

INVEST IN FRANCE

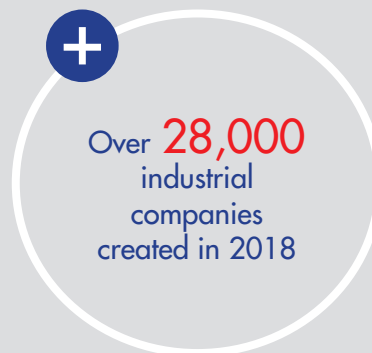
# READY TO USE INDUSTRIAL SITES



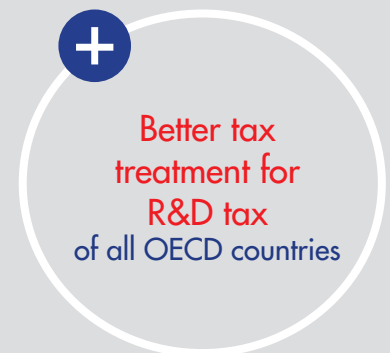
# FRANCE, AN ATTRACTIVE DESTINATION FOR MANUFACTURERS



For 15 years, France has been the leading European country in regard to receiving industrial Investments in industry.



The business environment is conducive to entrepreneurship and the industrial sector in particular.



The French ecosystem is recognised as encouraging innovation. The manufacturing industry generated €23.5bn of R&D expenditure in 2017.



**BUSINESS FRANCE**  
**SUPPORTS YOU**

Two out of three 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.

Following a call for projects launched by the Delegation to Industry Territories, the territories have identified industrial sites «Ready to use» to respond in a way effective for international investors needs, within competitive deadlines



## ACCELERATE AND STRENGTHEN INDUSTRIAL PRESENCE

French government's objective is to accelerate compulsory preliminary procedures to an industrial creation. 5 priorities have been identified and will be addressed in 2020, for instance how to better anticipate the aforementioned procedures and the provision of turnkey industrial sites.

## ANTICIPATE PROCEDURES

Some procedures, such as environmental impact studies - also known as "4 seasons" - or preventive archaeology studies, require substantial time to be processed. The earlier the studies and constraints will be anticipated, the faster the manufacturer will be able to set up his new pre-fitted site.

## IN PRACTICE

### WHAT IS A READY TO USE INDUSTRIAL SITE ?

It is a site that can accommodate industrial activities for which administrative urban planning or environmental procedures have been anticipated by the public authorities in order to offer immediate or very short-term availability. immédiate ou à très court terme.

### WHAT ARE THE BENEFITS ?

Investors have a list of industrial sites meeting their needs in terms of lead times, services and infrastructure.

## GOOD PRACTICES

Beyond this first inventory of the turnkey industrial sites, the objective is to better know the good practices of the local economic actors to welcome foreign direct investments (FDI).

**Additional ready to use industrial sites will progressively be identified in 2020.**

## DEVELOP TERRITORIES

The "ready to use industrial sites" approach is part of the spirit of the Industrial Territories program to attract businesses to labelled territories "Industry territory" because of their ecosystem particularly suitable for industrial activities: talents, possible partnerships with other companies industrial and research and excellence centers.

### WHERE CAN I FIND A COMPLETE LIST ?

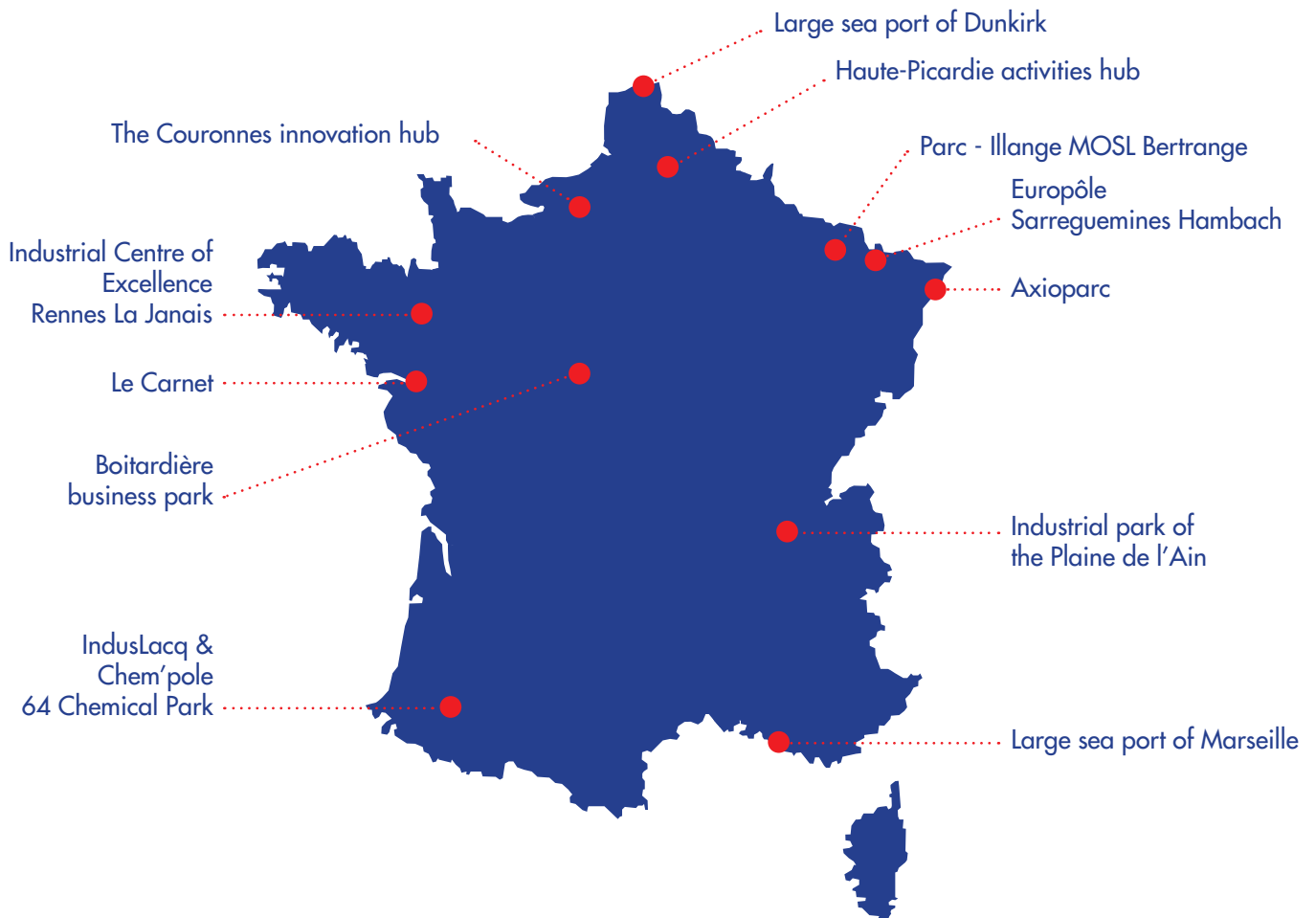
This brochure contains information on 12 large sites. Other turnkey industrial sites will be presented in 2020.

### WHO TO CONTACT FOR MORE INFORMATION AND TO ARRANGE A VISIT ?

You can contact the Business France teams or their regional partner. [www.ready-to-use-sites@businessfrance.fr](mailto:www.ready-to-use-sites@businessfrance.fr)

# READY-TO-USE INDUSTRIAL SITES

**READY TO USE INDUSTRIAL SITES LARGER  
THAN 50 HECTARES ON 20 JANUARY 2020**



Drusenheim - Grand Est Region

**INDUSTRIAL ACTIVITIES, WAREHOUSES AND OFFICES**  
**MORE THAN 70 HECTARES READY TO USE**



## CONTACTS

BUSINESS FRANCE  
 ready-to-use-sites@businessfrance.fr  
 REGION GRAND EST  
 adeline.puriere-punzi@grandest.fr

## MARKETER

ALPHA AMENAGEMENT et NEXITY  
 Co-developers within AXIOPARC



## LEAD TIMES

AVAILABILITY	Building permits initiated with effect from March 2020 Land sales from October 2020 onward
BUILDING PERMITS	Less than 3 months
ENVIRONMENTAL AUTHORISATIONS	Between 9 and 10 months
STUDIES ALREADY CARRIED OUT	Impact study, public notification file



## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	the ZAC can handle global needs up to 14 Mega
SANITATION	Collective, treatment plant
DIGITAL	Fiber optic
CATERING	Yes

## INFRASTRUCTURE

-  International Motorways (close proximity to Germany)
-  Strasbourg airport (47 km)  
Frankfurt Airport (185 km)
-  TGV station
-  Zone portuaire
-  Public transport



## PROPERTY

PROPERTY	Private Without 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 Euro-métropole (560 inhabitants per sq km) and the Karlsruhe Technology Region (291,000 inhabitants)  Rich metropolitan environment and offering subcontracting, suppliers, and services Skilled labour, a large part of which has the advantage of being bilingual in French and German
EDUCATION / RESEARCH	5 universities incorporated into the European campus Eurcor  4 competitiveness clusters BioValley France, Véhicule du Futur, Fibres-Energivies, Hydreos  Industry Territory "Alsace Bossue – Saverne – Sarrebourg – Nord Alsace"
POTENTIAL PARTNERS	DOW, CADDIE, CORTEVA, SOGECA, ALCYON, FUCHS INDUSTRIE, HOFFMANN GROUP

# BOITARDIÈRE BUSINESS PARK

Amboise - Centre-Val de Loire Region

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



## CONTACTS

BUSINESS FRANCE  
ready-to-use-sites@businessfrance.fr  
DEV'UP  
laurent.lethorey@devup-centrevaldeloire.fr

## MARKETER

Community of municipalities of the  
Val d'Amboise



## LEAD TIMES

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



## PROPERTY

PROPERTY	Public Without easements
DIVISION	On the plot map: yes Custom-made



## SERVICES

WATER	Drinking water
ELECTRICITY	36 KWA
GAS	GRTGaz
SANITATION	Collective, treatment plant
DIGITAL	Fiber optic planned, Data Center
CATERING	Yes
CRECHES	Yes
SPORTS ROOM	Yes
COWORKING	Planned
CONCIERGERIE	Yes



## ECOSYSTEM



TALENT	Job pool of 400,000 assets
EDUCATION / RESEARCH	Training courses dedicated to industry from CAP level to Bac +8. Tours University Campus (nearly 30,000 students) Engineering Schools, ES-CEM Business Schools, Preparatory Classes, Grandes Ecoles, IUT, BTS, Professional Lycées and Apprentice Training Centres Competitiveness clusters S2E2, Elasto-pole, Cosmetic Valley, Dream Cluster: PharmaValley French Tech Loire Valley Label Label Territoire d'Industrie Grand Est Touraine Laboratory of Excellence MABImprove (biotechnologies) CEA Centre (electronics, energy)
POTENTIAL PARTNERS	SKF, STMicroelectronics, SANOFI, SAFRAN, MECACHROME, LONZA, AUTOMOTIVE, FAREVA, AXA

## INFRASTRUCTURE



Internationales  
Motorways



Saint-Pierre-des-Corps  
TGV station (Tours)



Tours Airport



Public transport

# COURONNES INNOVATION HUB (PIC)

Petit-Couronne - Normandy Region

**INDUSTRIAL ACTIVITIES/OFFICES/WAREHOUSES**  
**MORE THAN 50 HECTARES READY TO USE**



## CONTACTS

BUSINESS FRANCE  
ready-to-use-sites@businessfrance.fr  
AD NORMANDIE  
guillaume.tirard@adnormandie.fr

**MARKETER**  
VALGO SA



## LEAD TIMES

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



## SERVICES

WATER	Drinking water and industrial water
SANITATION	Collective
DIGITAL	25 km from the new Orange Data Centre «Normandie 2»
GAS	Industrial type connection
CATERING	Collective

## INFRASTRUCTURE



A13 motorway nearby



Two hours drive from CDG airport



Public transport

Road, rail and port terminal from Rouen to Petit Couronne



## PROPERTY

PROPERTY	Private
DIVISION	From 2 to 15 ha
BUILDINGS	An R&D centre and an ultramodern logistics building of 200,000 sq m



## ECOSYSTEM



TALENT	Employment area of 500,000 assets in a cross-border industrial environment (Alsace, Lorraine Saarland)
EDUCATION / RESEARCH	Numerous engineering schools. R&D Centres (materials, mobility, health, data and safety). 4 competitiveness clusters have their head offices there: TES(cyber security), Hippolia (equine), Mov'eo (Automobile) and Nov@log (logistics)
POTENTIAL PARTNERS	Safran Nacelles, Ferrero France, Bouygues, etc.
AID	Exemption from corporate property tax (subject to conditions)

Sarreguemines Hambach - Grand Est Region

**INDUSTRIAL ACTIVITIES AND WAREHOUSES 100 HECTARES READY TO USE**



## CONTACTS

BUSINESS FRANCE  
 ready-to-use-sites@businessfrance.fr  
 REGION GRAND EST  
 adeline.puriere-punzi@grandest.fr

## MARKETER

Community of Municipalities of Sarreguemines Confluences



## LEAD TIMES

AVAILABILITY	Immediate (18 months for an extension of 50 ha)
BUILDING PERMITS	Less than 3 months
ENVIRONMENTAL AUTHORISATIONS	Between 9 and 10 months
STUDIES ALREADY CARRIED OUT	Archaeology



## PROPERTY

PROPERTY	Public Without easements
DIVISION	On the plot map: yes Custom-made: yes, from 2 hectares



## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	Medium voltage power supply (20kV) and low voltage (240 or 380 V)
GAS	GRDF natural gas network
SANITATION	Collective, independent or separate; water treatment plant
DIGITAL	Fiber optic
CATERING	Yes
CRECHES	Yes



## ECOSYSTEM



TALENT	Employment area of 500, 000 assets in a cross-border industrial environment (Alsace, Lorraine Saarland)
EDUCATION / RESEARCH	University Centre  Technical and professional 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 SYSTEM CHASSIS
PUBLIC AID	Tax and social security exemptions and subsidies as a result of the location of the site in a Regional Assisted Area (ZAFR)

## INFRASTRUCTURE



International Motorways (proximity to Luxembourg and Germany)



Metz-Nancy-Lorraine Regional Airport (75km)  
 Frankfurt International Airport (200km)  
 Sarreguemines aerodrome (business aviation)



Forbach TGV station and Sarrebruck



Sarre canalised (access to the Marne and the Rhine)



Public transport



# LARGE SEA PORT OF MARSEILLE - PIICTO

Provence-Alpes-Côte d'Azur Region

**INDUSTRIAL ACTIVITIES**

**MORE THAN 50 HECTARES READY TO USE**



## CONTACTS

BUSINESS FRANCE  
ready-to-use-sites@businessfrance.fr  
RISING SUD  
jfroyer@risingsud.fr

## MARKETER

IDEC Group



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMITS	Less than 3 months
ENVIRONMENTAL AUTHORISATIONS	Between 9 and 10 months
ÉTUDES ENVIRONNEMENTALES	In progress



## PROPERTY

PROPERTY	Private
DIVISION	To be discussed based on the project's needs



## SERVICES

WATER	Drinking water and industrial water
ELECTRICITY	Two 225kV source stations close by
GAS	Offer of the existing adaptable network
DIGITAL	Fiber optic



## ECOSYSTEM



TALENT	Aix-Marseille-University has 90, 000 students. Many lycées professional offer BTS
EDUCATION / RESEARCH	High-tech clusters offer their services in terms of innovation, growth and internationalisation. High-level research organisations are present (CNRS, CEA, IFREMER, CEREMA).
POTENTIAL PARTNERS	A wide range of companies members of the competitiveness clusters or hubs.

## INFRASTRUCTURE



Close to major European motorways:  
A7 (North), A55 (Coastal) and A50 (East)



20 minutes from the Marseille international airport



Provence Desserte TGV Marseille Saint-Charles



Station Port railway network

# LARGE SEA PORT OF DUNKIRK ZONE GRANDE INDUSTRIE (ZGI)

Choose  
France™

Bourbourg, St-Georges-sur-l'Aa (Dunkirk) - Hauts-de-France Region

**INDUSTRIAL AND LOGISTICS ACTIVITIES**

**MORE THAN 80 HECTARES READY TO USE**



## CONTACTS

BUSINESS FRANCE  
ready-to-use-sites@businessfrance.fr  
NORD FRANCE INVEST  
y.pitollet@nfinvest.fr

## MARKETER

Large Sea Port



## LEAD TIMES

AVAILABILITY	Immediate availability upon the creation of the building lease (up to 99 years)
BUILDING PERMITS	Less than 3 months
ENVIRONMENTAL AUTHORISATIONS	Between 9 and 10 months
STUDIES ALREADY CARRIED OUT	Wildlife, Flora, Archaeology, Noise nuisance, Road traffic, Geotechnical tests



## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	New programmed source station: 80 MW of installed power dedicated to the ZGI zone
GAS	High-capacity flow rate. Up to 70 bar pressure at the edge of the site
SANITATION	Collective
DIGITAL	Fiber optic, Data Center
CATERING	Yes

## INFRASTRUCTURE

- International motorways (immediate proximity to Belgium)
- Lille - Lesquin airport (1 hour)  
Paris Roissy-CDG International Airport (2 hs 20 mins)
- Calais-Fréthun TGV station
- Dunkirk Port
- Public transport



## PROPERTY

PROPERTY	Private Without easements
DIVISION	On the plot map: yes Custom-made: yes, from 10 hectares
BUILDINGS	Green field



## ECOSYSTEM



TALENT	Job pool of 250,000 assets
EDUCATION / RESEARCH	University in Dunkirk (9,000 students) University Centre in Lille (1 hour)  Centre of excellence EuraEnergie  Research laboratories: Digital Lab of ArcelorMittal, IREnE (Innovation Research in the Environment), Spark Lab (FabLab)
POTENTIAL PARTNERS	INDACHLOR, ALIPHOS, OVH CLOUD  LNG terminal (DUNKIRK LNG) Industrial-port ecosystem: historic presence of multinationals in the fields of steel, chemicals, pharmaceuticals, agri-food, packaging and energy.
PUBLIC AID	Tax exemption subject to conditions due to location in the Regional Assistance Area (ZAFR)

Estrées-Déniécourt - Hauts-de-France Region

**MORE THAN 50 HECTARES READY TO USE  
INDUSTRIAL ACTIVITIES/OFFICES/WAREHOUSES**



## CONTACTS

BUSINESS FRANCE  
ready-to-use-sites@businessfrance.fr  
NORD FRANCE INVEST  
y.pitollet@nfinvest.fr

## MARKETER

Community of Communes Terre de Picardie



## LEAD TIMES

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



## PROPERTY

PROPERTY	Public
DIVISION	Between 1 and 20 ha
BUILDINGS	10,000 sq m building free, 5,000 sq m production space and 5,000 sq m negative cold storage space also available.



## SERVICES

WATER	Drinking water and industrial water
SANITATION	Water treatment plant (equivalent of 1,000 inhabitants) available on site
GAS	Available



## ECOSYSTEM



TALENT	Jules Vernes University, business schools (ESC) and engineering schools (ESIEE Amiens).
EDUCATION / RESEARCH	The agrifood research hub located at Estrées-Mons, houses the INRA in particular
POTENTIAL PARTNERS	Are already present in the area: XPR (logistics automotive parts), Maia Eolis, Potato Masters, Isolectra Martin, Elster
AID	The site located in the regional assistance area, eligible, subject to conditions, for financial aid and local tax exemptions.

## INFRASTRUCTURE



At the intersection of motorways A1 and A29 with an entrance on the A29 directly to the hub.



30 minutes from CDG airport by TGV or 1 hour 15 minutes by motorway



Haute-Picardie TGV station on the hub



River connections:  
5km from the future Seine Nord Europe canal

- Lacq - Nouvelle-Aquitaine Region
- **INDUSTRIAL ACTIVITIES AND R&D**
- **MORE THAN 50 HECTARES READY TO USE**



## CONTACTS

BUSINESS FRANCE  
 ready-to-use-sites@businessfrance.fr  
 NADI  
 a.champalaune@adi-na.fr

## MARKETER

SOBEGI - TOTAL REGIONAL DEVELOPMENT



## LEAD TIMES

AVAILABILITY	Immediate for some plots, others being renovated by 2024
BUILDING PERMITS	Less than 3 months
ENVIRONMENTAL AUTHORISATIONS	More than 10 months



## PROPERTY

PROPERTY	Private
DIVISION	Between 1 and 15 ha



## SERVICES

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







## ECOSYSTEM



TALENT	Science sector of the University of Pau et des Pays de l'Adour, business and engineering schools (ESC Pau, ENSGTI, CESI, EISTI).
EDUCATION / RESEARCH	Campus of Mourenx, GRETA, ... Lacq Research Group (ARKEMA), Lacq Research and Studies Centre (TOTAL), Technical Centre (TORAY), ...
POTENTIAL PARTNERS	ARKEMA, BIOENERGIE DU SUD-OUEST (VERTEX BIOENERGY), NOVEAL (L'OREAL GROUP), NOVASEP, SANOFI, TEREGA, TO-RAY CARBON FIBERS EUROPE, TOTAL, ETC.
AID	Assistance of 10% to 20% of the cost of the productive investments based on the size of the company. For business creation: two-year exemption from CFE and property tax on buildings.

## 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)

Frossay - Pays de la Loire Region

**INDUSTRIAL ACTIVITIES/OFFICES/WAREHOUSES  
OVER 110 HECTARES READY TO USE**



## CONTACTS

BUSINESS FRANCE  
ready-to-use-sites@businessfrance.fr  
SOLUTIONS ECO  
d.barron@solutions-eco.fr

## MARKETER

Large Sea Port of Nantes Saint-Nazaire



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMITS	Less than 3 months
ENVIRONMENTAL AUTHORISATIONS	Already obtained for the floor developments and the nautical infrastructures of the quay and ro-ro pontoon type.



## PROPERTY

PROPERTY	Public
DIVISION	On request



## SERVICES

WATER	Drinking water, industrial water
SANITATION	Collective
DIGITAL	Fiber optic
GAS	Transport and distribution network



## ECOSYSTEM

TALENT	A network of employment partners (State, social partners, Departments, inter-municipalities, Pôle emploi, local missions, OPCA, Consular chambers, training organisations, etc.)
EDUCATION / RESEARCH	4 technocampuses already in place and 4 currently being created 10 competitiveness clusters in the region IRT Jules Verne Research Centre
POTENTIAL PARTNERS	Atlantic Shipyards, DB Schenker France, Manitou BF, Alstom, ...  The park is involved in energy transition issues (creation of an eco-technological park) and in particular renewable marine energy.
AID	Exemption from business tax (under certain conditions)

## INFRASTRUCTURE



Connection to motorway networks (20 minutes from Saint-Nazaire)



Airports of Nantes Atlantique and Saint-Nazaire - Montoir de Bretagne less than 30 minutes away



Nantes railway station 40 minutes away



Connection by waterway to the port areas of the estuary (St-Nazaire, Montoir de Bretagne, Donges, Nantes)



Public transport

Grand Est Region

**INDUSTRIAL ACTIVITIES/OFFICES/WAREHOUSES  
MORE THAN 50 HECTARES READY TO USE**



## CONTACTS

BUSINESS FRANCE  
ready-to-use-sites@businessfrance.fr  
REGION GRAND EST  
adeline.puriere-punzi@grandest.fr

## MARKETER

Departmental Council



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMITS	Less than 3 months
ENVIRONMENTAL AUTHORISATIONS	Between 9 and 10 months
ÉTUDES ENVIRONNEMENTALES	Performed in 2018



## SERVICES

WATER	Drinking water, industrial water
SANITATION	Collective - a plant in Guénange
DIGITAL	Fiber optic
ELECTRICITY	60 KV
GAS	Available



## PROPERTY

PROPERTY	Public
DIVISION	Minimum 10 ha



## ECOSYSTEM



TALENT	University of Lorraine. Engineering schools: ENIM - ENI METZ, ESITC, ETC
EDUCATION / RESEARCH	6 competitiveness clusters. Cross-border cooperation, particularly in the area of research: EUCOR and University training in the Grande Région.
POTENTIAL PARTNERS	ARCELORMITTAL ATLANTIQUE AND LORRAINE, PARTNERS EDF-CNPE, THYS-SENKRUPP PRESTA FRANCE SAS, PIERBURG PUMP TECHNOLOGY FRANCE SARL, TECHNI-SONIC, ETC.

## INFRASTRUCTURE



The A4 and A31 motorways allow quick access to Paris, Lyon and Marseille.



Less than 30 minutes from Luxembourg-Findel airport



3 TGV stations in Moselle  
Rail service: planned branch line from Kuntzig station.

# INDUSTRIAL PARK OF THE PLAINE DE L'AIN

Choose  
France™

Saint-Vulbas - Auvergne-Rhône-Alpes Region

**INDUSTRIAL ACTIVITIES, WAREHOUSES AND OFFICES 240 HECTARES READY TO USE**



## CONTACTS

BUSINESS FRANCE

ready-to-use-sites@businessfrance.fr

AUVERGNE-RHÔNE-ALPES ENTREPRISES

sfrancois@auvergnerhonealpes-entreprises.fr

## MARKETER

Mixed association of the industrial park of the Plaine de l'Ain



## LEAD TIMES

AVAILABILITY	Immediate
BUILDING PERMITS	Less than 3 months Less than 5 months (case of Establishments open to the public)
ENVIRONMENTAL AUTHORISATIONS	Between 9 and 10 months



## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	New 36 MW transformer on site. Direct connection to the RTE network possible
GAS	Natural gas (4 and 16 bar) Network strengthened in 2018 delivering a capacity of 12,700 Nm <sup>3</sup> / h or 2,860 MWh/day
SANITATION	Collective, treatment plant
DIGITAL	Fiber optic
CATERING	Yes
LEISURE	Gym, Swimming Pool, Polo Club

## INFRASTRUCTURE



International Motorways (close to Switzerland)



Lyon Saint Exupéry International Airport (25 min.)



TGV stations: Lyon Saint-Exupéry (25 min.) and Lyon Part Dieu (35 min.)  
Rail freight on site



Public transport



## PROPERTY

PROPERTY	Public Without easements
DIVISION	On the plot map: yes Custom-made: yes, from 5,000 sq m up to 30 ha
BUILDINGS	New industrial building of 11,500 sq m presented for rental. Offer of business premises and offices also available



## ECOSYSTEM



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

# RENNES LA JANAIS INDUSTRIAL CENTRE OF EXCELLENCE

Choose  
France™

Chartres-de-Bretagne - Brittany Region

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



## CONTACTS

BUSINESS FRANCE  
ready-to-use-sites@businessfrance.fr  
BRETAGNE COMMERCE INTERNATIONAL  
d.sturlan@bretagnecommerceinternational.com



**MARKETER**  
Rennes Métropole



## LEAD TIMES

AVAILABILITY	From March 2020
BUILDING PERMITS	Less than 5 months (case of establishments open to the public)
ENVIRONMENTAL AUTHORISATIONS	Between 9 and 10 months
STUDIES ALREADY CARRIED OUT	Public consultation, Environmental studies, Archaeology



## PROPERTY

PROPERTY	Public Aeronautical easements due to proximity to 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



## SERVICES

WATER	Drinking water, industrial water
ELECTRICITY	All power is available. Direct connection to the RTE network possible. Pooling of facilities of the PSA site being studied
GAS	All flow rates are possible. Operation RTGaz.
SANITATION	Collective, independent or separate; water treatment plant
DIGITAL	Fiber optic



## ECOSYSTEM

TALENT	1.36 million assets including 181,000 in industry
EDUCATION / RESEARCH	Training course dedicated to industry from level V to level III Universities Rennes 1, 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 communal and intercommunal parts of the development tax due to the location of the site in «Zone Aménagement Concerté» (ZAC)

## INFRASTRUCTURE



International Motorways



Rennes St Jacques Airport (less than 2 km away)  
Nantes Atlantique Airport (1 hour)



Quimper rail axis - Rennes - Paris



Ports of Nantes St Nazaire (1 hour 20 minutes)  
Port of St Malo (50 min)



Public transport (bus, SNCF train stop)