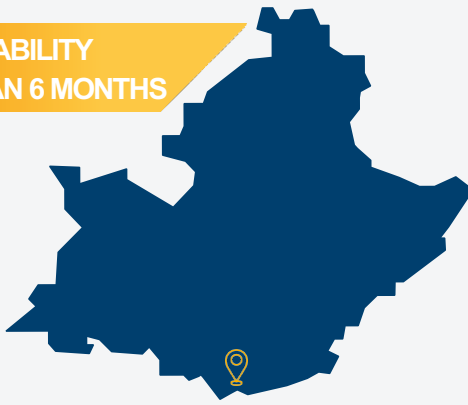


AVAILABILITY
MORE THAN 6 MONTHS



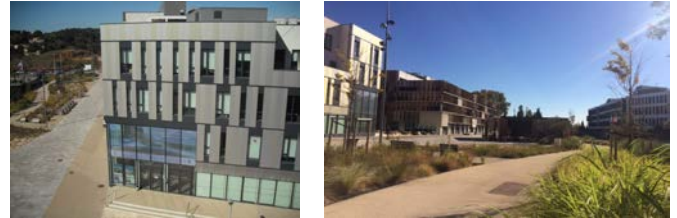
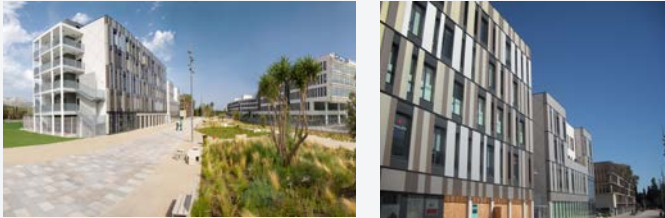
TECHNOPÔLE DE LA MER (LAND-BASED)

SECTORS SERVED

Defense & Security

TYPES OF ACTIVITIES ACCEPTED ON SITE

Maritime safety and security, marine and undersea technologies sectors



PROPERTY DESCRIPTION AND TECHNICAL SPECIFICATIONS

TYPE	Land
OFFER	Purchase
PRICE	€235/m2, certified floor area, taxes excluded (State valuation - excluding development tax)
LOCATION	Var, Toulon Provence Méditerranée Metropolis, Ollioules
TOTAL SURFACE AVAILABLE	4.01 ha (7 lots)
PARCELS / AVAILABLE LOTS	Lot A3: 3408 square meters
MAXIMUM HEIGHT / FOOTPRINT COEFFICIENT	Five stories Building to land ratio: 0.5 (building excluding parking lot)
PLOT OWNER	Toulon Provence Mediterranean Metropolis
SITE CLASSIFICATION	Structured and rigorous company selection process
SERVITUDES	-

ACCESS

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

SERVICES / AMENITIES

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

TIMELINE

AVAILABILITY	More than 6 months
PLANNING PERMISSION	-
ENVIRONMENTAL PERMITS AND STUDIES ALREADY COMPLETED	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



ECOSYSTEM

TRAINING, HIGHER EDUCATION & RESEARCH

19 R&D laboratories, 7 technology platforms, Campus des Métiers et des Qualifications de la Mer, IFREMER and CNRS research centers

POTENTIAL PARTNERS

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

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



FINANCING

ZONING: FINANCING & PUBLIC ASSISTANCE AVAILABLE

AFR zone financing possible
Turnkey industrial site
Territoires d'Industrie site
Parc + label (SUD region)
The "Territoire de Développement Drones" certification



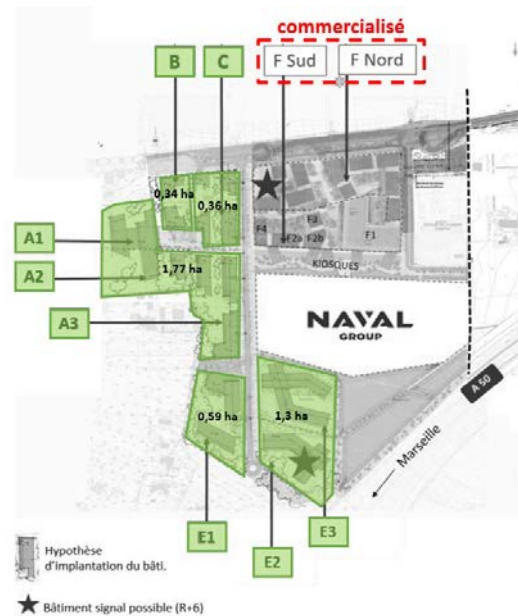
ILLUSTRATIONS

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