

**AVAILABILITY  
MORE THAN 6 MONTHS**



## TECHNOPÔLE DE LA MER (LAND-BASED)

### SECTORS SERVED

Defense & Security

### TYPES OF ACTIVITIES ACCEPTED ON SITE

Maritime safety and security, marine and undersea technologies sectors



### PROPERTY DESCRIPTION AND TECHNICAL SPECIFICATIONS

<b>TYPE</b>	Land
<b>OFFER</b>	Purchase
<b>PRICE</b>	€235/m2, certified floor area, taxes excluded (State valuation, excluding development tax)
<b>LOCATION</b>	Var, Toulon Provence Méditerranée Metropolis, Ollioules Town Council
<b>TOTAL SURFACE AVAILABLE</b>	4.01 ha (7 lots)
<b>PARCELS / AVAILABLE LOTS</b>	Lot E3: 5423 square meters
<b>MAXIMUM HEIGHT / FOOTPRINT COEFFICIENT</b>	Five stories Building to land ration: 0.5 (building excluding parking lot)
<b>PLOT OWNER</b>	Toulon Provence Mediterranean Metropolis
<b>SITE CLASSIFICATION</b>	Structured and rigorous company selection process
<b>SERVITUDES</b>	-



### TIMELINE

<b>AVAILABILITY</b>	More than 6 months
<b>PLANNING PERMISSION</b>	-
<b>ENVIRONMENTAL PERMITS AND STUDIES ALREADY COMPLETED</b>	Impact study in 2013, Natura 2000 study in 2012, annual visit by an ecologist Water law study 2013 No archaeological constraints Hydraulic study (2012/2013)  Pollution diagnosis to be carried out before installation



### ACCESS

<b>ACCESS</b>	Train / TGV: 5 min (Ollioules - TER), 10 min (Toulon - TGV)  Highway: 1 min (A50)  Port: 10 min (Toulon ZIP)  Airport: 45 min (Hyères-Toulon)
<b>PUBLIC TRANSPORTATION</b>	Yes Line U (TCSP)



### SERVICES / AMENITIES

<b>WATER</b>	Drinking water Raw water (connection to Canal de Provence)
<b>GAS CONNECTION</b>	Yes
<b>ELECTRICAL POWER</b>	Medium voltage (20 kVA)
<b>SANITATION &amp; STORMWATER MANAGEMENT</b>	Yes, collective
<b>CONNECTIVITY</b>	High speed
<b>HIGHWAY JUNCTION</b>	No
<b>OTHER FEATURES</b>	Cycle path
<b>SERVICES FOR BUSINESSES AND EMPLOYEES</b>	Business association: ADETO Inter-company crèche Coworking space and shared meeting rooms (400 m <sup>2</sup> ) Lifestyle center (restaurant, bakery)



## ECOSYSTEM

### TRAINING, HIGHER EDUCATION & RESEARCH

AFR zone financing possible  
 Turnkey industrial site  
 Territoires d'Industrie site  
 Label Parc + (SUD region)  
 Certified drone development area

### POTENTIAL PARTNERS

On-site flagship companies:  
 Naval Group, Thalès Service, AKKA, Scalian (formerly Eurogiciel), Sirhena, Engie...

Competitiveness clusters:  
 Pôle Mer Méditerranée (located at Technopôle de la Mer), SAFE, SCS, OPTITEC, Capenergies



## FINANCING

### ZONING: FINANCING & PUBLIC ASSISTANCE AVAILABLE

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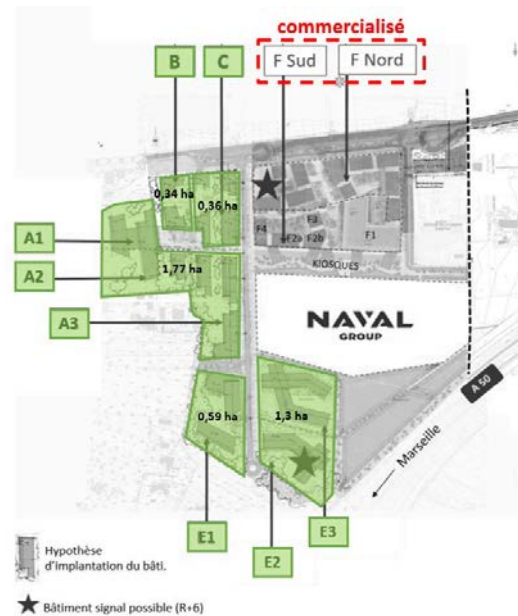
## ILLUSTRATIONS

TO VIEW THE SITE WITH THE OBSERVATOIRE SUD FONCIER ECO [IN FRENCH]

[CLICK HERE](#)



### PLOT VIEWER



Your contact

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risingSUD

Opportunities & Investments  
 in Provence-Alpes-Côte d'Azur