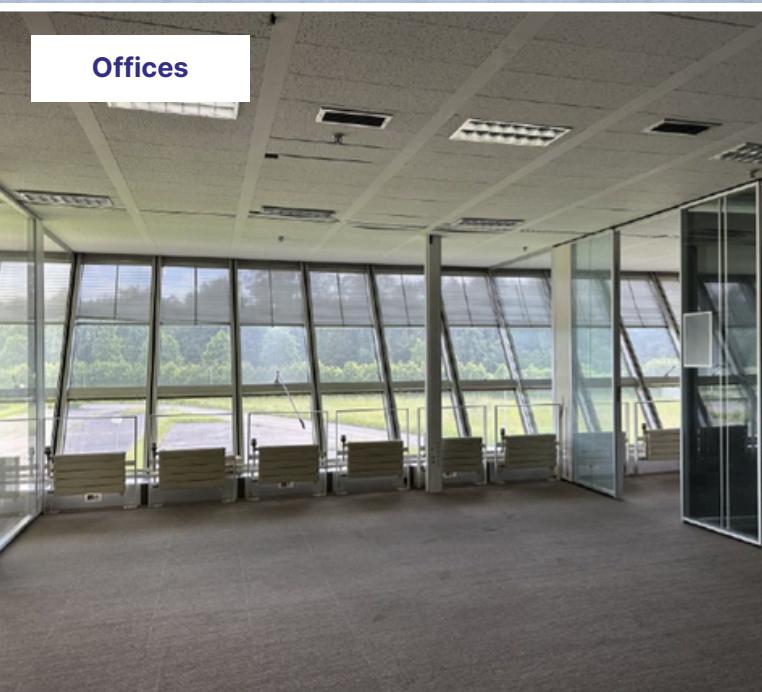


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## Production Building



## 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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