

**AVAILABILITY
IMMEDIATE**



AGROPARC

SECTORS SERVED

Natural living (food, cosmetics, etc.)

TYPES OF ACTIVITIES ACCEPTED ON SITE

Industrial and tertiary activities



PROPERTY DESCRIPTION AND TECHNICAL SPECIFICATIONS

TYPE	Land
OFFER	Purchase
PRICE	Between €80 and €125/sq.m
LOCATION	City of Avignon
TOTAL SURFACE AVAILABLE	19 ha
PARCELS / AVAILABLE LOTS	Between 1500 and 25 000 m ²
MAXIMUM HEIGHT / FOOTPRINT COEFFICIENT	Building height: 16 meters Building to land ration 0.6 (water-protected)
PLOT OWNER	CITADIS - Grand Avignon
SITE CLASSIFICATION	Flood risks assessed, PPRi Durance (2017) Depending on the plot: Blue zone (building must be raised by 50 cm) Installations Classified for the Protection of the Environment (ICPE) present - Givaudan site
SERVITUDES	-

ACCESS

ACCESS	Train / TGV: 20 min Freeway: 5 min Airport: 3 min
PUBLIC TRANSPORTATION	Yes ORIZO ChronHop lines C3, C4, 13 and 22 and ZOU Vaucluse lines 6, 7 and 20.

SERVICES / AMENITIES

WATER	Drinking water Raw water
GAS CONNECTION	Yes Direct connection to the GRTGaz network possible
ELECTRICAL POWER	Medium voltage (20 kVA)
SANITATION & STORMWATER MANAGEMENT	Yes, collective
CONNECTIVITY	High speed
HIGHWAY JUNCTION	No
OTHER FEATURES	Velopop' service with 300 self-service bicycles available 24/7 and 29 stations throughout the Greater Avignon area Bicycle terminals throughout Agroparc Future Agroparc park-and-ride facility linking the city center to the tramway system Carpooling on the site via the Klaxit platform
SERVICES FOR BUSINESSES AND EMPLOYEES	Shared security Day care centers On-site lifestyle center (shops, restaurants, services, liberal professions) Fresh produce distributor Housing units (1900)

TIMELINE

AVAILABILITY	Immediate
PLANNING PERMISSION	-
ENVIRONMENTAL PERMITS AND STUDIES ALREADY COMPLETED	Impact study (1987) Water law file (1987) No archaeological prescription (1987) Fauna/flora study (1987)



ECOSYSTEM

TRAINING, HIGHER EDUCATION & RESEARCH

Avignon University, Isema/Isara, François Pétrarque agricultural high school, NexTech, and Erudis.
6 research centers (including INRAE and CTCPA).

POTENTIAL PARTNERS

On-site flagship companies: Givaudan, McCormick, Etex, Claranor, CBA (French leader in nursing management software...)

Créativa and Pégase incubators, 6 research centers, 11 training organizations

Competitive clusters: Innov'Alliance, SAFE



FINANCING

ZONING: FINANCING & PUBLIC ASSISTANCE AVAILABLE

Turnkey industrial site
Territoires d'Industrie site
Label Parc + (SUD region)



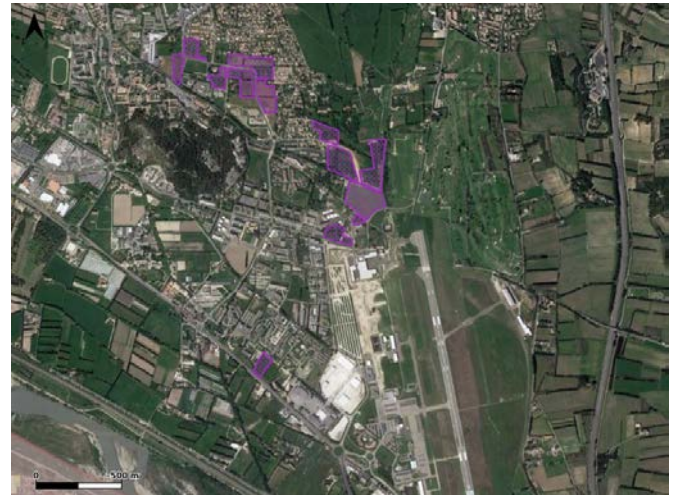
ILLUSTRATIONS

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