

**AVAILABILITY
MORE THAN 6 MONTHS**



PROVENCE POWER PLANT GazelEnergie

SECTORS SERVED

Industrial, logistics, and office activities

TYPES OF ACTIVITIES ACCEPTED ON SITE

Low-carbon or zero-carbon energy production: methanol and/or green hydrogen production, electrolyzer, solar park...



PROPERTY DESCRIPTION AND TECHNICAL SPECIFICATIONS

TYPE	Land
OFFER	Rental
PRICE	On request
LOCATION	City of Gardanne in the Aix-Marseille-Provence metro area
TOTAL SURFACE AVAILABLE	91 655 m ²
PARCELS / AVAILABLE LOTS	5 lots: Lot 11: 23 327 m ² ; Lot 12: 4114 m ² ; Lot 13: 12 439 m ² ; Lot 14a: 26 748 m ² ; Lot 14b: 25 027 m ² .
MAXIMUM HEIGHT / FOOTPRINT COEFFICIENT	Building to land ratio: 0.5
PLOT OWNER	GazelEnergie
SITE CLASSIFICATION	Classified as « SEVESO Seuil Bas »
SERVITUDES	-



ACCESS

ACCESS	Train / TGV: 3 min (Meyreuil), 6 min (Gardanne) Freeway: 3 min (A515) Airport: 27 min (Marseille-Provence)
PUBLIC TRANSPORTATION	Yes



SERVICES / AMENITIES

WATER	Raw water Decarbonated water Demineralized water
GAS CONNECTION	Yes
ELECTRICAL POWER	High voltage (225 kVA)
SANITATION & STORMWATER MANAGEMENT	Yes
CONNECTIVITY	High speed
EMBRANCHMENT	Yes, on-site rail spur
OTHER FEATURES	Steam generation and distribution 16bar (potential 150MW); Water treatment: 600m ³ /h (physico-chemical plant, neutralization, decantation); Sludge treatment: 10m ³ /h (coagulation, flocculation, dewatering plant); Compressed air potential 10 000Nm ³ /h (10 bars, 4 compressors); Ammonia.
SERVICES FOR BUSINESSES AND EMPLOYEES	Facility Management (reception, mail, security / guards, cleaning of common areas, lighting of common areas, waste management, communication, pooling of machinery contracts) GazelEnergie expertise available: environment, laboratory / WWTP wastewater treatment, fences, equipment maintenance...



TIMELINE

AVAILABILITY	More than 6 months
PLANNING PERMISSION	-
ENVIRONMENTAL PERMITS AND STUDIES ALREADY COMPLETED	AEU (environmental analysis of urban impact) filings completed in summer of 2023



ECOSYSTEM

TRAINING, HIGHER EDUCATION & RESEARCH

École des Mines de Saint-Étienne - Campus Georges Charpak Provence, general and agricultural technology high school (Aix Valabre)

POTENTIAL PARTNERS

Leading companies on site:
Lafarge, ALTEO, MP Industries



FINANCING

ZONING: FINANCING & PUBLIC ASSISTANCE AVAILABLE

Coal fund (Gardanne/Meyreuil program)
Territoires d'Industrie



ILLUSTRATIONS

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

[CLICK HERE](#)



PLOT VIEWER



Your contact

Anne-Charlotte DEBARBIEUX

 acdebarbieux@risingsud.fr

risingSUD

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