

**INVEST IN FRANCE**

# READY-TO-USE INDUSTRIAL SITES



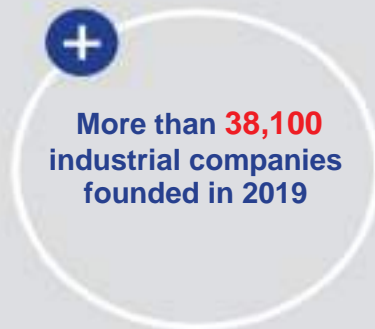


# FRANCE, AN ATTRACTIVE DESTINATION FOR INDUSTRIAL PLAYERS



**1<sup>st</sup>**  
destination in  
Europe for  
international  
investments

France is also the top European host country for international investments in industry.



More than **38,100**  
industrial companies  
founded in 2019

The business environment fosters entrepreneurship and the industrial sector in particular.



**Best tax**  
treatment for  
**R&D** amongst  
OECD countries

The French ecosystem is widely-recognised as encouraging innovation. The manufacturing industry generates more than €20 billion in R&D expenditure in France.



## BUSINESS FRANCE IS AT YOUR SIDE

Two out of three foreign investments are supported by the Business France teams, which offer companies a personalised and confidential service.

Business France helps international investors in France, via a network operating in over 40 countries and regional partner agencies.



**France's new economic stimulus plan, *France Relance***, was presented by the Government on 3 September 2020. It will be implemented as of 2020 and extend until 2022.

It is part of Phase 3 of France's response to the public health crisis, supplementing the emergency economic measures and sector support plans.

### €100 BILLION TOWARDS THE ECONOMY'S RECOVERY

Endowed with €100 billion, including €40 billion from European funding (Next Generation EU Plan), the *France Relance* programme is aimed at building the France of 2030 from as early as this day, by transforming the economy along three major lines.



Supporting the ecological transition: €30 billion earmarked;



Creating the most favourable conditions for companies to grow their business and protect jobs: Competitiveness – €34 billion earmarked.



Guaranteeing solidarity between generations, regions and all French citizens: Cohesion - €36 billion earmarked.

**“*France Relance* is intended to enable the country to turn the crisis into an opportunity, chiefly by investing in the most promising sectors, those on which tomorrow's economy and jobs will be built”.**

Emmanuel Macron, President of the French Republic.

## STEPPING UP ECONOMIC COMPETITIVENESS

- **Massive tax cuts for industrial companies from as early as 2021** (combined with a reduction in the corporate tax rate already in place since 2017 and a guarantee from the Prime Minister ruling out any tax increase between now and the end of the five-year term);
- **Support for industrial investments in strategic sectors** (healthcare, agri-food, electronics and sectors supplying strategic intrants) in the form of calls for projects amounting to €600m over the period 2020-2022;
- **Support for industrial investments with a strong socio-economic impact all across France**, to the tune of €400 million over 2020-2022;
- **Public funding for the rehabilitation of 900ha of industrial wasteland and artificialised land** amounting to €300 million thanks to the “Fonds Friches [“Wasteland Fund”];
- **Modernisation of transport infrastructures** (trains, ports, logistics hubs, logistics warehouses).

## ENCOURAGING INNOVATION

- **Increased government support (€400 million) for the large-scale digitisation of the manufacturing fabric;**
- **Support for industry decarbonisation**, amounting to €1.2 billion (support for investment in industrial processes that consume less energy and/or emit less energy, and compensation for the additional cost of producing low-carbon heat);
- **Aid for the renewal, development and design of agro-equipment** necessary for the agro-ecological transition and adaptation to climate change;
- **Support for the development of the green and decarbonised hydrogen sector**, amounting to €7 billion, including €2 billion by 2022;
- **Development of everyday mobility** (electric cars, bicycle plan, heavy mobility with decarbonised hydrogen, etc.).

## MAJOR PUBLIC INVESTMENTS

- 6bn for the **transformation of medico-social institutions**, the restructuring of healthcare supply and the modernisation of digital tools in the health sector;
- €6.7 billion for **thermal renovation in public and private buildings;**
- €3.1 billion for the **development of clean everyday mobility** (bicycles, public transport, clean vehicles, etc.).

The Ministry of the Economy, Finance and Recovery has opened a dedicated site, as well as a guide specifically for use by industrial companies:

<https://www.entreprises.gouv.fr/files/files/secteurs-d-activite/industrie/politique-industrielle/dispositifs-entreprises-industrielles.pdf>

Following a call for applications issued by the Delegation to Industrial Territories, the territories identified the “ready-to-use” industrial sites on their soil in order to effectively respond to the needs of international investors.



## SPEEDING UP THE ARRIVAL OF INDUSTRIAL PLAYERS

The French Government has made it a priority to speed up the procedures required for industrial players to establish themselves in the country. 5 workstreams have been identified in this regard and will be implemented over the course of 2020. One of these projects is focused on pre-planning for procedures and the provision of ready-to-use industrial sites.

## PRE-PLANNING PROCEDURES

Some procedures, such as the so-called “4-seasons” environmental studies or those relating to preventive archaeology, can cause significant delays. The earlier the procedures and procedural constraints have been anticipated by a developer, the more the industrial player will be able to set up on the pre-developed site.

## IN PRACTICE

### What is a “ready-to-use” industrial site?

This is a site that can receive industrial activities and for which the administrative procedures relating to urban planning, preventive archaeology and the environment have been pre-planned in order to offer the investor immediate or very short-term availability.

### What are the benefits?

Investors are provided with industrial sites on which they can set up their new factories in a shorter and more controllable timeframe.

## SPREADING BEST PRACTICES

The approach is also aimed at improving awareness of the best practices of French business players in hosting international investments, particularly in industry.

## DEVELOPING THE TERRITORIES

The “ready-to-use industrial sites” approach is in line with the spirit of the Territoires d'industrie programme, which consists of attracting companies to territories bearing the “Territoire d'industrie” label because of their ecosystem that is particularly suited to industrial activity: talent, possible partnerships with other industrial companies and centres of research and excellence.

### Who to contact for more information and to arrange a visit?

You can contact the teams at Business France now, by writing to:  
[sites-cles-en-main@businessfrance.fr](mailto:sites-cles-en-main@businessfrance.fr)  
or [ready-to-use-sites@businessfrance.fr](mailto:ready-to-use-sites@businessfrance.fr)

# 78 Ready-to-use industrial sites



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# AUVERGNE-RHÔNE-ALPES



- 01** Bonvert - Mably - Roanne - Tarare Ecopark 
- 02** Grenoble Sud Industrial Park - Champagnier
- 03** Lyon Chemicals Valley - Pierre Bénite, Saint-Fons, Feyzin & Solaize
- 04** Sud Auvergne - Lempdes sur Allagnon - Issoire - Brioude Business Park 
- 05** La Plaine de l'Ain Industrial Park (PIPA) - Saint-Vulbas  
- Oyonnax - Bugey Sud - Plaine de l'Ain - Pays Bellegardien - Pays de Gex 
- 06** Loire Sud National Interest Activity Zone - Andrézieux Bouthéon



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# AUVERGNE-RHÔNE-ALPES



## KEY FIGURES

**GDP** (2018) €269bn (ranked 2<sup>nd</sup> nationally)

Source: Eurostat

**3,500** foreign companies operating in Auvergne-Rhône-Alpes

Source: Orbis

**100,276** companies created across the country in 2019

Source: INSEE

**2,292,413** private-sector employees

Source: ACOSS URSSAF



**180**

## INTERNATIONAL INVESTMENT PROJECTS IN 2019

enabling the creation or maintenance of 3,206 jobs



Roanne-Mably - Auvergne-Rhône-Alpes

**INDUSTRIAL & LOGISTICS ACTIVITIES 37  
HECTARES OF READY-TO-USE SITES**



FORM



## CONTACTS

**BUSINESS FRANCE**  
ready-to-use-sites@businessfrance.fr  
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sfrancois@arae.fr



## MARKETER

SAS Bonvert



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	More than 10 months
STUDIES ALREADY COMPLETED	Water Act dossier, protected species exemptions dossier, preventive archaeology



### PROPERTY

PROPERTY	SAS Bonvert - Roannais Conurbation  Easement: specifications of architectural and landscape requirements connected with Ecoparc labelling
DIVISION	On the plot map: yes Custom-made: from 300m2 up to 11ha
BUILDINGS	2,500 m <sup>2</sup> company complex, divided into 500 m <sup>2</sup> modules



### SERVICES

WATER	Drinking water
ELECTRICITY	Suited to industrial requirements
GAS	Suited to industrial requirements
SANITATION	Collective
DIGITAL	Fibre Optics. Data centre nearby (4 km)



### ECOSYSTEM



TALENT	Job pool: 63,000 employees
TRAINING / RESEARCH	University centre: 3,000 students, from secondary vocational to PhD level with a course offering built around industrial and tertiary engineering.  Schools: ITECH, CREATECH, POLYTECH  Technology platforms and research laboratories (robotics and signal analysis)  Public Innovation Space available to companies based in the territory.  Themed incubators for digital start-ups and arts artisans, along with co-working spaces.
POTENTIAL PARTNERS	Numerous subcontractors to companies including Nexter Systems, Michelin and Manitowoc; in the high-end mechanical and textile sector: Pacau-Couture, Noblitech, Tad, SFAM
PUBLIC AID	Exemption from development tax under provisions for joint development zones.

### INFRASTRUCTURE



International Motorways



Lyon-Saint Exupéry and Clermont airports (1 hour)



Lyon high-speed rail stations (1 hour)



Port of Roanne



Public transport

Saint-Fons - Auvergne-Rhône-Alpes

**INDUSTRIAL & LOGISTICS ACTIVITIES MORE THAN 50 HECTARES OF READY-TO-USE SITES**



FORM



## CONTACTS

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## MARKETER

Lyon Metropolitan Area & Chemicals Valley

Mission



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	9 months
STUDIES ALREADY COMPLETED	4-season environmental study Preventive archaeology



## SERVICES

WATER	Industrial water, demineralised water, fire water
ELECTRICITY	RTE (63 kV) and Enedis network
GAS	Available gas networks: GRDF and GRT
SANITATION	Collective and autonomous
DIGITAL	Fibre Optics. Two datacenters nearby (Lyon and Solaize)
CATERING	Yes

## INFRASTRUCTURE



International Motorways



Lyon-Saint Exupéry International Airport



2 High-Speed Rail Stations in Lyon



Port of Lyon



Public transport



## PROPERTY

PROPERTY	Public/Private
	Easement: technological risk prevention plan
DIVISION	On the plot map: yes
	Custom-made: from 500m2 up to 5 ha



## ECOSYSTEM

TALENT	50,000 employees work in Chemicals Valley 8,000 industrial jobs on the platform
TRAINING / RESEARCH	Axelera competitiveness cluster (Chemicals-Energy-Environment) 7 R&D centres with global reach in the chemicals, energy and environment sectors: Arkema, Elkem Silicones, Solvay, Kem One, Vencorex, IFPEN, TOTAL CRES  2,000 researchers on the Lyon Chemicals Valley platform  Industrial engineering training centres: - 1,000 training courses provided at the 37 member institutions of the University of Lyon - 5,000 new engineers trained in mainland France each year (INSA, ENS, ECL, CPE, ECAM) - 1 apprentice training centre, INTERFORA-IFAIP, at the Lyon Chemicals Valley industrial platform
POTENTIAL PARTNERS	Call of 30 - Solvay, Kem One, Domo Chemicals, Elkem Silicones, TOTAL, IFPEN, Air Liquide, Arkema, Axine One, Sequens
PUBLIC AID	Financial and local tax aid for zoning Priority neighbourhoods in city policy

Lempdes sur Allagnon - Auvergne-Rhône-Alpes

**INDUSTRIAL & LOGISTICS ACTIVITIES 37  
HECTARES OF READY-TO-USE SITES**



FORM

## CONTACTS

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## MARKETER

Sydec Allier Allagnon



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies, impact study Preventive archaeology



### SERVICES

WATER	Drinking water
ELECTRICITY	Installed power: 12MWH
GAS	Yes
SANITATION	Collective
DIGITAL	Very High Speed. Datacenter nearby (Clermont-Ferrand)

### INFRASTRUCTURE

- International Motorways
- Clermont-Ferrand International Airport (45 min), Issoire Aerodrome (10 min)
- Arvant railway station (2 km away)  
Clermont-Ferrand railway station (45 min)



### PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: from 5,000 sq m up to 10 ha



### ECOSYSTEM



TALENT	Job pool: 63,000 employees
TRAINING / RESEARCH	Competitiveness cluster: CIMES (mechanical engineering), Vegepolys Valley (agri-food)  R&D: 13,000 public researchers (CNRS, CEA, INRA). 2nd largest French region in terms of R&D industrial investments with €4.5bn  Université Clermont Auvergne: 35,000 students, 858 doctoral students 1,281 researchers and faculty researchers 35 research laboratories in partnership with numerous institutions and organisations (CNRS, Inserm, INRA, IRD, VetAgroSup, IRSTEA) 170 training courses 5 doctoral schools  Engineering school: SIGMA Clermont Business school: ESC Clermont ENSACF architecture school VetAgro Sup: training of veterinary doctors and agronomics engineers Apprentice Training Centres: metallurgy, logistics, agri-food, construction and public works
POTENTIAL PARTNERS	Major groups nearby: Constellation, SNOP, Jorisode, Valeo, Aubert & Duval
PUBLIC AID	Financial and local tax aid under the regional aid area and the rural revitalisation area. Exemption from development tax under provisions for joint development zones.

# INDUSTRIAL PARK OF LA PLAINE DE L'AIN (PIPA)

Saint-Vulbas - Auvergne-Rhône-Alpes

**INDUSTRIAL ACTIVITIES, WAREHOUSES AND OFFICES 225 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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## MARKETER

Syndicat Mixte du Parc Industriel de la Plaine de l'Ain (mixed association of the industrial park of



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months Less than 5 months (establishments open to the public)
ENVIRONMENTAL PERMITS	Between 9 and 10 months,



## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: yes, from 5,000m <sup>2</sup> up to 30 ha
CONSTRUCTION	New industrial building spanning 11,500 m <sup>2</sup> offered for rental. Offer comprising business premises and offices also available



## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	New 36 MW transformer on site. Direct connection to RTE grid possible
GAS	Natural gas (4 and 16 bar) Grid stepped up in 2018 delivering 12,700 Nm <sup>3</sup> /h or 2,860 Mwh/day in capacity
SANITATION	Collective, treatment plant
DIGITAL	Fibre optics
CATERING	Yes
LEISURE	Fitness centre, swimming pool, polo club

## INFRASTRUCTURE



International Motorways (close to Switzerland)



Lyon Saint Exupéry International Airport (25 min.)



High-Speed Rail Stations: Lyon Saint-Exupéry (25 min.) and Lyon Part Dieu (35 min.)



Rail freight on site



Public transport



## ECOSYSTEM

TALENT	Proximity to the Lyon urban area (2.3 million inhabitants)
TRAINING / RESEARCH	5 competitiveness clusters: Lyonbiopôle, Axelera, LUTB Transport & Mobility Systems, Techtera, Minalogic R&D centres: Plastic Omnium (automotive), Boehringer Ingelheim (vaccines), Séché Environnement (environment), Graham Packaging (plastics processing) Training centres (TRIHOM, ORANO, SOCO-TEC), PARASITE DESIGN (glasses)
POTENTIAL PARTNERS	188 companies on site (industry, R&D, services and logistics) Factories: SPI (agri-food packaging), Spurgin Léonhart (concrete pre-walls), MAPEI (glues, mortars), Vandemoortele (frozen breakfast pastries and breads), LIEBOT (aluminium joinery), Dowell & Yidai (cosmetics) Warehouses: Biomérieux (analytical equipment), Vente Privée.com (e-commerce), Carrefour (agri-food), XPO (transport) ICPE: SIEGFRIED (chemicals), Speichim Processing (solvent distillation)
PUBLIC AID	Exemption from communal portion of land planning tax. No participation in collective sanitation

Champagnier - Auvergne-Rhône-Alpes  
**INDUSTRIAL ACTIVITIES 20 HECTARES OF  
 READY-TO-USE SITES**



FORM



## CONTACTS

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## MARKETER

Grenoble Alpes Metropolitan Area



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies, preventive archaeology



## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	Installed power: 2x63/20kw - 36 MVA
GAS	Power suited to industrial requirements
SANITATION	Collective
DIGITAL	Fibre optics
CATERING	Yes

## INFRASTRUCTURE



International Motorways



Lyon Saint-Exupery Airport (1 hour)



Grenoble High-Speed Rail Stations (15 min)



Public transport



## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: from 1 to 6 ha



## ECOSYSTEM

TALENT	2,000 manufacturing jobs in the immediate vicinity Grenoble is the second largest industrial metropolis in France in terms of employment (50,000 manufacturing jobs).
TRAINING / RESEARCH	3 competitiveness clusters of international magnitude: Minalogic (digital), Axelera (chemicals-environment), Tenerrdis (renewable energies) 2 competitiveness clusters of national magnitude: LyonBiopole (health), CIMES (mechanical engineering). R&D and technology transfer centre: the CEA (2,500 researchers, CEA TECH head office) 14 excellence laboratories 3 projects bearing the "Innovative Training Excellence Initiatives" label 1 Technological Research Institute 1 Technology Transfer Acceleration Company 1 French Multidisciplinary Artificial Intelligence Institute University campus: 63,000 students, 25,000 researchers
POTENTIAL PARTNERS	2 chemicals platforms, close to a dense industrial maintenance network Key industrial accounts nearby: Caterpillar, Becton Dickinson, Arkema, Framatome, Vencorex, Avery Dennison. In or near the Metropolitan Area: STMicroelectronics, Schneider, A Raymond, Vicat, Lynred, Air Liquide
PUBLIC AID	Exemption from development tax under provisions for joint development zones Tax exemption on R&D buildings

Andrézieux-Bouthéon - Auvergne-Rhône-Alpes

**INDUSTRIAL & LOGISTICS ACTIVITIES 35  
HECTARES OF READY-TO-USE SITES**



FORM



## CONTACTS

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## MARKETER

Saint-Etienne Metropolitan Area



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies Preventive archaeology



### SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	Installed power: 1 Mva available immediately. Adjustable depending on needs, up to 6 Mva with direct connection to the RTE grid
GAS	Power suited to industrial requirements. Adjustable in line with requirements
SANITATION	Collective
DIGITAL	Fibre optics

### INFRASTRUCTURE

- International Motorways
- Saint-Etienne airport in the immediate vicinity  
Lyon-Saint Exupéry International Airport (1 hour)
- Saint-Etienne high-speed rail stations (20 min)
- Public transport



### PROPERTY

PROPERTY	Public Easement: technological risk prevention plan
DIVISION	On the plot map: yes Custom-made: from 2 to 16 ha



### ECOSYSTEM

TALENT	The industry in the Saint-Etienne region represents 2,500 establishments and 26,000 employees (i.e. 18% of the territory's salaried employment)
TRAINING / RESEARCH	2 competitiveness clusters (Minalogic, CIMES)  200 research laboratories in Lyon/Saint-Etienne  25,000 post-Bac students  12 institutes of higher learning (Ecole des Mines, Ecole Nationale D'Ingénieurs de Saint-Etienne, Telecom Saint-Étienne, Institut d'optique Graduate school, Institut Régional Universitaire Polytechnique, etc.)
POTENTIAL PARTNERS	Manufacture des Technologies du futur™ innovation community: network of VSEs/SMEs in the mechanical engineering sector  Two excellence industries: - advanced manufacturing processes - medical technologies
PUBLIC AID	Financial and local tax aid under provisions for the regional aid area. Exemption from the municipal portion of the development tax.

# BOURGOGNE-FRANCHE-COMTÉ



**07** Les Guinottes – Héricourt - Nord Franche-Comté  
Economic Development Hub



**08** SaoneOr - Grand Chalon - Grand Chalon



**09** Technoland 2- Allenjoie - Brognard - Dambenois  
Economic Development Hub



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# BOURGOGNE-FRANCHE-COMTÉ



## KEY FIGURES

**GDP** (2018) €75.6bn (11th rank national)  
Source: Eurostat

**More than 700** foreign companies found  
in Bourgogne-Franche-Comté  
Source: Orbis

**22,557** companies created in the  
territory in 2019 Source: INSEE

**679,537** employees in the private sector  
Source: ACOSS URSSAF



**114**

## INTERNATIONAL INVESTMENT PROJECTS IN 2019

enabling the creation or  
maintenance of 2,353  
jobs



Chalon-sur-Saône - Bourgogne-Franche-Comté

**INDUSTRIAL AND LOGISTICS ACTIVITIES 69  
HECTARES OF READY-TO-USE SITES**



FORM



## CONTACTS

**BUSINESS FRANCE**  
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**BFC REGIONAL ECONOMIC AGENCY**  
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## MARKETER

Grand Chalon  
Economic Development Mission Directorate



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact study, Water Act dossier, Flora and Fauna inventory, Wetlands, preventive archaeology



### SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	Direct connection to RTE grid on request Unlimited power at green rate
GAS	Direct connection to RTE grid on request
SANITATION	Collective. Capacity: 30,400 EH, being extended in 2020
DIGITAL	THD. Connection to regional datacenters on request
BUSINESS CLUB	AEDIS
CATERING	Yes
DAY-CARE	Yes

### INFRASTRUCTURE



International motorways (proximity to Germany, Switzerland and Italy)



Lyon Saint-Exupéry International Airport (1h20)  
Grand Chalon Business Airport (5 min)



High-Speed Rail Stations: Chalon-sur-Saône (10 mins)  
Le Creusot-Monceau direct Paris (25 mins)



Public transport



### PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: yes, from 2,000 sq m up to 15 ha



### ECOSYSTEM



TALENT	Employment pool of 159,000 workers, including 13,000 job seekers. Local labour is on average 5 to 20% less expensive than in the bordering regions of Germany and Switzerland.
TRAINING / RESEARCH	2 competitiveness clusters: Nuclear Valley (nuclear industry), Vitagora (agri-food)  2,000 students. 52 training courses (from vocational certification to Master 2) in the transport & logistics, industrial and business services, mechanics and metallurgy, healthcare and personal services and digital sectors
POTENTIAL PARTNERS	<ul style="list-style-type: none"> <li>• Transport / Logistics: 200 companies - Alainé, Sobotram, XPO Logistics, Ports Inter (transport agent specialised in multi-modal transport: road-rail-fluvial-maritime), Amazon logistics platform (40,000 m<sup>2</sup>), Rhenus Logistics / Zooplus (20,000m<sup>2</sup>)</li> <li>• Mechanics / Metallurgy - 4,000 employees: Framatome, Alfa Laval, Socla/Watts</li> <li>• Agri-food industry: Côte Chalonnaise wines, Daunat sandwiches and Bigard</li> <li>• Plastics processing: Citec Environnement / groupe ESE, Plastic Omnium, SGT</li> <li>• Packaging: International Paper, Verallia, Amcor</li> </ul>
PUBLIC AID	Financial and local tax aid under the provisions for the regional aid area Aid for business property (BFC Region)

Héricourt - Bourgogne-Franche-Comté

**INDUSTRIAL & LOGISTICS ACTIVITIES 5  
HECTARES OF READY-TO-USE SITES**



FORM



## CONTACTS

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## MARKETER

Community of Municipalities of Pays d'Héricourt



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Water Law dossier, hydraulics study, preventive archaeology



### PROPERTY

PROPERTY	Public No easements
DIVISION	1 plot spanning 5,000 m <sup>2</sup> 1 plot spanning 15,000 m <sup>2</sup> 1 plot spanning 30,000 m <sup>2</sup>



### SERVICES

WATER	Drinking water. Flow rates compatible with industrial use.
ELECTRICITY	Power compatible with industrial use. No connection to the RTE grid
GAS	Flow rate compatible with industrial use
SANITATION	Autonomous
DIGITAL	Fibre Optics. Two datacenters within 15 km (Numérica and Trinaps)
DAY-CARE	Yes

### INFRASTRUCTURE

- International motorways (proximity to Switzerland and Germany)
- Basel-Mulhouse International Airport (50 min)
- Belfort-Montbéliard high-speed rail station (7 mins)
- Public transport



### ECOSYSTEM



TALENT	Close to the Belfort-Montbéliard (228,000 working population) and Besançon (162,000 working population) employment basins
TRAINING / RESEARCH	2 competitiveness clusters Vehicle of the Future, Energy Valley 3 CNRS combined research units 1 research consortium dedicated to the fuel cell  Belfort-Montbéliard campus: 7,500 students and 250 teacher-researchers 1st campus for engineering degree programmes: <ul style="list-style-type: none"> <li>• University of Franche-Comté (3,100 students)</li> <li>• UTBM (3,000 students, 90% of whom are engineering students)</li> <li>• École Supérieure des Technologies et des Affaires (300 students)</li> <li>• two Industrial Apprentice Training Centres</li> </ul>
POTENTIAL PARTNERS	Industrial production, transport and business service companies: Soprema, Someca, SMA Interacciai, Transport IENN, Pyrenni, l'Hôtel d'entreprise, X.NOV, TD Distribution, Alios Ingenierie
PUBLIC AID	Financial and local tax aid under provisions for the regional aid area. 10% rate increases for medium-sized companies and 20% for small companies (regional aid for productive investment) Regional Innovation Fund.

Allenjoie, Brognard, Dambenois - Bourgogne-Franche-Comté

**INDUSTRIAL & LOGISTICS ACTIVITIES 85  
HECTARES OF READY-TO-USE SITES**



FORM



## CONTACTS

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**MARKETER**  
SEDIA



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact study, 4-season Fauna/Flora inventory, preventive archaeology



## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: from 4,000 sq m up to 8ha
BUILDINGS	For sale: new programme totalling 2,630 m <sup>2</sup> with modular units from 93 m <sup>2</sup> to 2500 m <sup>2</sup> For rent: new building spanning 3,400 m <sup>2</sup> with modular units of 800 m <sup>2</sup> or 900 m <sup>2</sup>



## SERVICES

WATER	Drinking water
ELECTRICITY	Power compatible with industrial use
GAS	Flow rate compatible with industrial use
SANITATION	Collective
DIGITAL	Fibre Optics. Two datacenters within 15 km (Numérica and Trinaps)
DAY-CARE	Yes
CATERING	Yes
FITNESS ROOM	Yes



## ECOSYSTEM



TALENT	Close to the Belfort-Montbéliard (228,000 working population) and Besançon (162,000 working population) employment basins
TRAINING / RESEARCH	2 competitiveness clusters Vehicle of the Future, Energy Valley 3 CNRS combined research units 1 research consortium dedicated to the fuel cell  Belfort-Montbéliard campus: 7,500 students and 250 teacher-researchers 1st campus for engineering degree programmes: • University of Franche-Comté (3,100 students) • UTBM (3,000 students, 90% of whom are engineering students) • École Supérieure des Technologies et des Affaires • Two Industrial Apprenticeship Training Centres
POTENTIAL PARTNERS	200 companies (3,500 jobs): automotive equipment, logistics, business services, industrial waste sorting - GEFCO, SNOP, Faurecia, Hermès
PUBLIC AID	Financial and local tax aid under provisions for the regional aid area Exemption from the municipal portion of the development tax under provisions for the joint development area

## INFRASTRUCTURE

- International motorways (proximity to Switzerland and Germany)
- Basel-Mulhouse International Airport (45 min)
- Belfort-Montbéliard high-speed rail station (10 mins)
- Public transport



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# BRITTANY



**10** Atalante Saint Malo - Saint-Malo and Saint-Jouan-des-Guérets  
- Dinan - Saint-Malo



**11** Rennes La Janais - Chartres de Bretagne Industrial Centre of Excellence

**12** Pégase Industrial Centre - Lannion - Lannion Trégor



**13** Lavallot Brest Metropolitan Area - Guipavas - Pays de Brest  
Economic Activity Zone



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# BRITTANY



## KEY FIGURES

**GDP** (2018) €99.5bn (ranked 9<sup>th</sup> nationally)

Source: Eurostat

**More than 500** foreign companies operating in Brittany

Source: Orbis

**27,367** companies created in the territory in 2019

Source: INSEE

**840,802** employees in the private sector

Source: ACOSS URSSAF



**36**

**INTERNATIONAL  
INVESTMENT PROJECTS IN  
2019**

enabling the creation or maintenance of 939 jobs

Saint-Malo – Brittany

**INDUSTRIAL ACTIVITIES 2.5  
HECTARES OF READY-TO-USE  
SITES**



FORM



## CONTACTS

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## MARKETER

Saint-Malo Conurbation

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## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months (except buildings open to the public - "ERP" status)
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact study and preventive archaeology



## SERVICES

WATER	Drinking water, fire protection
ELECTRICITY	Yes
GAS	Yes
SANITATION	Collective, waste water and rainwater
DIGITAL	Fibre optics
CATERING	Yes
DAY-CARE	Yes

## INFRASTRUCTURE



Express lane



Dinard Bretagne Airport



Saint- Malo high-speed rail station



Port of Saint-Malo



Public transport



## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes



## ECOSYSTEM



TALENT	Active population: 48,495 people Percentage active workers: 72.9% French Tech label territory
TRAINING / RESEARCH	12 institutes of higher learning offering training in 38 fields, including: - IUT: industrial engineering and maintenance training - BTS in biotechnology - BTS in electrotechnics - Ecole Nationale Supérieure Maritime
POTENTIAL PARTNERS	7,500 companies in the region, including 230 industrial establishments with 3,600 employees (up: +5.7% over the 5-year period).  Sectors represented in the region: plastics processing, agri-food, healthcare, reuse of marine resources, etc. Roullier (agri-supplies), Faurecia (automotive equipment), ISB (wood), Premier Tech Aqua, Rototec, PharmaOuest (plastics processing), Codif, Laboratoire de la Mer, Goëmar, C.RIS Pharma (biotechnologies), Compagnie des Pêches, Mytilimer, Laiterie Malo (agri-food), AFU, Techmétaux, EML (precision mechanics, metal-working)
PUBLIC AID	Aid for investment and job creation (matching contribution to reimbursable advances from the Brittany Region), aid for companies hosting researchers, aid for research projects labelled by competitiveness clusters

La Janais (Chartres-de-Bretagne) - Brittany

**MOBILITY AND SUSTAINABLE BUILDING OF MORE THAN 50 HECTARES READY-TO-USE**



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## MARKETER

Rennes Metropolitan Area



### LEAD TIMES

AVAILABILITY	From March 2020
BUILDING PERMIT	Less than 5 months (establishments open to the public)
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Public inquiry, Environmental studies, Archaeology



### SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	All levels of power available. Direct connection to RTE grid on request Pooling of PSA site facilities under review.
GAS	All flow rates possible. RTGaz conduits.
SANITATION	Collective, autonomous or separate; treatment station
DIGITAL	Fibre optics

### INFRASTRUCTURE

- International Motorways
- Rennes St Jacques Airport (less than 2 km away)  
Nantes Atlantique Airport (1 hour)
- Quimper - Rennes - Paris rail axis
- Ports of Nantes St Nazaire (1 hour 20 minutes)  
Port of St Malo (50 min)
- Public transport (bus, SNCF train stop)



### PROPERTY

PROPERTY	Public Aeronautical easement due to the proximity of an airport Some plots concerned by a EHV line easement (less than 1 ha) Installation of sites classified as Seveso prohibited
DIVISION	On the plot map: yes Custom-made: from 5,000 sq m to 20 ha



### ECOSYSTEM

TALENT	1.36 million active workers, including 181,000 in industry
TRAINING / RESEARCH	Training courses dedicated to industry, from Level V to Level III Universities of Rennes 1 and Rennes 2, INSA Rennes, CentraleSupélec, ESIR, ISTIC, IMT Atlantique, ENS Rennes, ECAM Rennes, ESPRIT Campus Competitiveness clusters ID4Car, Images and Networks  R&D centres: Excelcar and Mobbi technology platforms, Institut Maupertuis, Nobatek Research laboratories: IRISA/INRIA, IETR, LP3C-LOUSTIC
POTENTIAL PARTNERS	PSA
PUBLIC AID	Exemption of municipal and inter-municipal contributions to development tax due to site's location in a Concerted Development Zone (ZAC)

Lannion - Brittany

**INDUSTRIAL ACTIVITIES, WAREHOUSES AND OFFICES 5 HECTARES OF READY-TO-USE SITES**



FORM



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## MARKETER

Lannion-Trégor Community



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Between 3 and 5 months,
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Water Act dossier, Preventive Archaeology



### SERVICES

WATER	Drinking water
ELECTRICITY	1,260 kVA served in the zone
GAS	Natural gas (diameter 125 mm)
SANITATION	Collective; industrial waste collected on request
DIGITAL	Fibre optics / UHD
CATERING	Yes
DAY-CARE	Yes

### INFRASTRUCTURE

- RN12 expressway
- Lannion Airport (immediate proximity)
- Lannion (10 min) and Guingamp (30 min) high-speed rail stations
- Public transport
- Sea (10 min)



### PROPERTY

PROPERTY	Public (conurbation) Aeronautical easements due to the immediate proximity of Lannion Airport and the gas network feed
DIVISION	On the plot map: yes Custom plots carved out depending on the project
BUILDINGS/LAND	5 hectares available near Ericsson, Open, etc. 170,000 m <sup>2</sup> of industrial facilities for rent (leased by conurbation)



### ECOSYSTEM



TALENT	Active population: 40,300 people, including 2,000 students and doctoral students
TRAINING / RESEARCH	- Digital centre of excellence awarded the French Tech label - B<>COM Technological Research Institute - 3 global competitiveness clusters - Images et Réseaux, Mer Bretagne Atlantique, Valorial - Research laboratories: FOTON, IRISA, TSI2M, Perfos, Persyst and Orange Labs - Photonics Bretagne Innovation Hub and Anticipa Technopole - Higher education institutions: "digital technologies and uses" excellence campus including ENSSAT, IUT
POTENTIAL PARTNERS	200 companies, 5,000 highly skilled industrial and tertiary jobs in cutting-edge technologies Orange Labs, Nokia, Ericsson, Lumibird, Ekinops, Recom-Sillia, Eca Faros, Cristalens, Eco-meter, Idea Optical, Kerdry, AIMB
PUBLIC AID / REAL ESTATE	- Aid to "large-scale project" real estate (> €1 million in investments): up to 5% of the investment excluding VAT, capped at €150k - Aid for real estate (< €1 million in investments): up to 20% of the work capped at €24k - Aid for setting-up: 3 months of rent excluding VAT free, and following 3 months at half-price.



Brest - Guipavas - Brittany

**INDUSTRIAL & LOGISTICS ACTIVITIES 5  
HECTARES OF READY-TO-USE SITES**



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## MARKETER

Brest Metropolitan Area Development



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact study, Water Act dossier, preventive archaeology (diagnosis, works)



### SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	All power available; direct connection to the RTE grid (greater than 10 MW)
GAS	Suitable for industrial use. Direct connection.
SANITATION	Collective
DIGITAL	Optical fibre (in progress)
BUSINESS CLUB	Yes
CATERING	Yes
DAY-CARE	Yes
NGV HEAVY GOODS VEHICLES	Yes

### INFRASTRUCTURE

- International Motorways
- Brest International Airport
- Brest High-Speed Rail Station
- Brest Commercial Port
- Public transport



### PROPERTY

PROPERTY	Private (development PPPs) No easements
DIVISION	On the plot map: yes Custom-made: possible in 3 plots of 4,770 m <sup>2</sup> , 8,320m <sup>2</sup> and 8,810m <sup>2</sup>



### ECOSYSTEM

TALENTS	Community of 455,000 inhabitants and more than 185,000 jobs.
TRAINING / RESEARCH	Competitiveness cluster: Mer Bretagne Atlantique (bioresources) "France Energies Marines" Energy Transition Institute Brest+ bears the French Tech Capital Label Technopôle Brest-Iroise Research laboratories: Lab-STICC, IFREMER, CNRS, INSERM  Schools: Microsoft IA School, Université de Bretagne Occidentale, IMT Atlantique, ENSTA Bretagne, Ecole nationale d'ingénieurs de Brest, ISEN Yncrea Ouest, Ecole Navale, BBS (Brest Business School), Institut universitaire européen de la mer, Ecole Supérieure d'Ingénieurs en Agro-alimentaire de Bretagne atlantique, Ecole Européenne supérieure d'Art de Bretagne
POTENTIAL PARTNERS	<ul style="list-style-type: none"> <li>• Shipbuilding industry: Naval Group, Damen, Navtis, Chantiers Piriou</li> <li>• Defence industry: Thales</li> <li>• Agri-food industry: Le Saint, Sill, Savéol, Even, Eureden, Laïta, Terres d'Embruns</li> <li>• Digital: Cabasse, Alcatel-Lucent, MGV Industries, Autocruise ZF, Cervval, Diateam, CHR Numérique</li> <li>• Logistics: Atlantique de logistique et Transport (ALT), Bolloré Logistics</li> <li>• Power generator construction: Kohler-SD-MO</li> <li>• Waste recovery: Les Recycleurs Bretons</li> </ul>
PUBLIC AID	Financial and local tax aid under provisions for the regional aid area

# CENTRE-VAL DE LOIRE

## CENTRE-VAL DE LOIRE



- 14 La Boitardière - Chargé Business Park - Grand Est Touraine
- 15 Touraine - Autrèche Business Park - Grand Est Touraine
- 16 Les Châteaux - Chaussée Saint Victor Business Park
- 17 Sologne - Vierzon Technology Park - Berry Sologne
- 18 Polaxis - Neuillé Pont Pierre
- 19 Ozans - Etrechet Commercial Activity Zone - Issoudun- Châteauroux Industrial Territory
- 20 La Pinade - Briare Economic Activity Zone
- 21 Le Champ des Tailles Activity Zone - Aubigny-sur-Nère - Berry Sologne



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# CENTRE-VAL DE LOIRE



## KEY FIGURES

**GDP** (2018) €72.4bn (ranked 12<sup>th</sup> nationally)

Source: Eurostat

**More than 680** foreign companies operate in Centre-Val de Loire

Source: Orbis

**20,851** companies created in the territory in 2019

Source: INSEE

**633,949** employees in the private sector

Source: ACOSS URSSAF



**45**

## INTERNATIONAL INVESTMENT PROJECTS IN 2019

enabling the creation or maintenance of 1,442 jobs

Amboise - Centre-Val de Loire

**INDUSTRIAL ACTIVITIES, SUBCONTRACTING & SERVICES OVER 90 HECTARES OF READY-TO-USE SITES**



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## MARKETER

Community of Municipalities of Val d'Amboise



### LEAD TIMES

AVAILABILITY	27 ha out of a total 90 ha available from May 2020
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies Archaeology



### SERVICES

WATER	Drinking water
ELECTRICITY	36 KWA
GAS	GRTGaz
SANITATION	Collective, treatment plant
DIGITAL	Fibre optics planned, Data Center
CATERING	Yes
DAY-CARE	Yes
FITNESS ROOM	Yes
CO-WORKING	In project stage
CONCIERGE SERVICE	Yes

### INFRASTRUCTURE



International Motorways



High-speed rail station Saint-Pierre-des-Corps (Tours)



Tours Airport



Public transport



### PROPERTY

PROPERTY	Public No easements
DIVISION	Plots available à la carte: yes Customised



### ECOSYSTEM



TALENT	Employment basin of 400,000 active workers
TRAINING / RESEARCH	Training offer dedicated to industry from vocational certificate level to Bac +8. Tours University Campus (nearly 30,000 students) Engineering Schools, ES-CEM Business Schools, Preparatory Classes, <i>Grandes Ecoles</i> , IUT, BTS, vocational secondary schools and Apprentice Training Centres  Competitiveness clusters S2E2, Elastopole, Cosmetic Valley, Dream Cluster: PharmaValley French Tech Loire Valley Label MABImprove (biotechnologies), a Grand Est Touraine Territoire d'Est Laboratory of Excellence CEA Centre (electronics, energy)
POTENTIAL PARTNERS	SKF, STMicroelectronics, Sanofi, Safran, Mecachrome, Lonza, Automotive, Fareva, Axa

Autrèche - Centre-Val-de-Loire

**INDUSTRIAL & LOGISTICS ACTIVITIES 20  
HECTARES OF READY-TO-USE SITES**



FORM



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## MARKETER

Community of municipalities of Castelrenaudais



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies, preventive archaeology



## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom: can be divided



## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	Yellow rate. RTE connection point less than 200m away
GAS	Propane gas
SANITATION	Collective
DIGITAL	Fibre optics (project). Datacenter in Tours (35 kms)
CATERING	Yes

## INFRASTRUCTURE



International Motorways



Tours International Airport (20 min)  
Blois le Breuil Aerodrome (30 min)



Tours High-Speed Rail Station (25km)



Public transport



## ECOSYSTEM



TALENT	Employment basin of 400,000 inhabitants
TRAINING / RESEARCH	Training offer dedicated to industry from vocational certificate level to Bac +8. Tours University Campus (nearly 30,000 students) ESCEM, IUT, BTS business schools, Vocational secondary schools and Apprentice Training Centres  Competitiveness clusters: S2E2, Elastopole, Cosmetic Valley, Dream Cluster: PharmaValley French Tech Loire Valley Label MABImprove Laboratory of Excellence (biotechnologies) CEA Centre (electronics, energy)
POTENTIAL PARTNERS	Across the territory: SKF, STMicroelectronics, Sanofi, Safran, Mecachrome, Michelin
PUBLIC AID	Regional aid depending on the project

Blois, Chaussée-Saint-Victor - Centre-Val-de-Loire

**INDUSTRIAL ACTIVITIES AND WAREHOUSES 7.5 HECTARES OF READY-TO-USE SITES**



FORM



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## MARKETER

Blois Conurbation Community - Agglopolys



### LEAD TIMES

AVAILABILITY	Immediate (plots of 8,000 m <sup>2</sup> and 25,000 m <sup>2</sup> available on Stage 1; 45,000 m <sup>2</sup> on Stage 2 (availability spring 2021))
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies, Water Act dossier, preventive archaeology



### SERVICES

WATER	Drinking water
ELECTRICITY	Suitable for industrial needs
GAS	Suitable for industrial needs
SANITATION	Autonomous
DIGITAL	Fibre optics
CATERING	Yes
DAY-CARE	Yes
HOSPITALITY	Yes

### INFRASTRUCTURE



International Motorways  
 A10 toll road (3 mins)



Tours International Airport (30 min)  
 Blois Aerodrome (10 mins)  
 Orly Airport (1 hr 30 mins)  
 Blois Rail Station (10 mins)



Vendôme and Saint-Pierre-des-Corps High-Speed Rail Stations (30 mins)



Public transport & cycling paths



### PROPERTY

PROPERTY	Public No easements Procedures for conversion to ZAC status (Commercial Activity Zone) underway
DIVISION	On the plot map: yes Custom-made: yes, from 2500 m <sup>2</sup> hectares



### ECOSYSTEM

TALENT	Blois employment zone: 52,000 jobs, 23.6% of which are salaried jobs linked to industry Unemployment rate 7.2% Conurbation: 110,000 inhabitants
TRAINING / RESEARCH	Major university hubs and engineering schools: Insa Centre Val de Loire University of Tours and IUTs (university institutes of technology) based in Blois University of Orléans and Polytech'Orléans (1h) University of Tours and Polytech' Tours (1 hour)
POTENTIAL PARTNERS	600 companies representing the territory's sectors of excellence: automotive, aeronautics, agri-food, the cosme-to-pharmaceutical sector, logistics, mutual insurance, customer relations, etc. Delphi, Worldline, Humanis, Chiesi, Elisabeth, CDM Lavoisier, Christian Dior, Poulain, Siseley, Senior Aerospace, Duncha etc.
PUBLIC AID	Exemption from development tax (municipal share) Exemption from the preventive archaeology tax (within the limit reached by the tax paid by the developer) Exemption from the fixed contribution for connection to the collective sanitation network (PFAC) Aid for corporate real estate (CA Agglo-polys) & matching contribution for the region under an agreement

Vierzon - Centre-Val-de-Loire

**INDUSTRIAL & LOGISTICS ACTIVITIES 37  
HECTARES OF READY-TO-USE SITES**



FORM



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## MARKETER

Community of Municipalities of  
Vierzon - Sologne - Berry



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental impact studies, Water Act dossier, preventive archaeology



## SERVICES

WATER	Drinking water
ELECTRICITY	5 stations with 480 Kva and 468 Kva respectively
GAS	Suited to industrial requirements (GRDF and GRT Gaz)
SANITATION	Collective
DIGITAL	Fibre optics
CATERING	Yes

## INFRASTRUCTURE

- International motorways A20 - A85 - A71
- Châteauroux International Airport (20 mins)
- Vierzon railway station, a railway junction with the Paris-Toulouse line, the Nantes-Turin trans-European axis
- Public transport
- Multimodal hub for container transport (Le Havre - Vierzon - Fos sur Mer)



## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Customised: yes, from 2,000m <sup>2</sup> to 15 ha in a single piece



## ECOSYSTEM



TALENT	Employment basin of 46,855 active workers Unemployment rate: 12% 23.6% of salaried positions related to industry
TRAINING / RESEARCH	<ul style="list-style-type: none"> <li>• CETIM Centre Val de Loire: a structure made up of experts in mechanics and metal materials</li> <li>• PROTO-CENTRE: technology platform. Speciality: 3D printing, reverse engineering and rapid manufacturing</li> <li>• Henri Brisson Technical Secondary School with an extensive catalogue of industrial (aeronautical certified) and digital training courses</li> <li>• CNAM: training programmes related to digital (e.g. digital Pass Pro), partnership with Henri Brisson Secondary School for a general bachelor's degree in computer science (work-study)</li> <li>• ALGOSUP: training in software creation (bac+5)</li> </ul>
POTENTIAL PARTNERS	Ledger (blockchain and cryptocurrencies)
PUBLIC AID	<ul style="list-style-type: none"> <li>• Financial and local tax aid under provisions for the regional aid area</li> <li>• Subsidies or 0%-interest loans for business creation or development (Centre Val-de-Loire region)</li> <li>• Aid for corporate real estate in partnership with the Centre Val-de-Loire Region (maximum 20% of the investment) capped at €800,000</li> <li>• 0% Loan Initiative Platform (Department)</li> <li>• SOFI Loan (CCI)</li> </ul>

Neuillé-Pont-Pierre - Centre-Val de Loire  
**INDUSTRIAL ACTIVITIES, SUBCONTRACTING & SERVICES OVER 90 HECTARES OF READY-TO-USE SITES**



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**MARKETER**

Community of Municipalities of Gâtines  
 Choisille Pays de Racan and logistics platform developer



**LEAD TIMES**

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental Quality Approach Activity Zone, Preventive Archaeology



**SERVICES**

WATER	Drinking water
ELECTRICITY	Yellow rate - high voltage line on site
SANITATION	Collective
DIGITAL	Fibre Optics (planned) Datacenter 20 km away
CATERING	In project stage
CO-WORKING	Space planned

**INFRASTRUCTURE**

- International Motorways
- Tours International Airport (20 min)
- St-Pierre-des-Corps High-Speed Rail Station (22 min)
- Public transport



**PROPERTY**

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: yes, reserve of 40 ha for logistics use with private developer



**ECOSYSTEM**

TALENT	Employment basin of 400,000 active workers
TRAINING / RESEARCH	Training offer dedicated to industry from vocational certificate level to Bac +8 Tours University Campus (nearly 30,000 students) ESCEM, IUT, BTS business schools Vocational secondary schools and Apprentice Training Centres Competitiveness clusters S2E2, Elastopole, Cosmetic Valley, Dream Cluster: PharmaValley French Tech Loire Valley Label MABImprove Laboratory of Excellence (biotechnologies) CEA Centre (electronics, energy)
POTENTIAL PARTNERS	SKF, STMicroelectronics, Sanofi, Safran, Mecachrome, Michelin
PUBLIC AID	Exemption from the municipal portion of the development tax Regional aid depending on the project



Etrechet - Centre-Val-de-Loire

**INDUSTRIAL & LOGISTICS ACTIVITIES 66  
HECTARES OF READY-TO-USE SITES**



FORM



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## MARKETER

Châteauroux Metropolitan Area



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact studies, Water Act dossier, preventive archaeology, High Environmental Quality label



### SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	Suitable for industrial needs
GAS	Suitable for industrial needs
SANITATION	Collective
DIGITAL	Fibre Optics. Datacenter under creation at the site.
CATERING	Yes

### INFRASTRUCTURE



International Motorways



Châteauroux International Airport (5 mins)



Tours Rail Station



Mass transit free of charge



### PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom: yes, from 10,000 m <sup>2</sup> to more than 50 ha



### ECOSYSTEM

TALENT	Employment basin structured around the territory's major sectors strengthened by the support system for new employees
TRAINING / RESEARCH	Cluster dedicated to aeronautics: Aerocentre  Connected ecocampuses: training programmes from bac+2 to bac+5 (IUT, higher education centre, engineering school)  Specialised training in company support functions
POTENTIAL PARTNERS	Automotive subcontracting: Linamar Montupet, Liberty Wheels, Eurocast Châteauroux  Aerospace subcontracting: PGA Avionics, Lisi Aerospace, Haéaux technologie, Satys  Leather goods: Rioland, Vuitton  Agri-food: Barilla France, Fenioux laboratories  Logistics: Groupe Beaumanoir, Geodis, Alliance Healthcare, GRT Gaz, Staci, CEPL - ID Logistics Group, CERP
PUBLIC AID	Financial and local tax aid under provisions for the regional assistance area (Châteauroux Metropolitan Area) Subsidies or 0%-interest loans for business creation or development (region) Indre Initiative platform for 0% loans (Indre department) SOFI Loan (CCI de l'Indre)

Briare - Centre-Val-de-Loire

**INDUSTRIAL, ARTISAN AND TERTIARY ACTIVITIES 5.4 HECTARES OF READY-TO-USE SITES**



FORM



## CONTACTS

**BUSINESS FRANCE**

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**LOIRE & ORLEANS ECO**

anthony.durand@loiretorleans.fr

## MARKETER

Community of Communes  
Berry Loire Puisaye



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	3 months
ENVIRONMENTAL PERMITS	9 to 11 months
STUDIES ALREADY COMPLETED	Preventive archaeology



## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: yes, from 1,500 m <sup>2</sup> up to 15,000 m <sup>2</sup>



## SERVICES

WATER	Drinking water
ELECTRICITY	ENEDIS study in progress to deliver 48 kVA in power per batch
GAS	Yes
SANITATION	Collective
DIGITAL	Fibre optics
SERVICES	Restaurants and shops nearby



## ECOSYSTEM

TALENT	Employment basin of 74,000 inhabitants
TRAINING / RESEARCH	University and engineering schools in Orléans Higher technician diploma (BTS) level training nearby 3 general, technological and vocational secondary schools
POTENTIAL PARTNERS	Business sectors: nuclear, agri-food, mechanical engineering, pharmacy, cosmetics, hygiene, wood, materials Nearby companies: Banette, Shiseido, Pierre Fabre, VWR, Essity, Emaux de Briare, Grands Moulins de Paris, Otis, Faiencerie de Gien
PUBLIC AID	Aid from local authorities (real estate, production facilities, export, innovation)

## INFRASTRUCTURE

- International Motorways  
A77 - business area connected to interchange
- Paris-Orly International Airport (90 minutes)  
Orleans Loire Valley Business Airport (1h away) Airfield in Briare
- Briare Rail Station (3km away)
- Public transport

Aubigny-sur-Nère - Centre-Val-de-Loire

**MORE THAN 1.6 HECTARE OF READY-TO-USE SITES**



FORM



## CONTACTS

**BUSINESS FRANCE**

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**DEV'UP**

gaelle.desfosses@devup-centrevalde Loire.fr

## MARKETER

Community of Municipalities Sauldre and Sologne



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies, Water Act dossier, preventive archaeology



### PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: from 7,000 to 8,000 m <sup>2</sup>



### SERVICES

WATER	Drinking water
ELECTRICITY	Direct connection to the RTE grid upon request
GAS	Direct connection to the GRT Gaz grid (4 bar pressure) upon request
SANITATION	Collective
DIGITAL	Fibre optics

### INFRASTRUCTURE



International Motorways



Aubigny-sur-Nère aerodrome (5 min)



Public transport



### ECOSYSTEM



TALENT	Employment basin of 7,000 active workers Know-how in Industry: 46.8% of salaried positions related to industry
TRAINING / RESEARCH	Private training centre dedicated to metal working and machining  Specialised training adapted to the needs of companies in conjunction with the partners in charge of employment and training
POTENTIAL PARTNERS	Aeronautical/defence subcontracting: Mécachrome, Filec Group, Berthelot Sas  Motor sport subcontracting: MP Rezeau, Mécanique du Cher, MPF Industries  As well as: 3C France, Wilo-Intec, Butagaz, Paragon ID, Trigano Trailers
PUBLIC AID	Aid from local authorities (real estate, production facilities, export, innovation)

# GRAND-EST



- 22 Axioparc - Herrlisheim and Drusenheim - Alsace Bossue - Saverne - Nord Alsace
- 23 Ecorhéna Fessenheim - Balgau, Nambenheim, Heiteren, Geiswasser - Sud Alsace
- 24 E-LOG'IN 4 - Thionville-Illange-Uckange - Nord Lorraine
- 25 Europôle Sarreguemines Hambach - Sarreguemines Hambach - Moselle Est
- 26 Extension of the Former Aerodrome in Romilly-sur-Seine  
- Epernay - Sezane Basins - Portes de Romilly
- 27 MOSL Parc Illange Bertrange - Illange Bertrange - Nord Lorraine
- 28 Moselle Rive Gauche Business Park - Messein - Terres de Lorraine
- 29 Grand Troyes Park - Sainte Savine - Troyes-Bar-sur-Aube
- 30 Brumath Region Activity Platform - Mommenheim - Bernolsheim  
- Alsace bossue - Saverne - Nord Alsace
- 31 Reims Bioeconomy Park - Lavannes and Pomacle - Bazancourt-Pomacle
- 32 Le Neuilly - Châtenois Industrial Zone - Grand Dole



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# GRAND-EST



## KEY FIGURES

**GDP** (2018) €156bn (ranked 7<sup>th</sup> nationally)

Source: Eurostat

**More than 2,150** foreign companies operate in the Grand-Est region

Source: Orbis

**44,080** companies created in the territory in 2019

Source: INSEE

**1,386,755** employees in the private sector

Source: ACOSS URSSAF



**104**

## INTERNATIONAL INVESTMENT PROJECTS IN 2019

enabling the creation or maintenance of 3,120 jobs

Drusenheim - Grand Est

**INDUSTRIAL ACTIVITIES, WAREHOUSES AND OFFICES 70 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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 ready-to-use-sites@businessfrance.fr  
**INVEST EASTERN FRANCE**  
 o.eck@invest-easternfrance.com

## MARKETER

**ALPHA AMENAGEMENT and NEXITY**  
 Co-Developers in AXIOPARC



### LEAD TIMES

AVAILABILITY	Building permits initiated from March 2020 Land sales from October 2020.
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact study, "Porter à connaissance" Prefectural Notification file



### SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	the Commercial Activity Zone is able to meet global needs of up to 14 Mega
SANITATION	Collective, treatment plant
DIGITAL	Fibre optics
CATERING	Yes

### INFRASTRUCTURE

- International Motorways (close proximity to Germany)
- Strasbourg airport (47 km)  
Frankfurt Airport (185 km)
- Strasbourg High-Speed Rail Station
- Port area
- Public transport



### PROPERTY

PROPERTY	Private No easements
DIVISION	On the plot map: yes Custom-made: yes, from 30 ares to 30 ha



### ECOSYSTEM



TALENT	Rich employment pool thanks to the immediate proximity to the Strasbourg Eurométropole (560 inhabitants per km <sup>2</sup> ) and Karlsruhe Technology Region (291,000 inhabitants)  Multi-faceted metropolitan environment offering subcontracting, suppliers, qualified labour services, a large part of which has the advantage of being bilingual (French and German)
TRAINING / RESEARCH	5 universities incorporated into the European campus  4 competitiveness clusters Alsace BioValley, Vehicle of the Future, Fibres-Energivies, Hydreos  "Alsace Bossue – Saverne – Sarrebourg – Nord Alsace" Industry Territory
POTENTIAL PARTNERS	Dow, Caddie, Corteva, Sogeca, Alcyon, Fuchs Industrie, Hoffmann Group

Community of Municipalities Pays Rhin-Brisach - Grand Est  
**INDUSTRIAL ACTIVITIES - Ecological transition, industry of the future: 2 HECTARES OF READY-TO-USE SITES - SOON TO BE EXTENDED TO 85 HECTARES**



FORM

## CONTACTS

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 ready-to-use-sites@businessfrance.fr  
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 o.eck@invest-easternfrance.com

## MARKETER

**SMO**  
 contacts@smo-portrhenan.fr



### LEAD TIMES

AVAILABILITY	2 hectares available immediately Next extension to 85 hectares (building permits initiated from June 2022 with land transfer at end-2022)
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,



### PROPERTY

PROPERTY	Public
DIVISION	On the plot map: yes Custom-made: yes



### SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	Up to 22 Mega/hour
GAS	In project stage
SANITATION	Collective, treatment plant
DIGITAL	Fibre optics
CATERING	Yes
CO-WORKING	Yes
CONCIERGE SERVICE	In project stage



### ECOSYSTEM



Fessenheim Territory Project

TALENT	Cross-border employment basin (France, Germany, Switzerland) thanks to the proximity of Freiburg, Mulhouse, Colmar and Basel.  Multi-faceted environment providing subcontracting, suppliers and services.  Skilled labour, a large part of which has the advantage of being bilingual (French and German)
TRAINING / RESEARCH	5 universities incorporated into the European campus <ul style="list-style-type: none"> <li>University of Strasbourg, University of Haute-Alsace, University of Basel, University of Freiburg, Karlsruher Institut für Technologie</li> <li>117,000 students 1 hour from EcoRhéna</li> <li>15,000 teacher-researchers</li> </ul> 4 competitiveness clusters <ul style="list-style-type: none"> <li>BioValley France (biotechnologies)</li> <li>Vehicle of the Future (mobility solutions)</li> <li>Fibres-Energivies (construction)</li> <li>Hydrees (water)</li> </ul> Sud-Alsace industrial territory
POTENTIAL PARTNERS	Constellium, Wrigley, DS Smith, PSA Group, Essity, Port rhéna Colmar-Neuf-Brisach, EDF

### INFRASTRUCTURE

- International motorways (immediate proximity to Germany)
- Mulhouse/Basel International Airport (46 km)  
Colmar Business Airport (27km)
- Colmar (direct link to Paris)
- Industrial port and direct access to the Rhine

Thionville, Illange, Uckange - Grand-Est

**MULTIMODAL PLATFORM: INDUSTRIAL & LOGISTICS  
ACTIVITIES 85 HECTARES OF READY-TO-USE SITES**



FORM



**CONTACTS**

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o.eck@invest-easternfrance.com

**MARKETER**

Conurbation Community  
Portes de France - Thionville



**LEAD TIMES**

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	More than 10 months
STUDIES ALREADY COMPLETED	Environmental study, preventive archaeology



**PROPERTY**

PROPERTY	Private No easements
DIVISION	On the plot map: yes Custom-made: from 5 ha The largest marketable parcel is 20 ha.
BUILDINGS	- 2 logistics platforms available: one spanning 24,000 m <sup>2</sup> and one 21,000 m <sup>2</sup> - 1 5,000 m <sup>2</sup> industrial building available



**SERVICES**

WATER	Drinking water, industrial water
ELECTRICITY	Power compatible with industrial use
GAS	Flow rate compatible with industrial use
SANITATION	Collective
DIGITAL	Fibre optics



**ECOSYSTEM**



TALENT	Active population: 86,786 employees Logistics: 17,400 jobs Industry: 11,168 jobs Unemployment rate: 8.9%  Proximity to a cross-border area with 300,000 active workers and a pool of 11.4 million consumers (Moselle, Luxembourg, South of Germany and South-East of Belgium)
TRAINING / RESEARCH	Industrial environment with all relevant training located 20 km from Metz  R&D centres dedicated to industry: - Institut de Soudure, equipped with the most powerful industrial laser tool in Europe - MetaFensch: research platform dedicated to metallurgy  3 Industry Apprentice Training Centres (800 apprentices/year)
POTENTIAL PARTNERS	<ul style="list-style-type: none"> <li>Industry: ArcelorMittal, EDF, Thyssenkrupp Presta, Pierburg Pump Technology</li> <li>Logistics: FM Logistic, Transalliance, Altrans</li> <li>Digital: Watt Frame, JustMining</li> </ul>

**INFRASTRUCTURE**

- International motorways (proximity to Switzerland and Germany)
- Roissy-CDG International Airport (2 hours)  
Frankfurt International Airport (2h)  
Luxembourg-Findel Airport (30 min)
- Thionville High-Speed Rail Station (5 min)
- Thionville-Illange River Port
- Public transport



Sarreguemines Hambach - Grand Est

**INDUSTRIAL AND LOGISTICS ACTIVITIES**  
**MORE THAN 100 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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**INVEST EASTERN FRANCE**  
 o.eck@invest-easternfrance.com

## MARKETER

Community of Municipalities of Sarreguemines Confluences

## LEAD TIMES

AVAILABILITY	Immediate (18 months for a 50 ha extension)
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Archaeology

## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	Medium voltage (20 KV) and low voltage (240 or 380 V) supply
GAS	GRDF natural gas network
SANITATION	Collective, autonomous or separate; treatment station
DIGITAL	Fibre optics
CATERING	Yes
DAY-CARE	Yes

## INFRASTRUCTURE

- International Motorways (proximity to Luxembourg and Germany)
- Metz-Nancy-Lorraine Regional Airport (75km)  
Frankfurt International Airport (200km)  
Sarreguemines aerodrome (business aviation)
- Forbach and Sarrebruck High-Speed Rail Station
- Saarland canals (access to the Marne and the Rhine)
- Public transport

## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: yes, from 2 hectares

## ECOSYSTEM



TALENT	Employment pool of 500,000 active workers in a cross-border industrial environment (Alsace, Lorraine, Saarland)
TRAINING / RESEARCH	University Centre  Technical and vocational secondary schools renowned for their training in electronics, mechanics, production engineering and industrial maintenance  Moselle-Est Technical Institute: management, logistics and transport
POTENTIAL PARTNERS	Smart France, Mahle Behr France, Hambach Automotive Exteriors, Magna Systeme Chassis
PUBLIC AID	Tax and social security exemptions and subsidies due to the location of the site in the Regional Assistance Area

# EXTENSION OF THE FORMER ROMILLY-SUR-SEINE AERODROME

Romilly-sur-Seine, Maizières-la-Grande-Paroisse - Grand-Est

**INDUSTRIAL, LOGISTICS & TERTIARY ACTIVITIES**  
**MORE THAN 11 HECTARES OF READY-TO-USE SITES**



FORM



## CONTACTS

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## MARKETER

Community of Municipalities of Portes de Romilly-sur-Seine  
 Contact: Business Sud Champagne - Valérie Thiery  
 06 12 99 45 93 - valerie.thiery@sud-champagne.fr



## LEAD TIMES

AVAILABILITY	11 ha immediately available and 21.7 ha available in 2021
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies, Water Act dossier, preventive archaeology



## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: 3 lots ranging from 33,000 m <sup>2</sup> to 130,000 m <sup>2</sup> . These lots are not fixed and can be subdivided on request.



## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	Power supply: 250 kVA/20 kV
GAS	A gas inlet is planned for each plot
SANITATION	Collective
DIGITAL	Fibre optics
DAY-CARE	Yes
CATERING	Yes
SPORT	Cycling paths

## INFRASTRUCTURE



International motorways (A5 and A26)



Paris-Vatry airport (freight and passengers) at 1 hour  
 Paris-Orly airport (freight and passengers) at 1 hour 45 minutes



Romilly-sur-Seine railway station (Paris-Troyes axis)  
 Bezannes and Marne-la-Vallée High-Speed Rail Stations  
 Paris Est High-Speed Rail Station (1 hour away)



River port in Nogent-sur-Seine (20 minutes away) / Le Havre axis



## ECOSYSTEM



TALENT	10,880 employees 5,198 job seekers Employment rate: 60.5%
TRAINING / RESEARCH	12,000 students 31 institutes of higher learning  Flagship institutions: the Troyes University of Technology (engineering), Groupe Y Schools (management/business), the EPF (Ecole Polytechnique), the IUMP (heritage trades), the ESTP (public works, construction), etc.  Training - Design / Sustainable construction / Risk control / Energy and digital / Silver economy / Biosourced materials / Cybersecurity, etc.  Research: Smart production and robotics / Energy and materials / Human and machine environment / Materials / Smart services / Sensors and connected objects / Nanotechnologies, etc.
POTENTIAL PARTNERS	SNCF Technicentre, Le Coq Sportif, etc.
PUBLIC AID	Financial and local tax aid under provisions for the regional aid area

# MOSL PARC - ILLANGE BERTRANGE

Illange-Bertrange - Grand-Est

**INDUSTRIAL ACTIVITIES/OFFICES/WAREHOUSES  
OVER 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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## MARKETER

Departmental Council

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
ENVIRONMENTAL STUDIES	Performed in 2018

## SERVICES

WATER	Drinking water and industrial water
SANITATION	Collective - one plant in Guénange
DIGITAL	Fibre optics
ELECTRICITY	60 KV
GAS	Available

## INFRASTRUCTURE

- The A4 and A31 motorways allow quick access to Paris, Lyon and Marseille.
- Less than 30 minutes from Luxembourg-Findel airport
- 3 High-Speed Rail Stations in Moselle  
Rail service: planned junction line from Kuntzig station.

## PROPERTY

PROPERTY	Public
DIVISION	Minimum 10 ha

## ECOSYSTEM



TALENT	University of Lorraine. Engineering schools: ENIM - ENI METZ, ESITC, ETC.
TRAINING / RESEARCH	6 competitiveness clusters. Cross-border cooperation, particularly in research: EUCOR and University training in the Greater Region.
POTENTIAL PARTNERS	Arcelor Mittal, Atlantique et Lorraine, EDF-CNPE, Thyssenkrupp Presta France SAS, Pierburg Pump Technology France SARL, Technisonic, etc.

# MOSELLE LEFT BANK BUSINESS PARK

Messein - Grand-Est

**INDUSTRIAL ACTIVITIES:  
MORE THAN 17 HECTARES OF READY-TO-USE SITES**



FORM

## CONTACTS

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## MARKETER

Lorraine Land Development Agency



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 5 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies, preventive archaeology



## SERVICES

WATER	Drinking water
ELECTRICITY	Available power: 2 medium voltage transformers, each 830 Kva. Study to be requested by the applicant for a dedicated workstation as required. High voltage network nearby.
GAS	No
SANITATION	Collective, separating
DIGITAL	Fibre optics

## INFRASTRUCTURE



International Motorways



Lorraine Airport (40 min)



Nancy Rail Station (10 min)



Public transport



Bordering Moselle canal area



## PROPERTY

PROPERTY	Public Easement: restrictions on use (waterproofing of floors and crawl space over part of the park)
DIVISION	On the plot map: yes Custom-made: 15 lots from 1000 to 5000 m <sup>2</sup> 1 2.5 ha dividable lot 1 11 ha lot dividable subject to conditions



## ECOSYSTEM



TALENT	7,366 establishments: - Industry: 3927 - Construction: 973 - trade/transport/services: 4032 - agriculture: 613 - administration/education/health/social action: 1203
TRAINING / RESEARCH	University of Lorraine: 53,000 students and 61 research laboratories  Brabois University and Technopole Centre in the Grand Nancy Metropolitan Area
POTENTIAL PARTNERS	A construction materials recovery company operates in the industrial park. A steel mill and a cement works are based in the territory.  Pool of 570,000 consumers Proximity to European markets (Belgium, Germany, Luxembourg, Switzerland)

# GRAND TROYES PARK

Sainte-Savine - Grand-Est

**INDUSTRIAL & TERTIARY ACTIVITIES**  
**MORE THAN 46 HECTARES OF READY-TO-USE SITES**



FORM



## CONTACTS

**BUSINESS FRANCE**  
ready-to-use-sites@businessfrance.fr  
**INVEST EASTERN FRANCE**  
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## MARKETER

Troyes Champagne Metropolitan Area  
Contact: Business Sud Champagne - Valérie Thiery  
06 12 99 45 93 - valerie.thiery@sud-champagne.fr



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact studies, environmental studies, Water Act dossier, preventive archaeology



## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	The community will adapt power to the needs of the company.
GAS	The community will adapt power to the needs of the company.
SANITATION	Collective
DIGITAL	Fibre optics
CATERING	Yes
BUSINESS CLUB	Yes
SPORT	Sports trail. Cycling paths.
COMPANY COMPLEX	Yes

## INFRASTRUCTURE



International motorways (A5 and A26)



Troyes-Barberey Business Airport  
Paris-Vatry Airport (freight and passengers) 45 min. away  
Paris-Orly Airport (freight and passengers) 2 hrs. away



Troyes Rail Station (immediate proximity)  
Bezannes High-Speed Rail Station (90 minutes)  
Paris-Est High-Speed Rail Station (90 minutes)



Public transport



River port in Nogent-sur-Seine (1 hour) / Le Havre axis



## PROPERTY

PROPERTY	Public
DIVISION	On the plot map: yes Custom-made: 4 divisible lots spanning 18 ha, 12 ha, 10 ha and 6.5 ha



## ECOSYSTEM



TALENT	Troyes employment basin: 226,362 inhabitants Aube unemployment rate: 9.8%
TRAINING / RESEARCH	12,000 students 31 higher education institutions Flagship institutions: Troyes University of Technology (engineering), Groupe Y Schools (management/commerce), EPF (Ecole Polytechnique), IUMP (heritage trades), ESTP (public works, construction), etc. - Training - Design / Sustainable construction / Risk control / Energy and digital / Silver economy / Biosourced materials / Cybersecurity, etc. - Research: Smart production and robotics / Energy and materials / Human and machine environment / Materials / Smart services / Sensors and connected objects / Nanotechnologies, etc.
POTENTIAL PARTNERS	70 companies established in the park (2,200 employees) • Transport: DB Schenker, DHL, Chronopost, TCP, Fraikin, Clivot • Construction: Eiffage • Mechanical engineering/metallurgy: Assa Abloy • Medical: Zimmer Biomet • Wood: Garnica
PUBLIC AID	Financial and local tax aid under provisions for the regional aid area. No development tax on plots located in a joint development area.

Mommenheim - Bernolsheim - Grand Est

**INDUSTRIAL AND LOGISTICS ACTIVITIES**  
**MORE THAN 96 HECTARES OF READY-TO-USE SITES**



FORM

## CONTACTS

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## MARKETER

Haguenau Conurbation Community

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact study, preventive archaeology

## SERVICES

WATER	Industrial water
ELECTRICITY	Yes (12 MVA)
GAS	Yes
SANITATION	Autonomous
DIGITAL	Fibre optics
CATERING	Yes (in the Activity Area)
DAY-CARE	Yes (in the Activity Area)
FITNESS ROOM	Yes
BUSINESS CLUB	Yes (at Conurbation Community level)

## INFRASTRUCTURE

- International motorways (A4 Paris-Strasbourg, A35 towards Germany)
- Strasbourg-Entzheim International Airport (30 min)
- Strasbourg High-Speed Rail Station (20 min)
- Public transport (5 mins away)

## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: yes, from 3 ha up to several dozen hectares

## ECOSYSTEM



TALENT	In the heart of an important employment area: 600,000 inhabitants less than 30 minutes away  Close to the Strasbourg metropolis (475,000 inhabitants)
TRAINING/ RESEARCH	4 competitiveness clusters BioValley France (bio-technologies), Vehicle of the Future (automotive), Fibres-Energivie (eco-technologies), Hydreos (water)  "Alsace Bossue – Saverne – Sarrebourg – Nord Alsace" Industry Territory <ul style="list-style-type: none"> <li>• 5 universities incorporated into the European campus</li> <li>• 1 leading business and management school: EM Strasbourg</li> <li>• 9 engineering schools (ECAM Strasbourg-Europe, ECPM, ENGEES, EOST, ESBS, INSA Strasbourg, Télécom Physique Strasbourg, CESI Ecole d'ingénieurs, l'Ecole d'ingénieurs du CNAM)</li> <li>• 15 apprentice centres</li> <li>• 16 vocational secondary schools</li> </ul>
POTENTIAL PARTNERS	Companies already on-site: SEW USOCOME, Jung Logistics, FM Logistic, KS Tools, Brennenstuhl
PUBLIC AID	Financial and local tax aid under provisions for the regional aid area

# REIMS BIOECONOMY PARK

Lavannes, Pomacle - Grand-Est

**INDUSTRIAL, LOGISTICS AND LABORATORY ACTIVITIES:  
MORE THAN 46 HECTARES OF READY-TO-USE SITES**



FORM



## CONTACTS

BUSINESS FRANCE  
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INVEST EASTERN FRANCE  
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## MARKETER

Marne Chamber of Commerce and Industry



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact study, preventive archaeology



## SERVICES

WATER	Drinking water; private drilling to be created for large quantities of industrial water
ELECTRICITY	Current installed power: 4800 kW
GAS	Gas network available in diameter 160 and 125 mm
SANITATION	Collective
DIGITAL	Fibre Optics. Connection to data centres installed in Reims possible
CATERING	Yes
DAY-CARE	In project stage

## INFRASTRUCTURE



International Motorways



Roissy-CDG International Airport (1h)  
Reims Business Airport (20 min)



High-Speed Rail Station: Reims (15 min), connection with Bazancourt TER station



## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: yes, from 3 000 m <sup>2</sup> to 5 ha



## ECOSYSTEM



TALENT	In the Reims Metropolitan Cluster, 450,000 active workers and 40,000 job seekers
TRAINING / RESEARCH	Industry and Agro-Resources competitiveness cluster (bioeconomy) Research, R&D and technology transfer centres to the industrial phase. Specialised in bioeconomy and biotechnologies (CEBB, ARD)  Terralab Open-Innovation Platform (agronomy): Chair of Bioeconomics (Centrale Supelec), AgroParisTech, Neoma and Urca  Reims University Campus: 45,000 students NEOMA Business School, AgroParistech, Centrale Supélec
POTENTIAL PARTNERS	<ul style="list-style-type: none"> <li>Bioeconomy: players enjoy proximity to the Nord Rémois bioeconomy industrial platform (Bazancourt-Pomacle biorefinery)</li> <li>Agri-food and co-products: Cristal Union, Cristanol, ADM, Vivescia, many Champagne houses, etc.</li> <li>Cosmetics and ingredients sector: Givaudan</li> <li>Wood and wood by-products sector: European Biomass, FICAP and COGECAB</li> <li>Gaseous exchanges: Air Liquide</li> </ul>
PUBLIC AID	Financial and local tax aid under provisions for the regional aid area Business park located in the ZAC: exemption from development tax (municipal portion)

Châtenois - Grand-Est

**INDUSTRIAL & LOGISTICS ACTIVITIES 21  
HECTARES OF READY-TO-USE SITES**



## CONTACTS

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## MARKETER

Community of Western Vosges Municipalities



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Studies of wetlands, Preventive archaeology



## SERVICES

WATER	Drinking water
ELECTRICITY	Two 400kVa transformers
GAS	Gas network found on the site in 63mm diameter. The GRT Gaz network is found less than 1.5km away.
SANITATION	Collective
JUNCTION	Rail junction site
DIGITAL	Fibre optics planned. Data centre nearby.
DAY-CARE	Yes
HEALTHCARE CENTRE	Yes

## INFRASTRUCTURE



International motorways: direct access to the A31 (Luxembourg-Dijon axis) - interchange at zone entrance



Metz-Nancy Regional Airport (1 hour)  
Epinal-Mirecourt Airport (20 mins)  
Luxembourg-Findel International Airport (1 hour 45 mins)



45 minutes from the Epinal and Nancy High-Speed Rail Stations (Paris in 90 minutes by high-speed rail)



## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Customised: three plots (14 ha, 4.4 ha and 2.7 ha)



## ECOSYSTEM



TALENT	Basin of 102,353 jobs The territory is home to 17,021 companies.
TRAINING / RESEARCH	Training centres for industrial maintenance, wood and furniture. PLAB Grand Est: furniture cluster Training centre of the Union of Metallurgy Industries and Trades  University Campus in Nancy: - University of Lorraine - 12 engineering schools. - 1 business school - 1st medical hub in the Grand Est with related schools
POTENTIAL PARTNERS	<ul style="list-style-type: none"> <li>Logistics: Perrenot Transvallées, Guisnel</li> <li>Construction &amp; Public Works: Remy Boulanger</li> <li>Recycling: Girev, INRR</li> <li>Stationery: Cascades</li> <li>Cannery: Société Vosgienne de Conserves</li> <li>Agricultural cooperative: CAL</li> </ul>
PUBLIC AID	Financial and local tax aid under the regional aid area and the rural revitalisation area. Exemption from corporate tax Exemption from the territorial economic tax for 5 years Exemption from property tax (inter-municipal and municipal portions) on built properties Exemption from employer contributions



# HAUTS-DE-FRANCE



- 33** Actiparc - Saint-Laurent-Blangy, Athies, Gavrelle, Balleuil-Sir-Berthoult - Saint Quentinnois
- 34** Picardie - Méaulte Airport - Amiens Albert Meaulte
- 35** Grand Port Maritime of Dunkirk - Large Industries Zone (ZGI)
- 36** La Marlière - Feegnies - Hainault Douaisis Cambresis
- 37** Novaparc - Beauvais - Beauvaisis
- 38** Vallée de l'Escaut 2 - Onnaing Business Park - Hainault Douaisis Cambresis
- 39** Bois de Plaisance de Venette Business Park - Venette - Compiègne
- 40** Pays des Géants - Steenvoorde Business Park - Flandres
- 41** Val de Calvigny Iwuy Ouest Business Park - Iwuy - Hainault Douaisis Cambresis
- 42** Haute-Picardie Business Park - Estrées Deniécourt - Amiens Albert Meaulte
- 43** Hordain Hainaut Business Park - Hordain - Hainault Douaisis Cambresis
- 44** Artois Flandres Industry Park - Douvrin - Bethune Bruay
- 45** Le Plateau Park - Courmelles
- 46** Henry Potez Park - Albert - Amiens Albert Meaulte
- 47** Les Petits Pacaux Park - Merville - Flandres-Saint Omer



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# HAUTS-DE-FRANCE



## KEY FIGURES

**GDP** (2018) €161.7bn (ranked 6<sup>th</sup> nationally)

Source: Eurostat

**Approximately 2,500** foreign companies operate in Hauts-de-France

Source: Orbis

**48,793** companies created across the country in 2019

Source: INSEE

**1,458,653** private-sector employees

Source: ACOSS URSSAF



**130**

## INTERNATIONAL INVESTMENT PROJECTS IN 2019

enabling the creation or maintenance of 5,754 jobs

Saint-Laurent-Blangy - Hauts-de-France

## INDUSTRIAL ACTIVITIES/OFFICES/WAREHOUSES OVER 50 HECTARES OF READY-TO-USE SITES



### CONTACTS

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### MARKETER

Urban Community of Arras

### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Fauna. Flora. Archaeological excavations.

### SERVICES

WATER	Drinking. Industrial
ELECTRICITY	4 MW
GAS	On request
DIGITAL	Fibre. Citadelle d'Arras Data Centre - DECIMA Data Centre
SANITATION	Collective
TRANSPORT	Public
CATERING	Collective
CONCIERGE SERVICE	Company
DAY-CARE	Company

### INFRASTRUCTURE

- 9 km from A1 motorway
- 43 km from Lille International Airport  
Paris - Charles de Gaulle Airport: 155 km
- 6 km from Arras High-Speed Rail Station

**Logistics platforms nearby**

### PROPERTY

PROPERTY	Public
DIVISION	Form and division as per request. Possible from 10,000 m2.

### ECOSYSTEM



TALENT	Urban Community of Arras: 107,763 inhabitants Total population within a radius of 30 km: 615,224 inhabitants Job seekers (June 2020) within a radius of 30 km: 98,969
TRAINING / RESEARCH	University of Artois. CESI Engineering School. Other schools and training centres: SIADEP, CMA Training Centre, GRETA, GREFO, AFERTES, AFTRAL, IRTS, MCD Conseil Formation. An agri-food technical centre: Adrianor. Research institute: INRA (agri-food). An academic research centre: University of Artois.
POTENTIAL PARTNERS	Nearby companies: Maroquinerie d'Arras, Agrafresh, Regional Express, Axians, Meca-soka, Laboratoire de Fractionnement Biologique (LFB), La Poste, Crusta C, Kloosterboer, Perrenot, Vandemoortele, Orchestra, Norauto
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Hauts-de-France Region, Region Pro Business and Pro Emploi support you with a range of tools to finance your project, whatever your company's size. Nord France Invest coordinates the aid schemes. 100% CFE exemption for 5 years in the event of the creation and takeover of an industrial company.

Méaulte - Hauts-de-France

**INDUSTRY / WAREHOUSES / OFFICES OVER 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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**FRANCE INVEST**

## MARKETER

Community of Municipalities of the Pays du Coquelicot



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	ZAC studies, Water Act, and archaeological excavations. Study on water resources and discharge capacities



### SERVICES

WATER	Drinking
ELECTRICITY	Source station on Albert and 6 megawatts brought back to the BIA
GAS	Yes
SANITATION	Collective. Except for large agri-food industry players, which will be able to make their own station on site
DIGITAL	Fibre. Data centre at IndustriLAB + secure fibre with Stelia for suppliers selected by Stelia
CATERING	Collective + Food-truck + City centre
DAY-CARE	Yes (Albert 2km away)
TRANSPORT	Bicycle path from Rail Station. Shuttle on request (Méaulte is located in the conurbation of Albert)

### INFRASTRUCTURE



Motorways and roads.  
 A1-A2 motorway: 15 km. A16 motorway: 25 km



Close to Albert Picardie International Airport  
 Paris-Charles de Gaulle Airport: 124 km



Haute Picardie High-Speed Rail Station (for Roissy and France): 20 km  
 Arras High-Speed Rail Station (to Paris proper), direct train from Albert (36 km)



### PROPERTY

PROPERTY	Public
DIVISION	From 1,500 m2 on Form and division as per request



### ECOSYSTEM



TALENT	Community of Municipalities of Pays du Coquelicot: 28,416 inhabitants Population 30 km away: 155,226 inhabitants Job seekers within a 30 km radius: 33,867.
TRAINING / RESEARCH	Vocational secondary schools and industrial BTS on site, universities and engineering schools less than an hour away (Amiens, Compiègne, Douai and Lille). Industrielab R&D centre (innovation, training and technology transfer centre open to industrial aeronautical, rail and automotive sectors).
POTENTIAL PARTNERS	Industrial ecosystem dedicated to aeronautics, hydraulics, industrial mechanics, manufacturing robotics, and tooling, as well as rail and automotive subcontracting and industrial logistics. Partnerships with Industrielab (R&D).
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Pro-business and pro-employment, the Hauts-de-France Region is ready to listen to companies. Each project will receive the best possible support, in compliance with European aid regulations. Nord France Invest coordinates the aid schemes. Real estate aid, social and tax exemptions, depending on the case. Production equipment aid.

# GRAND PORT MARITIME OF DUNKIRK LARGE INDUSTRIES ZONE (ZGI)



Domain of Dunkirk Port - Hauts-de-France

**INDUSTRIAL ACTIVITIES**  
**MORE THAN 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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## MARKETER

Grand Port Maritime of Dunkirk  
 marketing@portdedunkerque.fr

## LEAD TIMES

AVAILABILITY	Immediate, for rental under construction lease
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Fauna, flora, water, protected species, preventive and purged archaeology Road traffic, geological and piezometric recognition

## SERVICES

WATER	Drinking and industrial
ELECTRICITY	Dedicated source connected to the grid RTE "Warrande" "Grande-Synthe" for needs up to 25MW
GAS	Up to 70 bars of pressure at the edge of the site
SANITATION	Collective. Several stations (equivalent to more than 150,000 inhabitants)
DIGITAL	Fibre. Site 8 km from the OVH Cloud data centre (capacity of 500,000 servers)
CATERING	Collective
DAY-CARE	Yes
TRANSPORT	Mass transit free of charge

## INFRASTRUCTURE

- Motorways (A16/E40, A25 and A26)  
Roads
- International airport nearby. Paris-Charles de Gaulle Airport 274 km. Lille Airport: 87 km
- High-speed rail lines  
High-Speed Rail to Lille (30 mins) and Paris (90 mins)  
Rail freight station

## PROPERTY

PROPERTY	Private Domain of the Grand Port Maritime of Dunkirk
DIVISION	Possible from 10 ha. Divided and delineated on request

## ECOSYSTEM



TALENT	Dunkirk Urban Community: 196,901 inhabitants. Job seekers (June 2020) within a radius of 30 km: 32,000.
TRAINING / RESEARCH	The Université du Littoral Côte d'Opale (ULCO) located in Dunkirk, Calais and Boulogne-sur-Mer has a student body of nearly 9,000. The conurbation is also home to schools that provide the training sought by local manufacturers. The training offer is supplemented by the large Lille university network 1 hour from Dunkirk. The conurbation is also home to numerous vocational training centres. The ULCO will set up its own engineering school (in 2020) and its own business school with an international reach (ISCID). Research laboratories: The IREnE comprises 5 laboratories (2 in biology, 2 in physics, 1 in chemistry). Euraénergie, PolEnergie, ArcelorMittal Digital Lab, IREnE (Innovation Research in the Environment), Spark Lab (Fab Lab).
POTENTIAL PARTNERS	The conurbation has built up a fabric of subcontractors in industrial services with a strong industrial culture, available 24/7. A Port-Industrial ecosystem with the historical presence of multinationals in fields as diverse as steel, chemicals, pharmaceuticals, agri-food, packaging, energy, etc.
PUBLIC AID	Each large-scale industrial project is specially reviewed by the local authority so that it can be offered favourable setting-up conditions.

Beauvais - Hauts-de-France

**INDUSTRIAL ACTIVITIES - WAREHOUSES - OFFICES - MIXED USE - ARTISAN - WHOLESALE TRADE - NUTRI VILLAGE**  
**MORE THAN 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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## MARKETER

Beauvaisis Conurbation

### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months, Water Act: OK
STUDIES ALREADY COMPLETED	Impact study: 2019 update (updated fauna & flora data, pedological study carried out)

### SERVICES

WATER	Drinking and industrial
ELECTRICITY	BTA / HTA
GAS	HDPE calibre 160
SANITATION	Collective - Capacity amounting to several thousand population equivalents.
DIGITAL	Fibre
CATERING	Inter-company
DAY-CARE	Inter-company
TRANSPORT	Public

### INFRASTRUCTURE

- At the exit of the A16 north interchange and N31
- Paris-Charles de Gaulle Airport: 75 km  
At the foot of Paris' 3rd airport (62 international destinations and 4 million passengers)
- Beauvais Rail Station: direct connections to Paris

### PROPERTY

PROPERTY	Public
DIVISION	On request, from 2,000 m2 to 2 ha. 90 ha ready-to-use. Form and division as per request.

### ECOSYSTEM



TALENT	Beauvaisis Conurbation Community: 102,607 inhabitants. Total population within a radius of 30 km: 200,018 inhabitants. Job seekers (June 2020) within a radius of 30 km: 28,112. Single all-service desk set up for each company newly setting up operations (MEF / Mission Locale / Pôle Emploi / Proch'emploi, ...).
TRAINING / RESEARCH	UniLaSalle Engineering School (2,000 engineering students in agronomy, health nutrition and geology) and Promeo (ITI, computer / production engineering school). 52 post-bac courses (different Bachelor's courses and technical vocational degrees), i.e. 5,000 students in higher education. IAR and Agrosphère competitiveness clusters (specialised in agrifood). Rev'Agro Beauvais Cluster, which centralises the territory's speciality, bringing together 5,000 jobs and 1,000 skilled R&D workers in agricultural technologies / Agtechs in addition to a Chair in Mgmachinism and New Technologies. Incubator / accelerator / agriLab (company and agricultural fablab), Pimatech (agro-equipment test centre), caplab (pooled test equipment on robotics and industry of the future)
POTENTIAL PARTNERS	Airport, UTC, UPJV, UniLasalle
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Exemption from CFE/CVAE contribution for the first 3 years for any industrial facility and exemption from development tax due to location in ZAC. Nord France Invest coordinates the aid schemes.

Onnaing - Hauts-de-France

**INDUSTRIAL ACTIVITIES - WAREHOUSES  
OVER 50 HECTARES OF READY-TO-USE  
SITES**



## CONTACTS

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## MARKETER

Valenciennes Metropolitan Area



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Flora and Fauna, Water Act, Impact study, all phase 1 studies have been completed, phase 2 in progress



## SERVICES

WATER	Drinking water
ELECTRICITY	Available grid: 1,500 KVa
GAS	High pressure
SANITATION	Collective. SOVIQUA
DIGITAL	Fibre Optics. CIV Data Centre 10 km away
CONSTRUCTION	18,000 m2 type of logistics available
DAY-CARE	Yes
CATERING	Yes
TRANSPORT	Public
WATER	Drinking water

## INFRASTRUCTURE



Motorway façade (A2 - E19 Paris-Brussels)  
Road transport. Double interchange.



Proximity to international airport. Paris-Charles de Gaulle  
Airport: 190 km



High-Speed Rail Station 9 km (Valenciennes)  
Rail transport. Junction.

1st river port of Hauts de France



## PROPERTY

PROPERTY	Public
DIVISION	From 2 ha. 24 hectares available immediately (including 17 in a single piece) and 80 hectares within one year. Form and division as per request



## ECOSYSTEM



TALENT	Valenciennes Conurbation Community Metropolis: 192,594 inhabitants Total population within a radius of 30 km: 374,905 inhabitants Job seekers (June 2020) within a radius of 30 km: 66,932
TRAINING / RESEARCH	Proch'Emploi schemes, PLIE de Valenciennes Metropolitan Area, Pôle Emploi, Université Polytechnique des Hauts-de-France (12,000 students), 11 research laboratories, 2 innovation centres (digital, transport), French Tech label
POTENTIAL PARTNERS	The Park is home to industrial and logistics activities connected with industry: automotive (TOYOTA), plastics processing (SIMOLDES), agri-food (BARILLA), logistics (TMF Operating, Daher, Sifax, Gefco, Delquignies). Thirty companies and 5,000 jobs. 15,000 companies on the Grand-Hainaut territory
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Hauts-de-France Region, Region Pro Business and Pro Emploi support you with a range of tools to finance your project, whatever your company's size. Nord France Invest coordinates the aid schemes. Eligible for CFE exemptions in respect of art 1465: 5 years. The municipality of Onnaing is eligible for the Urban Basin Dynamisation Scheme.

Steenvoorde - Hauts-de-France

**INDUSTRIAL ACTIVITIES/OFFICES/MIXED USE OVER 10 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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**FRANCE INVEST**

## MARKETERS

SOFIE - Economic Development Agency  
 Community of Municipalities of Flandre Intérieure



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	All site studies carried out and up-to-date.



## PROPERTY

PROPERTY	Public
DIVISION	The plots have already been divided up: availability between 3,271m <sup>2</sup> and 6 ha.



## SERVICES

WATER	Drinking water
ELECTRICITY	119 to 250 kVa. MV possible with client sub-station
GAS	To be sized in accordance with the project
SANITATION	Separate
DIGITAL	Fibre
DAY-CARE	Yes, nearby
CATERING	Nearby
TRANSPORT	Nearby



## ECOSYSTEM



TALENT	Community of Municipalities of Inner Flanders: 102,272 inhabitants Population 30 km away: 256,529 inhabitants Job seekers within a 30 km radius: 46,023. Labour trained in industry, familiar with shift schedules. Single all-service desk set up for each company newly setting up operations.
TRAINING / RESEARCH	Schools, training programmes, laboratories located near Lille's competitiveness clusters.  Special and tailored training courses set up with relevant bodies (State, Region, territory). HDFID regional innovation agency and local innovation ecosystem involved.  Private research developed in agri-food, glassmaking and tableware.
POTENTIAL PARTNERS	Industrial territory (30% of private industrial jobs) with a rich network of subcontractors (maintenance, transport, packaging, etc.).
PUBLIC AID	Exemption from CFE approved by the intermunicipality as part of investment aid for SMEs, depending on eligibility conditions

## INFRASTRUCTURE



Exit 13 from the A25 MOTORWAY on the Paris/Lille/Dunkirk axis



Paris-Charles de Gaulle Airport: 239 km  
 Lille Airport: 53 km  
 Ostende-Bruges Airport: 70 km



Near the Maritime Port of Dunkirk (40 km) and bordering Belgium



Venette - Hauts-de-France

**INDUSTRIAL ACTIVITIES / WAREHOUSES / OFFICES  
BETWEEN 2 AND 10 HECTARES OF READY-TO-USE  
SITES**



**FORM**



## CONTACTS

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## MARKETER

Compiègne Region Conurbation (ARC)



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months, Less than 5 months (buildings open to the public)
ENVIRONMENTAL PERMITS	Between 9 and 10 months,



## PROPERTY

PROPERTY	Public
DIVISION	Upon request. 25,000 m <sup>2</sup> to 35,000 m <sup>2</sup> (60,000 m <sup>2</sup> plot that can be divided into 2 lots or in a single piece). Rectangular plot



## SERVICES

WATER	Drinking
ELECTRICITY	2 to 4 megawatts
GAS	Yes
SANITATION	Collective. Intermunicipal purification plant 110,000 population equivalents.
DIGITAL	Fibre
RESTAURANTS	Located in the nearby shopping zone
DAY-CARE	Yes
TRANSPORT	Mass transit (free on park grounds)



## ECOSYSTEM



TALENT	Conurbation Community of the Compiègne and Basse Automne Region: 82,281 inhabitants Total population within a radius of 30 km: 232,954 inhabitants. Job seekers (June 2020) within a radius of 30 km: 37,931.
TRAINING / RESEARCH	The business park has a training organisation at the entrance to the park (PROMEO), 2 private R&D centres (Plastic Omnium with 600 engineers and technicians, BOSTIK with 130 engineers-technicians), 1 R&D centre from the Investments for the Future Programmes (PIVERT, 30 employees). Nearby, 2 high-level training centres with the Technological University of Compiègne (UTC trains 4,400 students in engineering, Masters and PhDs), the Organic and Mineral Chemistry School (ESCOM trains 600 chemical engineers). Two competitiveness clusters (IAR and I-Trans).
POTENTIAL PARTNERS	Companies already present: Plastic Omnium: global R&D centre in the field of petrol tanks for passenger vehicles (650 technician engineers). Bostik: global R&D centre in the area of glues and adhesives (Arkema Group with 142 employees). Nutrition and Nature: agri-food production unit specialised in manufacturing gluten-free foods (Otsuka Group with 70 employees).
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Nord France Invest coordinates the aid schemes. Exemption on the municipal portion of the Development Tax for all development projects within the perimeter of the Bois de Plaisance de Venette Economic Activity Zone.

## INFRASTRUCTURE



A1 motorway (6 km away)



Proximity to an airport and international airport  
Paris - Charles de Gaulle Airport: 55 km



Compiègne Rail Station: 4 km



Proximity to a port area

Proximity to logistics platforms

Courmelles (Soissons) - Hauts-de-France

**INDUSTRIAL ACTIVITIES, WAREHOUSES, OFFICES AND MIXED USE OVER 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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## MARKETER

GrandSoissons Conurbation

### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Soil. Water Act. Fauna and flora data currently being updated (already carried out in 2006).

### SERVICES

WATER	Drinking and industrial
ELECTRICITY	Direct connection to the RTE grid upon request
GAS	Direct connection to the GRT grid upon request
SANITATION	Autonomous or separate Existing water treatment plant
DIGITAL	Fibre. Data centre in Soissons (5 km)

### INFRASTRUCTURE

- A1 (Paris-Lille) / A4 (Paris-Strasbourg) / A26 (Lyon-Lille) reached in 30 min
- CDG International Airport (45 min by road) Aerodrome on site
- Paris/Gare du Nord: 97 km Public transport

### PROPERTY

PROPERTY	Public
DIVISION	On request, between 1 and 39 ha

### ECOSYSTEM



TALENT	Conurbation Community Grand Soissons Conurbation: 52,328 inhabitants Job seekers within a 30 km radius: 18,436. Total population within a radius of 30 km: 128,130 inhabitants.
TRAINING / RESEARCH	Diploma training from vocational certificate to Bac+5 within a radius of 30 km, nearby university hubs (Amiens, Reims, Compiègne, Lille, Paris). Industries & Agro-Resources competitiveness cluster, Saint-Quentin digital robot cluster, Territorial Economic Cooperation in Social Innovation labelled centre, approach currently being labelled for a regional innovation park.
POTENTIAL PARTNERS	1,100 companies in GrandSoissons, an economic fabric composed mainly of SMEs and VSEs, 35% added value for industry
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Hauts-de-France Region, Region Pro Business and Pro Emploi support you with a range of tools to finance your project, whatever your company's size. Nord France Invest coordinates the aid schemes.

Douvrin - Hauts-de-France

**INDUSTRIAL ACTIVITIES/WAREHOUSES/MIXED USE/OFFICES  
OVER 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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**FRANCE INVEST**

## MARKETER

Under SIZIAF joint association

Conurbation Community of Béthune Bruay Artois

Lys Romane

Conurbation Community of Lens Liévin



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months. Less than 5 months (establishments open to the public)
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Perpetual flora/fauna diagnostic. Archaeological excavations



## SERVICES

WATER	Drinking water with a capacity of 1,300m <sup>3</sup> /day. Industrial water possible from the canal
ELECTRICITY	76 MvA source station. Grid
GAS	Total capacity of 300 Nm <sup>3</sup> /h available immediately
SANITATION	Autonomous or separate with purification plant with a capacity of 27,000 population equivalents
DIGITAL	Fibre. Data centre in Roubaix (40 km)
CONSTRUCTION	30,000 m <sup>2</sup> of buildings/offices available for rent
DAY-CARE	Yes
CATERING	Yes, plus hotel
TRANSPORT	Mass transit / cycling and pedestrian paths

## INFRASTRUCTURE



Autoroute du Nord A1 LILLE / PARIS (20 km) A26 between Troyes and Calais (11 km). A21 between Lens and Valenciennes (7 km). A25 between Lille and Dunkirk (15 km). RN47 (two 2-lane roads) on site



Lille Airport (25 km) Charles de Gaulle Airport (188 km)



High-Speed Rail: Lens station (11 km) and Lille station (28 km) Railway track on the park. La Bassée Regional Rail station 2 km away

Proximity of multi-modal infrastructures (railway and river)



## PROPERTY

PROPERTY	Public
DIVISION	From 1 ha to 25 ha. Divided and delineated on request. ISO 14001 site, "Territory committed to Nature" label



## ECOSYSTEM



TALENT	Community of Béthune Bruay Artois Lys Romane and Conurbation Community of Lens-Liévin: 521,456 inhabitants Job seekers within a radius of 30 km: 176,651. Total population within a radius of 30 km: 1,084,824.
TRAINING / RESEARCH	Research laboratories in Lens and Bruay: CRITT- M2A, Crepim, CRIL. Engineering schools in Lille and Douai. Public aid. Exemption from archaeological tax.
POTENTIAL PARTNERS	70 companies spread out according to sector of activity: Automotive / aeronautics / plastics / mechanics / telecommunications / cardboard / joinery / ironwork / textiles / energy / logistics and messaging / industrial services: industrial maintenance / IT / waste management / cleaning / equipment and machinery rental / training / occupational medicine / communication / climate engineering
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Hauts-de-France Region, Region Pro Business and Pro Emploi support you with a range of tools to finance your project, whatever your company's size. Nord France Invest serves as coordinator for aid schemes. Exemption from the municipal portion of the development tax.

Albert - Hauts-de-France

**INDUSTRIAL ACTIVITIES - WAREHOUSES - OFFICES - ARTISAN  
BETWEEN 2 AND 10 HECTARES OF READY-TO-USE SITES**



## CONTACTS

### BUSINESS FRANCE

ready-to-use-sites@businessfrance.fr  
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FRANCE INVEST

## MARKETER

Community of Municipalities of the Pays du  
Coquelicot



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Survey and archaeological excavations completed. Planning permit secured. Viability assurance work completed for 5 ha + 5 ha belonging to the community of municipalities to be developed (procedure underway) + 5 ha "industrial" zone.



## SERVICES

WATER	Drinking
ELECTRICITY	Source station on site in Albert
GAS	TSO on site with biogas plant and NGV station scheduled
SANITATION	Collective
DIGITAL	Fibre. Data centre at IndustriLAB
CATERING	Collective and city centre
DAY-CARE	Yes
TRANSPORT	Shuttle from Rail Station planned

## INFRASTRUCTURE



Roads and motorways  
A1-A2 motorway: 15 km. A16 motorway: 25 km



Proximity to international airport. Paris - Charles de Gaulle Airport: 132 km



Haute Picardie High-Speed Rail Station (for Roissy and France): 20 km  
Arras High-Speed Rail Station (to Paris proper).  
Direct train from Albert: 36 km

Proximity to logistics platforms



## PROPERTY

PROPERTY	Public
DIVISION	Lots of 4,000 m2 to 6,000 m2 Divisions and grouping of possible lots Form and division as per request.



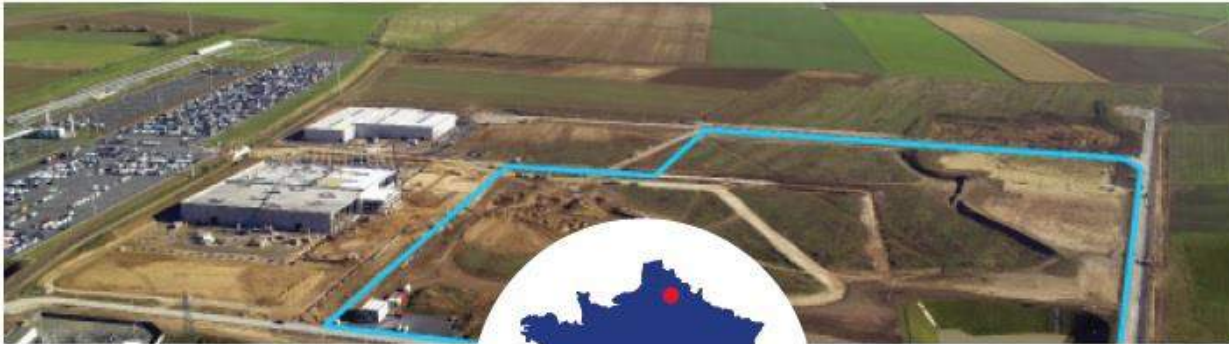
## ECOSYSTEM



TALENT	Community of Municipalities of the Pays du Coquelicot: 28,416 inhabitants Total population within a radius of 30 km: 133,155 inhabitants Job seekers (June 2020) within a radius of 30 km: 32,517
TRAINING / RESEARCH	Two professional secondary schools on site; an R&D centre; engineering schools and universities less than 1 hour away (Amiens, Compiègne and Lille)
POTENTIAL PARTNERS	Industrial ecosystem at Albert-Méaulte with 50 companies and 4,500 employees: aeronautics, hydraulics, production robotics, industrial mechanics, design offices, tools, etc.; Altytud Cluster; STELIA Aerospace, a subsidiary of AIRBUS nose-tip manufacture; international airport; industrial logistics centre; IndustriLAB R&D centre
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Hauts-de-France Region, Region Pro Business and Pro Emploi support you with a range of tools to finance your project, whatever your company's size. Nord France Invest coordinates the aid schemes. Real estate aid, social and tax exemptions, depending on the case. Production equipment aid.

Hordain - Hauts-de-France

**INDUSTRIAL ACTIVITIES - WAREHOUSES - OFFICES - MIXED USE 10 TO 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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 my.project@nfinvest.fr

## MARKETER

La Porte du Hainaut Conurbation Community



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months. Less than 5 months (establishments open to the public)
ENVIRONMENTAL PERMITS	9 to 10 months (if applying for an ICPE permit or registration)
STUDIES ALREADY COMPLETED	Fauna-flora, water, archaeological excavations. Maximum height of buildings: 25 m



### SERVICES

WATER	Drinking
ELECTRICITY	8 Mw - Additional power available on request
GAS	GRDF distribution network (4 bars) + 14-bar network in the immediate vicinity
SANITATION	Collective
DIGITAL	Fibre. Data centre in Valenciennes
TRANSPORT	Public (bus on the business park and Rail Station 3 km from the plot. Rail tracks for freight on the edge of the business park (with the option to use an existing hub)

## INFRASTRUCTURE



Motorways: direct access from the park



Proximity to international airport: 55 km (Lille), 130 km (Brussels), 165 km (Paris Charles de Gaulle)  
 Business airport: 14 km (Prouvy-Valenciennes)



24 km High-Speed Rail Station (Valenciennes).  
 Freight station: railway on park or station 3 km away (Bouchain)



River quay (freight) on wide-gauge canal : 5 km (Bouchain)  
 Maritime port: 145 km (Dunkirk)  
 Multimodal platform: 28 km (Bruay-Saint Saulve)



### PROPERTY

PROPERTY	Public
DIVISION	Yes, from 2 ha (plot totalling 16 ha). Form and division as per request.



### ECOSYSTEM



TALENT	La Porte du Hainaut Conurbation Community: 158,754 inhabitants Population 30 km away: 539,457 people Job seekers within a 30 km radius: 94,820
TRAINING / RESEARCH	The Université Polytechnique Hauts-de-France (UPHF) has a student body of 12,000. Its main campus is located in Valenciennes. Secondary schools provide baccalaureate and post-baccalaureate training in many industrial fields (physical chemistry, bio-industries, laboratory sciences and technologies, mechanical engineering, metalwork, etc.).
POTENTIAL PARTNERS	La Porte du Hainaut is an industrial territory (40% of its economic fabric) where major automotive industry players (two PSA units), operate alongside those in the railway industry (Alstom and many subcontractors), pharmaceutical industry (GSK Biologicals), mechanical and steel industry (LME, Arcelor), aeronautics industry (Safran-Air France Industrie-KLM) and agri-food industry (Eaux minérales de Saint-Amand, Superdiet - URGO Group, Cuisinés des Sources, etc.), all parallel to a rich fabric of SMEs and VSEs. The logistics sector is long-established in the region.
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Pro-business and pro-employment, the Hauts-de-France Region is ready to listen to companies. Each project will receive the best possible support, in compliance with European aid regulations. Nord France Invest coordinates the aid schemes.

Iwuy - Hauts-de-France

**INDUSTRIAL ACTIVITIES – WAREHOUSES  
BETWEEN 10 AND 50 HECTARES OF  
READY-TO-USE SITES**



## CONTACTS

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ready-to-use-sites@businessfrance.fr **NORD**  
**FRANCE INVEST**



## MARKETER

The Conurbation Community of Cambrai in partnership with the agency "Cambrésis Développement Economique"



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Fauna - Flora. Development permit. Impact study. Local Urban Planning Scheme. Water Act.



## SERVICES

WATER	Drinking
ELECTRICITY	Power available 1.4 MW; network extension possible
GAS	Flow rates from 4MW to 100 mb available. Direct connection. Extension possible
SANITATION	Collective
DIGITAL	Fibre
CATERING	Collective
DAY-CARE	Yes
TRANSPORT	Public

## INFRASTRUCTURE



Park opening onto the A2 motorway. Proximity to A1 and A26 motorways



Proximity to Lille-Lesquin airports (45 mins), Roissy-Charles de Gaulle (1 hour 36 mins), Charleroi (1 hour 17 mins), Beauvais (1 hour 30 mins) and Brussels (1 hour 50 mins)



Cambrai Rail Station: 9 km

Project to develop a 4-hectare commercial zone comprising a food hub and an automotive hub close to the industrial zone.



## PROPERTY

PROPERTY	Public
DIVISION	Possible, up to 15 ha in a single piece. Rectangular.



## ECOSYSTEM



TALENT	Conurbation Community of Cambrai: 81,906 inhabitants. Total population within a radius of 30 km: 523,647 inhabitants. Job seekers (June 2020) within a radius of 30 km: 88,279
TRAINING / RESEARCH	Cambrai University Centre (branch of the Hauts-de-France Polytechnic University, and the University of Lille). Agribusiness Excellence Hub. Cambrai University Centre. Research laboratory: Partnership with the Université Polytechnique des Hauts-de-France and the University of Lille. Regional University of Trades and Artisanry (URMA). AFPI Training Centre. Institute for Nurse Training (IFSI)
POTENTIAL PARTNERS	Innovation: Groupe 3M, Innovafeed (biotech start-up)
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Hauts-de-France Region, Region Pro Business and Pro Emploi support you with a range of tools to finance your project, whatever your company's size. Nord France Invest coordinates the aid schemes.

Estrées-Deniécourt - Hauts-de-France

**INDUSTRIAL ACTIVITIES - WAREHOUSES - OFFICES - MIXED USE OVER 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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 my.project@frinvest.fr

## MARKETER

Terre de Picardie Community of Municipalities

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Fauna, Flora Archaeological excavations

## PROPERTY

PROPERTY	Public
DIVISION	Possible from 1 to 20 ha Form and division as per request

## SERVICES

WATER	Drinking. Industrial
ELECTRICITY	The flow rate available for the Hub is currently 3,000 kW/h, soon to be extended to 5,000.
GAS	Present on the site but without direct connection to the GRT gas network.
DIGITAL	Fibre
SANITATION	Collective

## ECOSYSTEM



TALENT	Terre de Picardie Community of Municipalities: 18,371 inhabitants. Total population within a radius of 30 km: 110,313 inhabitants. Job seekers (June 2020) within a radius of 30 km: 18,125.
TRAINING / RESEARCH	Amiens and its universities are 20 minutes from the motorway. Saint-Quentin, 35 minutes away. The research centre organised around INRA in Estrées-Mons is 16 kilometres away.
POTENTIAL PARTNERS	The Nesle/Mesnil Saint-Nicaise agri-food centre is 17 km away. Industrial maintenance companies are located in the nearby territory.
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Hauts-de-France Region, Region Pro Business and Pro Emploi support you with a range of tools to finance your project, whatever your company's size. Nord France Invest coordinates the aid schemes.

## INFRASTRUCTURE

-  Roads and motorways.  
A1 motorway 1 km away and entrance to A29 directly on site
-  Paris - Charles de Gaulle Airport: 105 km
-  High-speed rail, Haute Picardie High-Speed Rail Station on site

Merville - Hauts-de-France

**INDUSTRIAL ACTIVITIES - WAREHOUSES – MIXED USE BETWEEN 2 AND 10 HECTARES OF READY-TO-USE SITES**



## CONTACTS

**BUSINESS FRANCE**  
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**FRANCE INVEST**

## MARKETER

Flandre Lys Community of Municipalities



## LEAD TIMES

AVAILABILITY	3 months maximum (deliberation of the Community Council)
BUILDING PERMIT	Less than 3 months. Less than 5 months (establishments open to the public)
ENVIRONMENTAL PERMITS	Non-mandatory studies Between 9 and 10 months



## SERVICES

WATER	Drinking and industrial water
ELECTRICITY	1,000 kV - RTE on request but at additional cost
GAS	4 bar MPB network - RTE on request but at additional cost
SANITATION	Collective - Capacity of 12,000eq/ha
DIGITAL	Fibre. Data centres in the Lille Metropolitan Area (20 km)

## INFRASTRUCTURE



A25 motorway: 20 km



Proximity to an airport and international airport  
 Lille Airport: 45 km  
 Paris-Charles de Gaulle Airport: 205 km



Lille Europe High-Speed Rail Station: 42 km

Proximity to logistics platforms



## PROPERTY

PROPERTY	Public
DIVISION	Yes. Plots ranging from 3,000 m2 to 6,000 m2, some of which can be grouped together.



## ECOSYSTEM



TALENT	Flandre Community of Municipalities Population Lys: 39,399 inhabitants Total population within a radius of 30 km: 539,783 inhabitants Job seekers (June 2020) within a 30 km radius: 113,476
TRAINING / RESEARCH	This industrial territory works in collaboration with the SMALIM (aeronautical campus on Merville), Eura Industry Innov', training centres, ISA / HEI.
POTENTIAL PARTNERS	The presence of the company Roquette specialises the territory in organic industry: <ul style="list-style-type: none"> <li>• Agri-food</li> <li>• Cosmetics products</li> <li>• Pharmaceutical products</li> </ul> Thanks to the European Cross-Border Cooperation Group, there is potential for development abroad.
PUBLIC AID	Site eligible for setting-up aid (AFR zoning). Hauts-de-France Region, Region Pro Business and Pro Emploi support you with a range of tools to finance your project, whatever your company's size. Nord France Invest coordinates the aid schemes. Reduction of CFE tax for companies earning less than €10,000 in turnover.



Feignies - Hauts-de-France

**INDUSTRIAL ACTIVITIES - WAREHOUSES – OFFICES**  
**10 TO 50 HECTARES READY-TO-USE SITES**



## CONTACTS

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 ready-to-use-sites@businessfrance.fr **NORD**  
**FRANCE INVEST**

## MARKETER

Conurbation Community of Maubeuge Val de Sambre



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Fauna - flora - Water Act, Preventive archaeology



### PROPERTY

PROPERTY	Private
DIVISION	Form and division as per request. On request, from 5 to 100,000 m2



### SERVICES

WATER	Drinking
ELECTRICITY	3,254 KVA installed - source station at 3 km
GAS	Yes - DN 100
SANITATION	Collective
DIGITAL	Fibre
CATERING	Collective
DAY-CARE	Yes
TRANSPORT	Public



### ECOSYSTEM



TALENT	Conurbation Community of Maubeuge Val de Sambre 125,651 inhabitants. Total population within a radius of 30 km: 190,415 inhabitants. Job seekers (June 2020) within a radius of 30 km: 42,051.
TRAINING / RESEARCH	"Transalley" technopole dedicated to mobility.
POTENTIAL PARTNERS	Site close to major logistics and automotive companies. The region is developing the automotive, railway and logistics sectors.
PUBLIC AID	Site eligible for setting-up aid (AFR zoning).  Pro-business and pro-employment, the Hauts-de-France Region is ready to listen to companies. Each project will receive the best possible support, in compliance with European aid regulations. Nord France Invest coordinates the aid schemes.

## INFRASTRUCTURE



Motorways



International Airport (1 hour 15 minutes)  
 Paris-Charles de Gaulle Airport: 211 km



High-Speed Rail Station 35 km (Valenciennes)

Proximity to logistics platforms

# ÎLE-DE-FRANCE



- 
**48** Alpha Park - Cergy Pontoise - Cergy Ouest 
- 
**49** Ecopôle Seine Aval - Carrières-sous-Poissy - Seine Aval Mantes 
- 
**50** Industrial Park - Factory 4.0 Elcimai - Sénart - Evry Corbeille Villaroche 
- 
**51** Lots C of the Levant - Sénart Greater Paris Sud Industrial Park - Evry Corbeil Villaroche 
- 
**52** Lot C at the Tertre de Montereau Industrial Park - Montereau-sur-le-Jard - Evry Corbeille Villaroche 



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# ÎLE-DE-FRANCE



## KEY FIGURES

**GDP** (2018) €733.9 billion (ranked 1<sup>st</sup> nationally)

Source: Eurostat

**More than 14,000** foreign companies operate in Ile-de-France

Source: Orbis

**212,049** companies created across the country in 2019

Source: INSEE

**4,821,613** private-sector employees

Source: ACOSS URSSAF



**415**

## INTERNATIONAL INVESTMENT PROJECTS IN 2019

enabling the creation or maintenance of 9,880 jobs

Cergy-Pontoise - Ile-de-France

**INDUSTRIAL ACTIVITIES**  
**MORE THAN 3 HECTARES OF READY-TO-USE SITES**

## CONTACTS

**BUSINESS FRANCE**  
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 Choose Paris Region  
 contact@chooseparisregion.org



## MARKETER

Quartus Group



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Pending filing
ENVIRONMENTAL PERMITS	Not required
STUDIES ALREADY COMPLETED	Possible additional studies depending on project



### PROPERTY

PROPERTY	Private
DIVISION	Upon request



### SERVICES

WATER	Yes
ELECTRICITY	Yes
GAS	Yes
SANITATION	Yes
DIGITAL	Fibre



### ECOSYSTEM



TRAINING / RESEARCH	ESSEC Business school, CY Cergy Paris Université, CY Campus
POTENTIAL PARTNERS	Lisi, Merieux Nutriscience, IDEMIA, ABB, Lincoln Electric, Louis Vuitton, Valeo et Nestlé.

## INFRASTRUCTURE



Immediate access to A15 motorway



Roissy Charles-de-Gaulle (35 mn) and Paris-Orly (50 mn) Airports



RER A - Cergy Saint-Christophe station



Rouen and Le Havre Ports (less than two hours)

Carrières-sous-Poissy - Ile-de-France

**INDUSTRIAL ACTIVITIES - OFFICES – MIXED USE  
BETWEEN 2 AND 10 HECTARES OF READY-TO-  
USE SITES**

## CONTACTS

**BUSINESS FRANCE**  
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Regional Economic Agency  
contact@chooseparisregion.org



## MARKETER

EPAMSA



### LEAD TIMES

AVAILABILITY	End of 2020 for sale
BUILDING PERMIT	Less than 3 months and less than 5 months for establishments open to the public
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	and approved



### PROPERTY

PROPERTY	Public
DIVISION	Upon request, from 5,000 m2



### SERVICES

WATER	Drinking
ELECTRICITY	MV LV - adapted according to demand
GAS	City gas network adapted to demand
DIGITAL	Fibre
SANITATION	Autonomous or separate
TRANSPORT	Public



### ECOSYSTEM



TRAINING / RESEARCH	PSA Group R&D Centre, VEOLIA R&D Centre (Veolia Research and Innovation), SEQENS'Lab R&D Centre (SEQENS group, global player in pharmaceutical synthesis), La Fabrique 21 - business park intended for companies in the eco-business sector, incubator and company hall.
POTENTIAL PARTNERS	The Region's excellence sectors: Automotive (PSA head office and factory (R&D centre), Renault factory in Flins-sur-Seine, Tesla France head office in Chambourcy, many subcontractors nearby); Aeronautics-Space (Turboméca, Sagem, Ariane Group, many subcontractors); Musical instrument-making (Selmer, Buffet Crampon); Eco-industries (Veolia (including R&D centre)), eco-construction, ecomaterials, etc. SULZER Pompes (world's leading company in industrial pumps) INNEOS - business incubator-hall

### INFRASTRUCTURE



Roads and motorways. A13 and A14 motorways nearby



Roissy Charles-de-Gaulle (50 mn) and Orly (50 mn) Airports



Railways. RER A suburban light rail (30 mn from Paris). Transilien regional light rail (19 minutes from Paris Saint-Lazare). RER E suburban light rail in 2024 (15 minutes from La Défense)



Waterways

Sénart - Ile-de-France

**INDUSTRIAL ACTIVITIES**  
**MORE THAN 5 HECTARES OF READY-TO-USE**  
**SITES**

## CONTACTS

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## MARKETER

EPA Sénart  
 Jerome.fornieris@epa-senart.fr



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Secured on 17 September 2020
ENVIRONMENTAL PERMITS	Already secured
STUDIES ALREADY COMPLETED	The land is free of all archaeological and environmental constraints. Ready to host ICPE activities - declaration and registration. Ready to sell and build a plant with delivery within 10 months.



## SERVICES

WATER	Yes
ELECTRICITY	Yes
GAS	Yes
SANITATION	Yes
DIGITAL	Fibre
RESTAURANTS	Nearby
HOUSING	3 eco-districts close to the site and 600 new housing units per year for employees and managers.

## INFRASTRUCTURE



Paris-Orly (30 mins) and Roissy Charles-de-Gaulle (1 hour) Airports



Close to the Cesson RER suburban light rail station (45 minutes from the centre of Paris).



## PROPERTY

PROPERTY	Public
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## ECOSYSTEM



TALENT	Employment basin: 350,000 people and 20,000 students.
TRAINING / RESEARCH	Lieusaint: Univ. Paris-Est-Créteil, UPEC, ICAM campus de Paris-Sénart Évry: ENSIEE, Télécom SudParis, Institut Mines- Télécom, Univ. d'Evry-Val-d'Essonne International education in Fontainebleau: from preschool to secondary school & INSEAD.
POTENTIAL PARTNERS	Dynamic ecosystem of 7,500 companies mainly focused on the supply chain and industry sectors. Several world-leading players established nearby: Iris Ohyama, Plasson, Assa Abloy, etc. and all the major players in distribution and e-commerce: Leroy Merlin, Scadif, Intermarché, etc. or such players as Cdiscount, Sarenza, etc.
PUBLIC AID	Land in Commercial Activity Zone.

Lieusaint - Ile-de-France

**INDUSTRIAL ACTIVITIES – MIXED USE**  
**2 TO 9 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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## MARKETER

EPA Sénart

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Secured

## PROPERTY

PROPERTY	Public
DIVISION	And land availability for lots ranging from 2 to 9ha.

## SERVICES

WATER	Drinking
ELECTRICITY	Yes
GAS	Yes
DIGITAL	Fibre. Data centre less than 1 km away
TRANSPORT	Mass transit Westfield Carré Sénart nearby (10th-largest shopping centre in France)
HOUSING	3 eco-districts close to the site and 600 new housing units per year for employees and managers
RESTAURANTS	Catering offer along RD306 and many nearby restaurants on Carré Sénart.

## ECOSYSTEM



TALENT	Employment basin: 350,000 inhabitants and 20,000 students.
TRAINING / RESEARCH	Lieusaint: Univ. Paris-Est-Créteil, UPEC, ICAM campus de Paris-Sénart Évry: ENSIEE, Télécom SudParis, Institut Mines- Télécom, Univ. d'Evry-Val-d'Essonne International education in Fontainebleau: from preschool to secondary school & INSEAD.
POTENTIAL PARTNERS	The Levant Park is already home to international companies such as: Iris Ohyama (Japan), Assa Abloy (Sweden), Plasson (Israel), etc. The Levant Park is located near Carré Sénart (commercial, cultural, leisure and tertiary activities). The area specialises in the aeronautics industry with a specific focus on engine production (Safran Aircrats Engines, Le piston français, etc.).
PUBLIC AID	Land in Commercial Activity Zone

## INFRASTRUCTURE

- Roads and motorways. Direct access to A5 and N104 motorways (Francilienne) and RD306
- Paris-CDG (55 min) and Orly (30 min) international airports
- Proximity to the RER D suburban light rail station of Liausaint-Moissy (40 minutes from the centre of Paris)
- Proximity to a port area
- Proximity to the PARISUD logistics platforms and the A5-SENART business park (Leroy Merlin, C Discount, Sarenza, Scadif, etc.)

Montereau-sur-le-Jard - Ile-de-France

**INDUSTRIAL ACTIVITIES - OFFICES – MIXED USE  
BETWEEN 2 AND 10 HECTARES OF READY-TO-  
USE SITES**

## CONTACTS

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## MARKETER

Melun Val de Seine Conurbation Community  
(CAMVS)



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,



### PROPERTY

PROPERTY	Public
DIVISION	Possible between 1 and 6 ha



### SERVICES

WATER	Drinking
ELECTRICITY	4.9 MVA available. RTE transmission network nearby: 63,000 volts
GAS	4 bar flow available
DIGITAL	Fibre. In 2016, the Sem@for 77 network connected 240 activity zones, including 101 labelled "THD zone", 12 data centres.
SANITATION	Collective
CATERING	Collective
TRANSPORT	Public
EQUIPMENT	Sports

### INFRASTRUCTURE



Roads and motorways.  
Intersection of A5, A5b, A105 and A104 motorways



Roissy Charles-de-Gaulle (55 mn) and Orly (45 mn)  
Airports



Rail



Waterways



### ECOSYSTEM



TALENT	Île-de-France in 2019: 12 million inhabitants, 18% of the French population, 23% of jobs in France, 36% of French managers, 26.4% of students in France.
TRAINING / RESEARCH	The Melun Val de Seine Conurbation Community has a pool of more than 7,500 students on the Melun Val de Seine - Sénart - Pays de Fontainebleau Campus (including 4,200 students in Melun); 6 research centres and a training institute at MINES ParisTech Fontainebleau; the MBA and Executive MBA of INSEAD; 140 training courses provided including 10 preparatory classes, 41 BTS, 8 DUT, 36 Bachelor's Degrees, 10 Masters; the research centre of the Melun National Gendarmerie School (CREOGN); 8 laboratories at the IUT of Fontainebleau Sénart; a new PACES (pre-medical) course at the Créteil Faculty of Medicine for 120 students; the Training Centre in Villaroche. The Community is specifically invested in the ASTech Paris Région and Vitagora competitiveness clusters.
PUBLIC AID	Exemption from tax for the creation of premises in Ile-de-France due to location in District 4. Exemption from the Territorial Economic Contribution (CET) for Young Innovative Companies (JEI)



# NORMANDY



- 53 La Papillonnière Business Park Stage 2 of extension – Vire Normandie - Collines de Normandie 
- 54 La Sablonnière - Oissel Parc d'activités - Axe Seine 
- 55 Grand Couronne Logistics/Industrial Platform - Grand-Couronne
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- 57 Normand'Innov - Flers - Collines de Normandie 

# NORMANDY



## KEY FIGURES

**GDP** (2018) €95bn (ranked 10<sup>th</sup> nationally)  
Source: Eurostat

**More than 600** foreign companies  
operating in Normandy  
Source: Orbis

**26,743** companies created across the  
country in 2019 Source: INSEE

**829,622** private-sector employees  
Source: ACOSS URSSAF



**51**  
**INTERNATIONAL  
INVESTMENT  
PROJECTS IN 2019** enabling  
the creation or maintenance of  
1,211 jobs

Flers - Normandie

## INDUSTRIAL ACTIVITIES

**BETWEEN 10 AND 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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## MARKETER

Normand'Innov  
<http://normandinov.fr>

### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months and less than 5 months for establishments open to the public
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	All were carried out when the ZAC was created, including environmental permits.

### SERVICES

WATER	Drinking
ELECTRICITY	5 Mw and direct connection to MV (HTA) grid upon request
GAS	Gas network available
DIGITAL	Fibre
SANITATION	Collective
TRANSPORT	Mass transit Rail station nearby
CATERING	Inter-company cafeteria, 1,200 parking spaces and mass transit Organic farm

## INFRASTRUCTURE

- Roads. Motorways (20 minutes from the A28)
- Caen Carpiquet Airport.
- Railways (Paris-Granville)
- Proximity to International Port Zone (LE HAVRE) and cross-Channel Waterways

**Logistics platforms nearby**

### PROPERTY

PROPERTY	Public
DIVISION	Upon request: Blocks of 1 to 11 ha combinable upon request - 40 ha of land available over a total surface area of 100 ha

### ECOSYSTEM



TALENT	Orne's leading economic centre with 1,700 employees on the site, the 2nd-largest urban hub after Alençon. 90,000 inhabitants with 32 activity zones, 4,000 companies, 22,000 jobs.
TRAINING / RESEARCH	Eco-system geared towards production in the field of advanced technologies, training, research and development. For the past 10 years, leading industrial companies have chosen to set-up business in this efficient and exemplary eco-system known for its high standards and international reach. CNAM, Engineering school, professional secondary school, continuous training, Faurecia International Training Centre.
POTENTIAL PARTNERS	€30 million were mobilised to develop the site (land acquisition, training centre, Dynamic Testing Centre). Faurecia plant and RDI centre, a unique dynamic testing platform in France, Thermocoax, Lemoine.
PUBLIC AID	Truly new companies, setting up on the Campus (located in the AFR zone) by 31 December 2020 can enjoy the following corporate tax exemptions: Profits earned in the first 24 months from the date of creation are 100% exempt. For the 3rd period of 12 months: 75% allowance. For the 4th period of 12 months: 50% allowance. For the 5th period of 12 months: 25% allowance. Companies setting up business in regional assistance areas (AFR) benefit from a tax exemption for 5 years. Public aid available depending on the projects.

Oissel - Normandie

**INDUSTRIAL AND MIXED USE BETWEEN 10 AND 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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## MARKETER

ROUEN NORMANDY INVEST



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months and less than 5 months for establishments open to the public
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact study



### SERVICES

WATER	Drinking
ELECTRICITY	Four 1,000 KVa transformers; power levels adjustable in line with prospects' needs.
GAS	Via GRDF
SANITATION	Collective
DIGITAL	Fibre. 4 data centres in Val-de-Reuil: Orange, Altitude, EDF
CATERING	Restaurants nearby on Boulevard Industriel
DAY-CARE	LIBERTY Bords de Seine day-care centre
TRANSPORT	Train + bus Fast 3 and 33

### INFRASTRUCTURE

The business park is incorporated into the Seine Sud multi-modal platform (rail, road and river)



Roads and motorways Direct access to A13 motorway (Paris-Caen) and the future eastern bypass of the Rouen Normandie metropolitan area



Airport and international airport nearby



Rail



Waterways



### PROPERTY

PROPERTY	Public
DIVISION	Possible from 0.4 to 3 ha



### ECOSYSTEM



TALENT	Industrial basin with a pool of labour and transferable skills. HR support via Rouen Normandy Invest
TRAINING / RESEARCH	<i>Grandes Ecoles</i> (INSA, ESIGELEC, CESI, ESI- TECH, etc.), universities, laboratories and companies in Rouen Madrillet Innovation. Funding of dedicated training and grant-based co-financing for your company's training plan. Many laboratories on-site, through Rouen Madrillet Innovation.
POTENTIAL PARTNERS	Network of subcontractors and service providers thanks to the presence of high-profile principals (RENAULT, BASF Agri Production, SANOFI Chemicals, pharmaceutical cluster, etc.).
PUBLIC AID	- Exemption from corporate income tax for new companies setting up in the territory by 31/12/2020. - Compliance with the regulations relating to de minima aid.

# LA PAPILLONNIERE BUSINESS PARK – 2ND STAGE OF EXTENSION

Vire Normandie - Normandie

**INDUSTRIAL ACTIVITIES - WAREHOUSES  
BETWEEN 10 AND 50 HECTARES OF READY-  
TO-USE SITES**

## CONTACTS

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## MARKETER

Community of Municipalities Intercom of  
La Vire au Noireau  
pneuville@vireaunoireau.fr



## LEAD TIMES

AVAILABILITY	Land available for sale in February 2020
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Fauna-flora, wetland, olfactory (initial state), noise (initial state). Preventive archaeology



## SERVICES

WATER	Drinking
ELECTRICITY	Available power: 1,260 KVa Local RTE grid (90,000 volts) in the immediate vicinity
GAS	Available
SANITATION	Collective (40,000 population equivalents)
TRANSPORT	Mass transit Bicycle and electric car rental
DAY-CARE	Yes

## INFRASTRUCTURE



Roads. Motorways



Proximity to an airport



Rail

Logistics platforms nearby



## PROPERTY

PROPERTY	Public
DIVISION	Upon request. From 2,000 m2 to 5 ha



## ECOSYSTEM



TRAINING / RESEARCH	Nearby, GRETA - IUT Grand Ouest branch of Vire Normandie (DUT Hygiene - Safety - Environment and vocational Bachelor's Degree in Corporate Risk Management) - UIMM Centre of Vire Normandie (BTS Maintenance of communicating production systems) - AFTRAL Vire Normandie - EDSP 14 - IFSI - R&D centre Compagnie des Fromages et RichesMonts and SOGEFI (automotive filtration department, world R&D centre).
POTENTIAL PARTNERS	The Business Park is occupied mainly by industrial activities (food-processing, precision mechanics, logistics) and services, connected to 4 industrial business parks amounting to more than 160 hectares where an industrial ecosystem has developed, in which food-processing activities, automotive subcontracting and logistics, boiler-making and precision mechanics predominate.
PUBLIC AID	Regional development aid and departmental aid for commercial real estate.

# PORT-INDUSTRIAL PLATFORM/ GRAND-COURONNE LOGISTICS (FORMERLY RENAULT)

Grand Couronne - Normandy

**INDUSTRIAL ACTIVITIES - WAREHOUSES- OFFICES 10  
TO 50 HECTARES READY-TO-USE SITES**



## CONTACTS

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## MARKETER

HAROPA PORT DE ROUEN



### LEAD TIMES

AVAILABILITY	1st quarter 2021
BUILDING PERMIT	Less than 3 months and less than 5 months for sites open to the public
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Site rehabilitation in progress



### SERVICES

WATER	Drinking
ELECTRICITY	Direct connection
GAS	/
SANITATION	Collective. Emeraude water treatment plant
DIGITAL	Fibre. 4 data centres in Val de Reuil: Orange, Altitude, EDF

### INFRASTRUCTURE



Direct access to A13 Roads



Railways. Rail shuttle to Greater Paris Region



Waterways  
Proximity to a port area.  
1,100 ml maritime dock

**Proximity to logistics platforms**



### PROPERTY

PROPERTY	Public
DIVISION	Upon request.



### ECOSYSTEM



TALENT	Industrial basin with a pool of labour and transferable skills. Mobilisation of employment reference persons via Rouen Normandy Invest.
TRAINING / RESEARCH	Grandes Ecoles (INSA, ESIGELEC, CESI, ESITECH, etc.). University, laboratories and companies at Rouen Madrillet Innovation. Funding for dedicated training and co-funding of grants.
POTENTIAL PARTNERS	Network of subcontractors and service providers thanks to the presence of high-profile principals (automotive, chemicals, pharmaceuticals, etc.).

Petit-Couronne - Normandy

**INDUSTRIAL ACTIVITIES/OFFICES/WAREHOUSES OVER 50 HECTARES OF READY-TO-USE SITES**

## CONTACTS

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## MARKETER

**VALGO SA**  
 pierre.bousquet@valgo.com



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Development permit secured and all appeals purged



### PROPERTY

PROPERTY	Private
DIVISION	Upon request. Modular lots spanning 2 to 15 ha



### SERVICES

WATER	Drinking and industrial
ELECTRICITY	Industrial type connection
GAS	Industrial type connection
DIGITAL	Fibre. New Orange Data Centre "Normandie 2" (05/2019), 25 km away
SANITATION	Collective
TRANSPORT	Public
DAY-CARE	Available depending on need
CATERING	Project under review



### ECOSYSTEM



TALENT	Direct employment basin in Rouen and close to Le Havre, their port, rail, logistics and motorway terminals, in the Seine Valley. Direct link with the municipality of Petit Couronne (8,500 inhabitants) and Rouen (110,000 inhabitants) located 9 km away
TRAINING / RESEARCH	An R&D centre, laboratories (chemistry, materials)
POTENTIAL PARTNERS	Logistics and parcel warehouse (150,000 m <sup>2</sup> state-of-the-art - AI, 20m high robot, with identified prospects)
PUBLIC AID	Exemption from property tax for companies (subject to conditions)

### INFRASTRUCTURE



Roads. Motorways



Rail









Proximity to a port area  
 Waterways

**Logistics platforms nearby**

# NOUVELLE-AQUITAINE



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 Induslacq & Chempôle'64 Chemical Parks - Lacq - Lacq-Pau – Tarbes 
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 Garlin PyÉconomiques Garlin Pyrénées - Garlin - Lacq-Pau – Tarbes 
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 Les Pierrailleuses Business Park - Saint Symphorien and Granzay-Gript - Niort Haut-Val-de-Sèvre 
- 61
 Brive Laroche - Brive la Gaillarde and Saint Pantaléon de Larche Business District - Bassin de Brive - Périgord 
- 62
 La NAU - Saint Viance Commercial Activity Park - Saint Viance 
- 63
 Landes Sud - Hastings Commercial Activity Park - Pays Adour Landes océanes 



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# NOUVELLE-AQUITAINE



## KEY FIGURES

**GDP** (2018) €177bn (ranked 3<sup>rd</sup> nationally)

Source: Eurostat

**More than 1,400** foreign companies present in Nouvelle-Aquitaine

Source: Orbis

**67,155** companies created across the country in 2019

Source: INSEE

**1,469,013** private-sector employees

Source: ACOSS URSSAF



**90**

**INTERNATIONAL INVESTMENT PROJECTS**

**IN 2019** enabling the creation or maintenance of 2,781 jobs

Lacq - Nouvelle-Aquitaine  
**INDUSTRIAL ACTIVITIES AND R&D**  
**OVER 50 HECTARES OF READY-TO-USE**  
**SITES**



## CONTACTS

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## MARKETER

SOBEGI - TOTAL REGIONAL DEVELOPMENT

### LEAD TIMES

AVAILABILITY	Immediate for some plots, others in renovation with completion by 2024.
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	More than 10 months

### SERVICES

WATER	Drinking water, industrial water
SANITATION	Treatment (industrial water) and energy recovery from liquid effluents (solvents)
DIGITAL	Fibre optics
CATERING	Collective

## INFRASTRUCTURE

- A65/A64/A63 motorways - Interchange 10 min. away
- Pau-Uzein airport (20 min. by car) and two other airports nearby: Biarritz Parme and Tarbes Ossun Lourdes.
- Pau and Orthez railway stations
- Port of Bayonne (70 km by road/rail)

### PROPERTY

PROPERTY	Private
DIVISION	Between 1 and 15 ha

### ECOSYSTEM



TALENT	Science sector of the University of Pau et des Pays de l'Adour, business and engineering schools (ESC Pau, ENSGTI, CESI, EISTI).
TRAINING / RESEARCH	Campus of Mourenx, GRETA, etc. Lacq Research and Studies Consortium (ARKEMA), Lacq studies and research hub (TOTAL), Technical Centre (TORAY), etc.
POTENTIAL PARTNERS	Arkema, Bioenergie du sud-ouest (Vertex Bioenergy), Noveal (L'Oréal group), Novasep, Sanofi, Terega, Toray Carbon Fibers Europe, Total
AID	Financial and local tax aid under provisions for the regional aid area. For business creation: two-year exemption from CFE and property tax on buildings.

# LES PIERRAILLEUSES BUSINESS PARK

Saint-Symphorien - Nouvelle-Aquitaine  
**INDUSTRIAL AND LOGISTICS ACTIVITIES**  
**MORE THAN 11 HECTARES OF READY-TO-USE**  
**SITES**



FORM



MARKETER

Niortais Conurbation Community

## CONTACTS

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## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies, preventive archaeology

## SERVICES

WATER	Drinking water
ELECTRICITY	Power supply: 59 to 250 Kva
GAS	Gas service in progress (NGV station being created on-site)
SANITATION	Collective
DIGITAL	Fibre optics soon to be installed
WELCOME BOX	Support for new employees on the territory

## INFRASTRUCTURE

	International Motorways
	Poitiers and La Rochelle International Airport (50 mins) Niort - Marais Poitevin Aerodrome (business aviation, freight)
	Niort High-Speed Rail Station (13 mins)
	Grand Port of La Rochelle - Atlantique (50 mins)
	Free public transport throughout the conurbation

## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: from 1,000 m2 up to 9 ha

## ECOSYSTEM



TALENT	63,472 jobs Unemployment rate: 6.2%
TRAINING/RESEARCH	Niort Industrie Network  Aeronautics Campus (Poitiers)  UIMM (Union of Metallurgy Industries and Trades) training centre  Welding Institute  Paul Guérin and Gaston Barré Technical secondary schools  Private laboratories/R&D
POTENTIAL PARTNERS	On the site: Poujoulat (chimney flues), Transports Pascal, Transports Heppner, Lely (milking robots), De Sangosse (phytosanitary)  On the territory: national and European industrial leaders (Poujoulat, Safran, Leach International, Pierre Guérin, Axel France, Exa-Compta Clairefontaine) federated within the Niort Industrie network
PUBLIC AID	Exemption from the municipal portion of Development Tax Exemption from Preventive Archaeology tax

Garlin - Nouvelle-Aquitaine

**INDUSTRIAL ACTIVITIES, WAREHOUSES AND OFFICES 25 HECTARES OF READY-TO-USE SITES**



**FORM**



**MARKETER**

Garlin Pyrénées Joint Association

## CONTACTS

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## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact studies, Water Act dossier, preventive archaeology



## PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom made: from 1,500 m <sup>2</sup> up to 30,000 m <sup>2</sup>



## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	MV/LV grid
GAS	Service on demand
SANITATION	Collective
DIGITAL	Fibre optics
CATERING	Yes
DAY-CARE	Yes

## INFRASTRUCTURE



International Motorways



Pau International Airport (20 min)



Pau High-Speed Rail Station (40 min)



Public transport



## ECOSYSTEM



TALENT	Sectors of excellence: aeronautics and agri-food 25% of industrial jobs
TRAINING / RESEARCH	Aerospace Valley (aeronautics), Avenia (geosciences) competitiveness clusters <i>Grandes Ecoles</i> : CESI, ENSGTI, EISTI  University of Pau and Pays de l'Adour (UPPA) U.I.M.M. Training Centres Adour Atlantique (Union of Metallurgy Trade Industries) Research laboratories Technology Transfer Centres (Metallicadour, Canoe)
POTENTIAL PARTNERS	Nearby: <ul style="list-style-type: none"> <li>Aeronautics: Safran, Mécanique Aéronautique Pyrénéenne</li> <li>Geosciences: Total</li> <li>Agri-food: Euralis</li> </ul> Other companies: Exameca, Aquitaine Electronique, Cazenave, Barrère, Axyal
PUBLIC AID	Financial and local tax aid under provisions for the rural revitalisation zone Commercial real estate aid (Community of Municipalities, Departmental Council) Material investment aid (Regional Council, Departmental Council) Personalised support to organise the financial structure (segment from grants) 2-year CFE exemption - Exemption from municipal Development Tax

Brive-la-Gaillarde, Saint-Pantaléon-de-Larche - Nouvelle-Aquitaine

**INDUSTRIAL & LOGISTICS ACTIVITIES 11  
HECTARES OF READY-TO-USE SITES**



FORM



## CONTACTS

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## MARKETER

Local Public Company of Brive  
and its Conurbation



### LEAD TIMES

AVAILABILITY	11.3 hectares available immediately
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact studies, "protected species" exemption dossier, preventive archaeology



### PROPERTY

PROPERTY	Public Easement for EU-EP networks over 9.3 ha
DIVISION	On the plot map: yes Custom-made: between 0.5 and 5 ha



### SERVICES

WATER	Drinking water
ELECTRICITY	Power supply: 14,000 kVA
GAS	Gas inlet planned for each plot
SANITATION	Collective
DIGITAL	Yes



### ECOSYSTEM



TALENT	Job pool: 44,696 jobs, including 14.2% in industry  6,949 companies, including 14.8% in construction and 8.5% in industry
TRAINING / RESEARCH	2,000 students/apprentices in higher education from Bac to Bac+5 level. The flagship sectors are: - construction and public works - mechanical engineering/electronic - wood - agri-food - tertiary - Cafés, Hotels, Restaurants (CHR) - sustainable development  Centre of Excellence & Apprentice Training Centres in the fields of construction, CHR & tertiary.
POTENTIAL PARTNERS	Logistics: Viapost, Chronopost  Agri-food: Fipso
PUBLIC AID	Cash advance and subsidy available at the request of the Brive Conurbation

### INFRASTRUCTURE



International Motorways



Brive Dordogne Valley Airport (12 mins)



Brive Rail Station (10 mins)



Public transport

Saint-Viance - Nouvelle-Aquitaine

**INDUSTRIAL ACTIVITIES 5.8**  
**HECTARES OF READY-TO-USE SITES**



**FORM**



## CONTACTS

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## MARKETER

Local Public Company of Brive and its Conurbation

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies, preventive archaeology

## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	To be defined with the concession-holder as needed
GAS	To be defined with the concession-holder as needed
SANITATION	Collective
DIGITAL	Yes
DAY-CARE	Yes

## INFRASTRUCTURE

- International Motorways
- Brive Dordogne Valley Airport (12 mins)
- Rail Station (15 mins)
- Public transport

## PROPERTY

PROPERTY	Public Easement: yes
DIVISION	On the plot map: yes

## ECOSYSTEM



TALENT	Job pool: 44,696 jobs, including 14.2% in industry 6,949 companies, including 14.8% in construction and 8.5% in industry
TRAINING / RESEARCH	2,000 students/apprentices in higher education from Bac to Bac+5 level. The flagship sectors are: - construction and public works - mechanical engineering/electronic - wood - agri-food - tertiary - Cafés, Hotels, Restaurants (CHR) - sustainable development Centre of Excellence & Apprentice Training Centres in the fields of construction, CHR & tertiary.
POTENTIAL PARTNERS	Agri-food: Silab, Fruinov (subsidiary of Andros), Francep (Gelpass Group) Recycling: Uv Germi
PUBLIC AID	Cash advance and subsidy available at the request of the Brive Conurbation

Hastingsues, Oeyregave - Nouvelle-Aquitaine

## INDUSTRIAL AND LOGISTICS ACTIVITIES 9.4 HECTARES OF READY-TO-USE SITES



FORM



MARKETER

Community of Municipalities of Pays d'Orthe and Arrigans  
Economic and Development Department of the Departmental Council of Landes

### CONTACTS

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### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact studies, Water Act dossier, preventive archaeology

### PROPERTY

PROPERTY	Public No easements
DIVISION	On the plot map: yes Custom-made: from 4,000 hectares

### SERVICES

WATER	Drinking water, public fire defence (plan for water reserve)
ELECTRICITY	Needs reviewed with companies
GAS	High pressure
SANITATION	Collective
DIGITAL	High flow Connection to fibre optics network upon request

### ECOSYSTEM

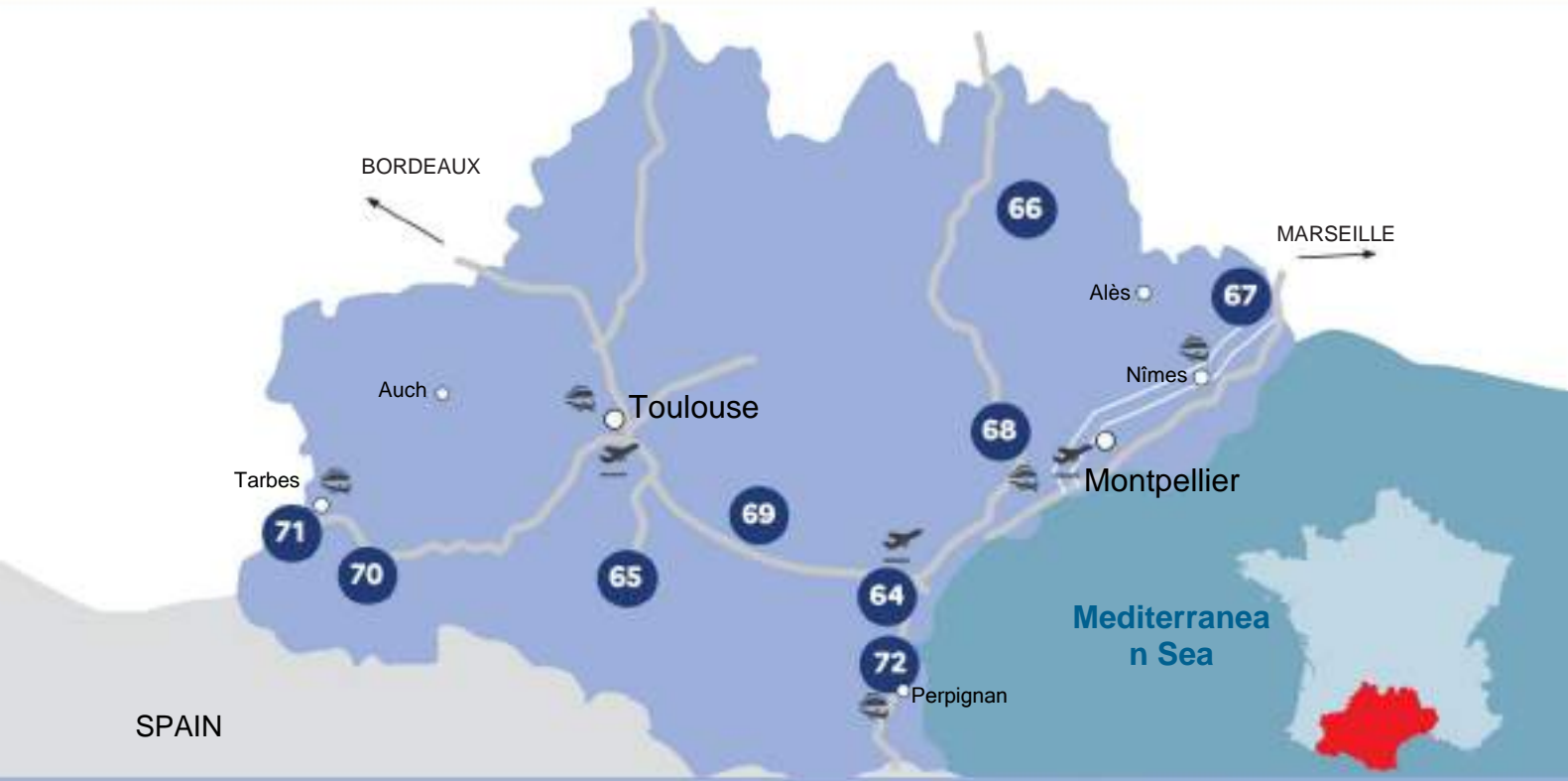


TALENT	At the junction of the employment basins of Bayonne (205,852 active workers) and Dax (105,678 assets)
TRAINING / RESEARCH	University of Pau and Pays de l'Adour  Engineering schools: CY Tech (EISTI), ESTIA (Bidart), École Nationale Supérieure en Génie des Technologies Industrielles (ENSGTI), École Supérieure de Design des Landes (ESDL), École Supérieure du Numérique des Landes (ESNL)  In'Tech computer engineering school Ecole Supérieure de Commerce de Pau Vocational Bachelor's Degrees: industrial production, industrial trades (industrial production management)  CAP 2020 industrial campus in Tarnos
POTENTIAL PARTNERS	Near the site: SEMSO Patatam, Seoss, Séretram, Bayer, Fertinagro, General Mills Landes, Chaiserie Landaise, Bartouilh, Sikig... Safran Helicopter Engines, Celsa and Mécadaq in Tarnos. Labeyrie Fine Foods, Ame du liège and Domolandes in Saint Geours de Maremne. Gascogne Flexible, Helidax, DRT, Henry Peyrichou Closures, Amcor Flexible, Soléal, Bonduelle
PUBLIC AID	Exemption from the municipal share of the Development Tax Exemption from participation in the financing of collective sanitation

### INFRASTRUCTURE

- International Motorways
- Pau International Airport (1 hour)  
Biarritz Airport (35 mins)  
San Sebastian Airport (1 hour)  
Tarbes Airport (1 hour)
- Dax High-Speed Rail Station (30 mins)  
Bayonne High-Speed Rail Station (30 mins)
- Port of Bayonne (40 mins)

# OCCITANIE



- 64 Méditerranée - Rivesaltes Company Centre
- 65 Occitanie Gabriélat - Pamiers Economic Zone - Petr Ariege
- 66 Occitanie - Jean-Antoine Chaptal Economic Zone
- 67 Occitanie Marcel Boiteux - Codolet and Chusclan Economic Zone - Gard Rhodanien Pont du Gard
- 68 Occitanie Michel Chevalier - Le Bosc Zone économique
- 69 Occitanie Nicolas Appert - Castelnaudary Zone économique - Castres
- 70 Peyrehitte - Lannemezan Zone économique - PETR Comminges and Nestes
- 71 Pyrénia - Triangle Pau/Tarbes/Lourdes - Lacq Pau Tarbes
- 72 Torremila - Perpignan



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# OCCITANIE



## KEY FIGURES

**GDP** (2018) €171.2bn (ranked 4<sup>th</sup> nationally)

Source: Eurostat

**More than 2,000** foreign companies operate in Occitanie

Source: Orbis

**74,565** companies created across the country in 2019

Source: INSEE

**1,430,944** private-sector employees

Source: ACOSS URSSAF



**138**

**INTERNATIONAL INVESTMENT PROJECTS IN 2019**

enabling the creation or maintenance of 4,473 jobs

Rivesaltes – Occitanie

**INDUSTRIAL ACTIVITIES - WAREHOUSES - OFFICES - MIXED USE  
BETWEEN 2 AND 10 HECTARES OF READY-TO-USE SITES**

## CONTACTS

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## MARKETER

Perpignan Méditerranée Metropolitan Area Urban  
Community in connection with the agency  
AD'OCC economie@perpignan-mediterranee.org

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months and less than 5 months for establishments open to the public
ENVIRONMENTAL PERMITS	Between 9 and 10 months,

## SERVICES

WATER	Drinking
ELECTRICITY	No options on RTE grid. Connection less than or greater than 250 KVa
GAS	No
SANITATION	Collective
TRANSPORT	Public
DAY-CARE	Yes

## INFRASTRUCTURE

- Roads and motorways.  
Proximity to the Perpignan Nord interchange (2 km)
  - International airport 5 minutes away
  - High-Speed Rail Station 10 minutes away
- Logistics platforms nearby**

## PROPERTY

PROPERTY	Public
DIVISION	Upon request

## ECOSYSTEM



TALENT	Perpignan employment zone: 13.4% unemployment rate. Active population: 148,793 people.
TRAINING / RESEARCH	2 competitiveness clusters DERBI (renewable energies) and Qu&LIMED (agri-food). 10,000 students, 1 university centre, 5 university schools, 3 apprentice training centres, 5 research centres, IAE, IDEM, etc. 2 reference engineering schools: IMERIR (Mediterranean Institute of Study and Research in Computer and Robotics), SUP'EnR (1st engineering school specialising in renewable energies in Europe)
POTENTIAL PARTNERS	More than 50 establishments on the site: Wallon France, Etair Méditerranée, Exrem'Vision, Ochando, Lea logistique, etc.
PUBLIC AID	Aid for commercial real estate

Le Bosc – Occitanie

**ARTISAN AND TERTIARY INDUSTRY ACTIVITIES BETWEEN 10 AND 50 OF HECTARES READY-TO-USE SITES**



## CONTACTS

**BUSINESS FRANCE**  
 ready-to-use-sites@businessfrance.fr  
 Regional Economic Agency  
 contact-oze@agence-adocc.com

## MARKETER

CC Lodévois Larzac in conjunction with the regional economic development agency AD'OCC  
 marie.cirelli@agence-adocc.com

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months. Less than 5 months (establishments open to the public)
ENVIRONMENTAL PERMITS	Between 9 and 10 months
STUDIES ALREADY COMPLETED	Impact study

## SERVICES

WATER	Drinking. Industrial
ELECTRICITY	Yellow rate, per plot
GAS	No
SANITATION	Collective
DIGITAL	Fibre
DAY-CARE	Yes

## INFRASTRUCTURE

- Roads and motorways.  
A750 x A75 motorway node / A9 connection
- Montpellier Airport (70 km)
- Montpellier High-Speed Rail Station 50 km away
- Lodève Bus Station, 4 km away

## PROPERTY

PROPERTY	Public
DIVISION	On request, from 1,500 m2 to 5 ha.



## ECOSYSTEM

TALENT	The Michel Chevalier Zone enjoys an employment basin of 80,000 inhabitants with a complete range of services for residents. The Clermont l'Hérault-Lodève employment zone has an active population of 21,322. The unemployment rate is 11.5%.
TRAINING / RESEARCH	MSAP (Services to the Public) centre on-site Three general and three vocational secondary schools. Proximity to Montpellier research hubs.
POTENTIAL PARTNERS	One company operates in the area, Ondu-pack, specialised in the creation of packaging solutions and employing around forty people.

Badaroux - Occitanie

## INDUSTRIAL ACTIVITIES/OFFICES/WAREHOUSES OVER 50 HECTARES OF READY-TO-USE SITES



### CONTACTS

**BUSINESS FRANCE**  
 ready-to-use-sites@businessfrance.fr  
 Occitanie Regional Economic Development Agency  
 - AD'OCC  
 contact-oze@agence-adocc.com

### MARKETER

Occitanie Regional Economic Development Agency - AD'OCC  
 Lozère CC in conjunction with AD'OCC  
 sebastien.ozioi@agence-adocc.com

### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Fauna/flora between 2010 and 2012

### SERVICES

WATER	Drinking. Industrial.
ELECTRICITY	Between 3 and 5 bars.
GAS	No grid available
SANITATION	Collective
DIGITAL	Fibre planned. Data Centre in planning stage

### INFRASTRUCTURE

A75 motorway 30 min. away  
 Located along the future Mende bypass road, created by converting the RN88 motorway to 2x2 lanes

### PROPERTY

PROPERTY	Public
DIVISION	Upon request, from 4,000 m2 14 lots of 3,600 m2 to 10,500 m2 Section 2 in reserve
PRICE	€15/m2

### ECOSYSTEM

TALENT	Employment basin: 31,424 jobs in Lozère, 12.7% of which in industry. Unemployment rate: 5.1%.
TRAINING / RESEARCH	Tertiary education - University Institute of the University of Perpignan in Mende - apprenticeship-based training centres. Regional School of Digital Technology.
POTENTIAL PARTNERS	Wood industry Waste treatment and recycling industry Recovery of plant resources
PUBLIC AID	Increase in the rate of public aid to SMEs and Large Enterprises. Fiscal and social security exemptions.

Pamiers - Occitanie

**INDUSTRIAL ACTIVITIES - WAREHOUSES - OFFICES  
OVER 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

**BUSINESS FRANCE**  
ready-to-use-sites@businessfrance.fr  
Regional Economic Agency  
contact-oze@agence-adocc.com

## MARKETER

CC Pamiers in conjunction with the regional agency  
AD'OCC

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months and less than 5 months for establishments open to the public
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact studies in progress

## SERVICES

WATER	Drinking. Industrial
ELECTRICITY	10 MW available
GAS	city resources, upon request
SANITATION	Collective
DIGITAL	Fibre. Data centre operational in September 2020
TRANSPORT	Public
CATERING	Collective

## INFRASTRUCTURE

- Direct access to the A66. At the intersection of the north/south and east/west motorway axes:  
A66 / E9 route (Paris/Toulouse/Pamiers/Barcelona) A61 (Toulouse/Narbonne) and A9 (Montpellier/Perpignan/Barcelona)  
A64 (Toulouse/Tarbes/Bayonne)
- Blagnac Airport 45 minutes away. Pamiers - Pujols Business Airfield 10 mins away
- Railway with terminal facility on site

## PROPERTY

PROPERTY	Public
DIVISION	On request, from 5,000 m2 to 23 ha.



## ECOSYSTEM

TALENT	Employment basin: 400 job seekers in production and 900 in logistics. Industrial basin where turnover is low, a real industrial culture. The Foix-Pamiers employment zone has an active population of 42,741. The unemployment rate is 9.8%.
TRAINING / RESEARCH	Intech digital campus (engineer training in IT)
POTENTIAL PARTNERS	1,137 companies / 9,500 jobs across all sectors. Two leading industrial players: Aubert and Duval: metallurgy, aeronautics with over 1,000 employees, Maestria paints: special paints, 360 employees. Two high-tech companies: MAP: innovative paints, 30 employees, MAPAERO: ecological aeronautical paint, 80 employees. New businesses / recent developments in Ariège (nearby): MKAD: titanium machining, €20m investment, TARAMM: titanium foundry, €8m investment, IMERYS Talc Luzenac: talc production, €5m investment, CONTINENTAL Automotive: new production line.
PUBLIC AID	Companies setting up business in regional assistance areas (AFR) benefit from a tax exemption for 5 years. Subsidised commercial real estate aid.

Castelnaudary - Occitanie

**ACTIVITIES: INDUSTRIES - ARTISAN PRODUCTION - LOGISTICS - MIXED USE MORE THAN 20 HECTARES OF READY-TO-USE SITES**



## CONTACTS

BUSINESS FRANCE  
ready-to-use-sites@businessfrance.fr  
Regional Economic Agency  
contact-oze@agence-adocc.com

## MARKETER

CC de Castelnaudary Lauragais Audois in association with the Regional Economic Agency AD'OCC  
severine.castagnet@agence-adocc.com

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact and authorisation Water Act

## SERVICES

WATER	Drinking. Industrial
ELECTRICITY	10 MW, direct connection to a source station
GAS	All lots have gas connections. Flow to be confirmed with GrDF
SANITATION	Collective
FIRE PROTECTION	Sized for 240 m3/hour
DIGITAL	Fibre
TRANSPORT	Charging stations for electric vehicles
LOGISTICS	Heavy goods vehicle service centre
CATERING	Two restaurants
HOUSING	Two hotels
DAY-CARE	Yes

## INFRASTRUCTURE

- Roads and motorways. Edge of A61 motorway on Toulouse-Narbonne axis. 35 min from Toulouse.
- International airport nearby.
- Railways. Installation of a terminal branch line with a poolable railway line 2 km away.

## PROPERTY

PROPERTY	Public
DIVISION	From 2,000 m2 to several hectares



## ECOSYSTEM

TALENT	Employment basin: 7,500 people. 11 companies located on the OZE, or nearly 500 jobs. Toulouse employment zone: unemployment rate of 9.4% and an active population of 656,896.
TRAINING / RESEARCH	Agricultural Secondary School and Multi-Speciality Secondary School in Castelnaudary. Créaude business incubator.
POTENTIAL PARTNERS	Strong agri-food and industrial tradition in general (leading industrial city of Aude). Main companies on the territory: Terreal (terracotta building materials), Arterris (France's 10th largest agricultural cooperative group), Plasticsud (manufacture of precision moulds for industry), SOCAMIL (Leclerc logistics centre).
PUBLIC AID	Tax and employer contribution exemptions to encourage investment and sustainable job creation. Exemption from corporate income tax, CFE and CVAE for a limited period (5 years maximum) and subsidised regional investment aid (AFR). Exemption from the municipal portion of the land development tax.

Codolet and Chusclan - Occitanie

**INDUSTRIAL ACTIVITIES - OFFICES - NUCLEAR - BIOTECHNOLOGIES  
BETWEEN 10 AND 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

BUSINESS FRANCE

ready-to-use-sites@businessfrance.fr

Regional Economic Agency

contact-oze@agence-adocc.com

## MARKETER

AD'OCC

CA du Gard Rhodanien in conjunction with the regional economic development agency AD'OCC  
marie.cirelli@agence-adocc.com

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months and less than 5 months for establishments open to the public
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Protected Species Exemption in 2012. Water Act 2010.

## SERVICES

WATER	Drinking. Industrial
ELECTRICITY	2,268kva for the entirety of the operation. Direct connection to the RTE grid
GAS	Flow available. Direct connection
SANITATION	Collective
DIGITAL	Fibre. Data centre in Nîmes (60 km)
TRANSPORT	Public

## INFRASTRUCTURE

- Roads and motorways. Less than 10 minutes from the A9 and A7 motorway interchanges
- Avignon Airport (40 km)
- Nîmes Airport (70 km)
- Montpellier Airport (100 km)
- Nîmes Rail Station 60 km away

## PROPERTY

PROPERTY	Public
DIVISION	Possible from 2,600m2 to 14,600 m2



## ECOSYSTEM

TALENT	The active population in the Bagnols sur Cèze employment zone amounts to 25,622. The unemployment rate is 10.9%.
TRAINING / RESEARCH	In the immediate vicinity of the CEA, the first scientific centre of the Gard (600 research engineers, 270 patents), the OZE enjoys leading expertise, particularly in the nuclear sector. Activities already present: CEA, Cisbio, ICSM, Occupational Medicine Office with nuclear approval.
POTENTIAL PARTNERS	Marcoule CEA. Gard Rhodanien is certified as an Ecological Transition Contract signatory.
PUBLIC AID	AFR: optimised mobilisation of investment aid. Exemption from municipal portion of development tax. Exemption from property tax on built-up properties: 2 years from 1 January of the year following completion of works.

Lannemezan - Occitanie

## INDUSTRIAL ACTIVITIES BETWEEN 10 AND 50 HECTARES OF READY-TO-USE SITES



### CONTACTS

#### BUSINESS FRANCE

ready-to-use-sites@businessfrance.fr

Regional Economic Agency

martine.danglade@agence-adocc.com

### MARKETER

Municipality of Lannemezan in conjunction with the regional economic development agency AD'OCC

l.brusaud.ccpl@gmail.com



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 5 months (establishments open to the public)
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Several under the Water Act



### SERVICES

WATER	Drinking. Industrial
ELECTRICITY	High and low voltages on site. Direct connection to the RTE grid upon request
GAS	On site, a 50-bar gas delivery station. Gas and electricity distribution company in Lannemezan which can deliver up to 150m <sup>3</sup> /h as needed
SANITATION	Autonomous or separate
DIGITAL	100 MB pro fibre optic on site
TRANSPORT	Public
DAY-CARE	Yes

### INFRASTRUCTURE



Roads and motorways. Motorway Exit 16 on the A64



Tarbes Airport 30 min. away, Pau 1h away and Toulouse-Blagnac 90 mins away



Railways. Rail Station in Lannemezan

Proximity to logistics platforms



### PROPERTY

PROPERTY	Public
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### ECOSYSTEM



TALENT	Workforce of 86,463 in the Tarbes Lourdes employment zone. The unemployment rate is 9%.
TRAINING / RESEARCH	Competitiveness clusters and industrial technical training institutes in Tarbes, a hub for aerial-industrial and helicopter works in the making in Lannemezan; exploration underway to set up a regional training centre for certain industrial trades in Lannemezan.
POTENTIAL PARTNERS	The site has: transport companies; aeronautics subcontractors; sites operated by partner company Mécamont, attractive for its metallurgy and wiring skills in particular; electronics companies, etc.



Azereix, Juillan and Ossun - Occitanie

**INDUSTRIAL ACTIVITIES - OFFICES - AERONAUTICAL AND ENERGY TRANSITION  
ACTIVITIES OVER 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

**BUSINESS FRANCE**

ready-to-use-sites@businessfrance.fr

Regional Economic Agency

martine.danglade@agence-adocc.com



## MARKETER

Joint Association Pyrénia in conjunction with the Tarbes Lourdes Pyrénées conurbation and the regional agency AD'OCC  
p.lehouelleur@pyrenia.fr



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Environmental studies already carried out



## SERVICES

WATER	Drinking. Industrial
ELECTRICITY	Direct connection to the RTE grid on request
GAS	Direct connection to the GRT Gaz grid on request
SANITATION	Autonomous or separate
DIGITAL	Fibre. Data centre in Axiome (3 km)
TRANSPORT	Mass transit and low-impact mobility
CATERING	An inter-company cafeteria
DAY-CARE	Company

## INFRASTRUCTURE



Roads and motorways.  
2 minutes from A64 motorway interchange



International airport nearby



10-minute High-Speed Rail Stations in Tarbes and Lourdes

Logistics platforms nearby



## PROPERTY

PROPERTY	Public
DIVISION	On request, from 2,000 m2 to 100 ha.



## ECOSYSTEM

TALENT	Employment basin: 430,000 inhabitants. The site has 3,400 jobs. The Tarbes Lourdes Employment Zone has an active population of 86,463 people. The unemployment rate is 9%.
TRAINING / RESEARCH	Tarbes-Pyrénées University Centre. ENIT (Tarbes National School of Engineers) and IUT (Paul Sabatier University). 14 technology platforms. DITECH Industry Apprentice Training Centre (aeronautical specialities including maintenance and surface treatment).
POTENTIAL PARTNERS	Cutting-edge companies and a tradition of industrial aeronautical activity. Companies present include: DAHER Group and TARMAC AEROSAVE, world no. 1 in aircraft recycling. 46 aeronautical companies including 37 exporting companies): Groupe SITEL (Call centre), ISIA, Oshino Lamps France (Japan), Groupe AAA (France), Concept Métal, Groupe Ségnéré (subcontractor of Airbus), Industron, ProConcept, Nestadour, Groupe Castle Métaux (USA), Groupe SPI (Société de peinture industrielle)

Perpignan - Occitanie

**INDUSTRIAL ACTIVITIES - WAREHOUSES - MIXED USE - OFFICES BETWEEN 2 AND 10 HECTARES OF READY-TO-USE SITES**

## CONTACTS

BUSINESS FRANCE

ready-to-use-sites@businessfrance.fr

Regional Economic Agency

lionel.gambus@agence-adocc.com



## MARKETER

Perpignan Méditerranée Metropolitan Area Urban Community in connection with the AD'OCC agency  
 economie@perpignan-mediterranee.org



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months or less than 5 months for establishments open to the public
ENVIRONMENTAL PERMITS	Between 9 and 10 months,



## PROPERTY

PROPERTY	Public
DIVISION	No



## SERVICES

WATER	Drinking
ELECTRICITY	No connection to RTE grid. Connection less than or greater than 250 KVA in the zone, on request
GAS	Available in the zone (6 bar air pressure)
SANITATION	Collective
DIGITAL	Fibre planned
TRANSPORT	Public
DAY-CARE	Yes



## ECOSYSTEM



TALENT	Perpignan employment zone: 13.4% unemployment rate. Active population: 148,793 people.
TRAINING / RESEARCH	Aerofutur is a vocational training centre, composed of a team of line pilots and professional instructors. AEROPYRENEES offers some twenty training courses. 2 competitiveness clusters DERBI (renewable energies) and Qu&LIMED (agri-food). 2 company clusters: Nautipôle (nautical industry) and Action Media (audiovisual production, multimedia, communication). 10,000 students, 1 university centre, 5 university schools, 3 apprentice training centres, 5 research centres, IAE, IDEM, etc. 2 reference engineering schools: IMERIR (Mediterranean Institute for Computer and Robotics Studies and Research), SUP'EnR (1st engineering school specialised in renewable energies in Europe).
POTENTIAL PARTNERS	Industrial sector: GUASCH, CATALANE D'ABATTAGE, CEMOI, REPUBLIC TECHNOLOGIES INTERNATIONAL. Renewable energies sector: FONROCHE BIOGAZ. Aeronautics sector: SABENA TECHNICS, AE- ROSMITH 66, AERO SERVICE ROUSSILLON, HELITORAL
AID	Aid for commercial real estate.

## INFRASTRUCTURE



Roads and motorways. North motorway interchange 5 min away



Airport 1 min away



Railway Station 7 minutes away

# PAYS DE LA LOIRE



-  Espace Vie Atlantique - Aizenay - Laroche sur Yon 
-  Les Marches de Bretagne - Montaigu Business Park - Terres de Montaigu
-  Les Sables d'Olonne Sud Business Park - Sables d'Olonne 
-  Le Carnet Port Industrial Zone - Frossay et Saint Viaud



# PAYS DE LA LOIRE



## KEY FIGURES

**GDP** (2018) €119bn (ranked 8<sup>th</sup> nationally)

Source: Eurostat

**More than 950** foreign companies operate in Pays de la Loire

Source: Orbis

**33,058** companies created across the country in 2019

Source: INSEE

**1,083,710** private-sector employees

Source: ACOSS URSSAF



**62**  
**INTERNATIONAL INVESTMENT PROJECTS IN 2019**

enabling the creation or maintenance of 2,104 jobs

Aizenay - Pays de la Loire

**INDUSTRIAL ACTIVITIES- WAREHOUSES - OFFICES - MIXED  
USE BETWEEN 2 AND 10 HECTARES OF READY-TO-USE SITES**



## CONTACTS

BUSINESS FRANCE  
ready-to-use-sites@businessfrance.fr  
Regional Economic Agency  
international@solutions-eco.fr

**MARKETER**  
COMMUNITY OF  
MUNICIPALITIES OF VIE AND  
BOULOGNE



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months. 5 months for buildings open to the public
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Water Act dossier, preventive archaeological studies, impact study



## PROPERTY

PROPERTY	Public
DIVISION	On request, between 10,000 and 34,000 ha



## SERVICES

WATER	Drinking. Industrial
ELECTRICITY	36 kVA three-phase
GAS	Yes
DIGITAL	Fibre
SANITATION	Collective



## ECOSYSTEM

TRAINING / RESEARCH	Proxinov in La Roche sur Yon
POTENTIAL PARTNERS	Logistics transport companies, building companies (insulation), nautical industry
PUBLIC AID	Our territory benefits from the "State/Michelin" Agreement, which enables industrial companies to benefit from the following subsidies: <ul style="list-style-type: none"> <li>o Subsidy: €4,000/permanent contract created</li> <li>o or participatory loan of €8,000/permanent contract created</li> <li>o Conditions: Companies with less than 250 employees, commit to create 5 permanent contracts over 3 years</li> <li>o Target: Industry, service to industry, tertiary</li> </ul>



## INFRASTRUCTURE



Bordering a 2x2 lane interchange  
Motorway 17 km away

St Hilaire de Loulay - Pays de la Loire

**INDUSTRIAL ACTIVITIES - WAREHOUSES  
OVER 50 HECTARES OF READY-TO-USE  
SITES**



## CONTACTS

BUSINESS FRANCE  
ready-to-use-sites@businessfrance.fr  
Regional Economic Agency  
international@solutions-eco.fr

**MARKETER**  
TERRES DE MONTAIGU



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Impact



## PROPERTY

PROPERTY	Public
DIVISION	Possible from 2 to 10 ha



## SERVICES

WATER	Drinking
ELECTRICITY	All levels of power are available, the zone has benefited from electrical reinforcement
GAS	All levels of power are available, the zone can be connected to the GRT Gaz grid
DIGITAL	Fibre
SANITATION	Collective
HOUSING	Programme under construction

## INFRASTRUCTURE

Park located between 2 motorway exits: exit 3 (Aigrefeuille) / 18.75 km and exit 4 (Boufféré) / 10.5 km

Proximity to Nantes Atlantique Airport (30 min)

30 mins from High-Speed Rail Stations in Nantes, Cholet, La Roche-sur-Yon

Port of Nantes Saint-Nazaire 40 min away by road

Proximity to logistics platforms



## ECOSYSTEM

TALENT	A dynamic network of employment partners on-site (State, social partners, pôle emploi, local missions, consular chambers and training organisations, etc.).
TRAINING / RESEARCH	Terres de Montaigu has 2,600 companies and employs 20,000 people. Industry is the number 1 employer. The territory's specific know-how is grouped around the following sectors: agri-food: 40% of industrial employment (Sodebo, Havea, etc.), manufacture of furniture and woodworking (Arthur Bonnet, MC France, etc.), machinery and equipment manufacture (VMI, Defontaine, etc.), warehousing and transport services (DB Schenker, etc.), wholesale trade (Herige, ORCAB, etc.). 3rd-largest student city in Vendée: 10,400 secondary students and 575 university-level students. Higher Institute of Transport and Logistics. Higher Institute of Animal Health. Management and Audiovisual School. The Solfia2A innovation platform for land development and planning professions.
PUBLIC AID	Reduced development tax: municipal rate 3% (50% reduction on industrial and artisan buildings) + departmental rate 1.5%. No co-rental charges. No transport contribution. No tax on signage.

# LES SABLES D'OLONNE SUD BUSINESS PARK

Sables d'Olonne - Pays de la Loire

**INDUSTRIAL ACTIVITIES - WAREHOUSES - MIXED USE BETWEEN 10 AND 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

**BUSINESS FRANCE**  
 ready-to-use-sites@businessfrance.fr  
 Regional Economic Agency  
 international@solutions-eco.fr

## MARKETER

Les Sables d'Olonne Développement

## LEAD TIMES

AVAILABILITY	Immediate for half the site, the other will be from 2021
BUILDING PERMIT	Less than 3 months or less than 5 months for sites open to the public
ENVIRONMENTAL PERMITS	Between 9 and 10 months,

## PROPERTY

PROPERTY	Public
DIVISION	Possible from 1 to 7 ha

## ECOSYSTEM








TALENT	Employment basin: 3,827 job seekers
TRAINING/RESEARCH	Diversified higher education offer (from technical qualifications in bac+2 to engineering diplomas in bac+5) in line with the economic sectors present in the area (tourism, personal services, commerce, management, water sports, IT, digital etc.). Proximity to the two major university centres (La Roche-sur-Yon, Nantes). ESAIP Engineering School, Institute of Higher Studies, Higher Institute of Tourism, MFR Atlantic, etc. BTS in computer science, tourism, real estate, sales techniques in the nautical sector; Bachelor's Degrees in tourism, digital technology and commercial development; Master's in digital technology and business and management.
POTENTIAL PARTNERS	13 business zones and more than 6,000 establishments forming a diversified network of VSEs and SMEs, with a dynamic artisan sector (nearly 20% of companies). National leaders such as AMP Visual TV, Océa, Tesson, Innlog - Tesfri, Infocob. In 2020, the Numerimer Centre will be home to two INTECH and ESAIP schools.
PUBLIC AID	A mechanism supports projects carried out by companies from all sectors of the economy (except agriculture, fishing and retail trade). Amount capped at €200,000 over 3 fiscal years, per company or per company consortium. A second mechanism concerns companies and projects related to innovative sectors.

## SERVICES

WATER	Drinking. Industrial
ELECTRICITY	High voltage
GAS	Contact the selected supplier
DIGITAL	Fibre. A data centre in Les Sables d'Olonne
SANITATION	Collective
TRANSPORT	Public
DAY-CARE	Yes

## INFRASTRUCTURE

-  Roads and motorways
-  Proximity to international airport
-  High-speed rail lines
-  Proximity to a port area
-  Proximity to logistics platforms

Frossay and Saint Viaud - Pays de la Loire

**INDUSTRIAL ACTIVITIES/OFFICES/WAREHOUSES OVER 50 HECTARES OF READY-TO-USE SITES**

## CONTACTS

**BUSINESS FRANCE**  
 ready-to-use-sites@businessfrance.fr  
 Regional Economic Agency  
 international@solutions-eco.fr



## MARKETER

Large Maritime Port of Nantes Saint-Nazaire

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,

## PROPERTY

PROPERTY	Public
DIVISION	Upon request

## SERVICES





WATER	Drinking. Industrial
ELECTRICITY	Connection to RTE MV grid
GAS	Yes
DIGITAL	Fibre. Data centres in the Nantes conurbation
SANITATION	Collective, autonomous or separate
TRANSPORT	Public (ALEOP coach network)
DAY-CARE	Private

## ECOSYSTEM



TALENT	Labour availability: as at 30 September 2019, the demand for employment immediately available is 163,538 people in Pays de Loire. The region ranks 2nd among French regions in terms of industrial employment as a percentage of total employment: 16.2%, more than 4 points higher than the average in mainland France.
TRAINING/RESEARCH	The region has 10 competitiveness clusters and one technological research institute (IRT). The Jules Verne IRT is a Pooled Research Institute serving the industry of the future. The ID4CAR competitiveness cluster has 300 members. The EMC2 cluster, dedicated to innovation in advanced manufacturing technologies, provides services to its 360 industrial and academic members. 4 techno-campuses (and 4 under creation) dedicated to advanced manufacturing technologies.
PUBLIC AID	Exemptions from business tax (subject to conditions). Creation of a Special Economic Zone (ZESP) mainly geared towards the energy transition and eco-technologies.

## INFRASTRUCTURE


-  Roads and motorways
-  Nantes Atlantique and Saint-Nazaire - Montoir de Bretagne Airports less than 30 minutes away
-  Nantes High-Speed Rail Station 40 minutes away
-  Port of Nantes St-Nazaire 30 minutes away by road
- Proximity to logistics platforms



# SUD REGION



**77** GPMM-PIICTO-Site A - Asco Fields Sud Land Reserve – Marseille  
Aix-Marseille-Provence 

**78** Arkema platform - Saint Auban  
- Pays de Grasse - Sophia Antipolis - Cannes 



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# SUD REGION



## KEY FIGURES

**GDP** (2018) €162.9bn (ranked 5<sup>th</sup> nationally)  
Source: Eurostat

**More than 2,200** foreign companies operate in the Sud Region  
Source: Orbis

**80,658** companies created across the country in 2019  
Source: INSEE

**1,379,204** private-sector employees  
Source: ACOSS URSSAF



**97**  
**INTERNATIONAL INVESTMENT PROJECTS IN 2019**

enabling the creation or maintenance of 2,084 jobs

Marseille-Fos - SUD REGION

**INDUSTRIAL ACTIVITIES**  
**MORE THAN 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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Regional Economic Agency  
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**MARKETER**  
IDEC Group

## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 3 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,
STUDIES ALREADY COMPLETED	Biodiversity study in progress

## PROPERTY

PROPERTY	Private
DIVISION	To be discussed

## SERVICES

WATER	Drinking and industrial
ELECTRICITY	Offer of existing network adaptable - two 225KV source substations nearby
GAS	Offer of existing network adaptable Direct connection upon request - capacity to accommodate additional consumption of more than 2GW
SANITATION	Autonomous
DIGITAL	Fibre. Data centre under review
CATERING	Collective, in project stage
DAY-CARE	In project stage
TRANSPORT	Public

## ECOSYSTEM

TALENT	The Sud Region has 1.9 million jobs, including 800,000 in the Aix-Marseille-Provence metropolitan area, 345,000 around Etang de Berre (pond) and 96,000 in the Port-Industrial zone.
TRAINING/RESEARCH	Aix-Marseille University (90,000 students on its 5 campuses) offers training in science and technology, law, management, economics and health. The Aix-Marseille University Institute of Technology brings out 3,000 graduates each year. Aix-Marseille Institute of Company Administration Engineering schools (Arts & Métiers ParisTech, Ecole centrale, Ecole des mines, Polytech), architecture schools and business schools such as Kedge Business School. Multiple apprentice training centres. Many vocational secondary schools offer professional Baccalaureates and higher technician qualification (BTS) courses, which brings up a high-quality workforce.
PUBLIC AID	Temporary exemption from income tax. Temporary exemption from local taxes. Aid from local authorities for commercial property in the ZAFR zone. Aid from the Sud Region: Exemption from the property tax on built-up property (TFBP) levied by the Departmental Council. The Région Sud Investissement co-investment fund.

## INFRASTRUCTURE

- Roads and motorways
- Airport and international airport nearby
- Rail
- Logistics platforms nearby

CHATEAU-ARNOUX-SAINT-AUBAN - SUD REGION

**INDUSTRIAL ACTIVITIES - WAREHOUSES - OFFICES - MIXED USE BETWEEN 10 AND 50 HECTARES OF READY-TO-USE SITES**



## CONTACTS

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 ready-to-use-sites@businessfrance.fr  
 Regional Economic Agency  
 jfroyer@risingsud.fr

## MARKETER

Arkema France Saint Auban site 04 Julien Martellini, Director of ADE04



### LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMIT	Less than 5 months
ENVIRONMENTAL PERMITS	Between 9 and 10 months,



### PROPERTY

PROPERTY	Private
DIVISION	Upon request



### SERVICES

WATER	Drinking and industrial
ELECTRICITY	RTE connection upon request
GAS	Connection to GRT Gaz network upon request
SANITATION	Collective
DIGITAL	Fibre
CATERING	Collective
TRANSPORT	Public



### ECOSYSTEM

TALENT	Dynamic employment basin with skilled labour available, talents seeking exceptional quality of life.
TRAINING / RESEARCH	Multiple training centres including the Éco-Campus Provence, specialised in low-carbon energies and sustainable development. Numerous secondary schools and a University Technology Institute (IUT), which brings out a high-quality workforce in multiple fields. Close to Aix Marseille University, attended by 150,000 students.
POTENTIAL PARTNERS	Local subcontractors used on the platform by Arkema and Kemone in the fields of maintenance, cleaning, waste treatment, etc.
PUBLIC AID	Regional aid depending on eligibility for Regional Interest Operations, Sud Region Attractiveness scheme. Exemption from income tax.

### INFRASTRUCTURE



Roads and motorways (5 mins away)



International airport (1 hr away)



High speed rail (1 hr away)

Rail freight equipment on site



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