

**AVAILABILITY
IMMEDIATE**



PÔLE YVON MORANDAT

SECTORS SERVED

Technological and social innovation

TYPES OF ACTIVITIES ACCEPTED ON SITE

Innovation companies, R&D...



PROPERTY DESCRIPTION AND TECHNICAL SPECIFICATIONS

TYPE	Industrial brownfield
OFFER	Purchase, rental and hire available
PRICE	-
LOCATION	Bouches du Rhône, Metropolis of Aix-Marseille-Provence, City of Gardanne
TOTAL SURFACE AVAILABLE	2122 m ² (two linked lots)
PARCELS / AVAILABLE LOTS	Two possible lots: 1352 m ² (lot 4), 770 m ² (lot 12)
MAXIMUM HEIGHT / FOOTPRINT COEFFICIENT	Building height: 13m to 17 m
PLOT OWNER	City of Gardanne
SITE CLASSIFICATION	Risks associated with mining
SERVITUDES	-

ACCESS

ACCESS	Train / TGV: 3 min (Gardanne - TER), 17 min (Aix-en-Provence - TGV) Freeway: Between 6 and 10 km (A51, A8, A7) Port: 26 km (Port de Marseille-Fos) Airport: 17 min (Marseille Provence)
PUBLIC TRANSPORTATION	Yes Downtown Gardanne link (L183)

SERVICES / AMENITIES

WATER	Drinking water
GAS CONNECTION	No
ELECTRICAL POWER	High Voltage (63 kV and + up to the HV substation + nearby MV lines), Medium voltage (20 kVA), Low voltage
SANITATION & STORMWATER MANAGEMENT	Yes, collective
CONNECTIVITY	High speed
HIGHWAY JUNCTION	No
OTHER FEATURES	Access to the geothermal network with connection obligation
SERVICES FOR BUSINESSES AND EMPLOYEES	Shared waste collection Day care Fitness trail Catering Association Syndicale Libre created by on-site companies to manage shared services

TIMELINE

AVAILABILITY	Immediate
PLANNING PERMISSION	-
ENVIRONMENTAL PERMITS AND STUDIES ALREADY COMPLETED	Impact study in 2014 Water law dossier in 2014 No archaeological constraints (2002) Pollution and geotechnical study done in 2007



ECOSYSTEM

TRAINING, HIGHER EDUCATION & RESEARCH

Ecole des Mines de Saint-Etienne nearby (Charpak campus)

POTENTIAL PARTNERS

On-site flagship companies:
VATRON-MAU, NEOWAVE, STERIPURE, HIGHTAIX, IP ENERGY, ...



FINANCING

ZONING: FINANCING & PUBLIC ASSISTANCE AVAILABLE

Territoires d'Industrie site
PARC+ label (SUD region)
"BDM" sustainable building approach



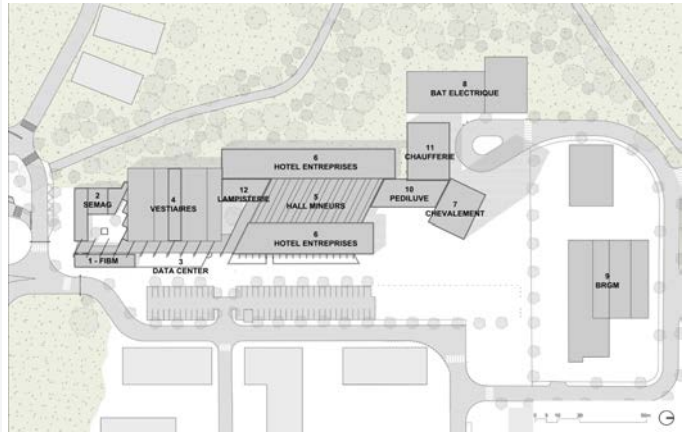
ILLUSTRATIONS

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

[CLICK HERE](#)



PLOT VIEWER



Your contact

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