

LES GAULNES INDUSTRIAL PARK MEYZIEU-JONAGE

A 109 hectares high environment project in eastern Lyon

>> An exceptional accessibility

- 26 minutes from Lyon by the LEA tramway
- 30 minutes from Lyon by motorway, and 10 minutes from Lyon St Exupéry airport via the LESLY fast train line.

>> A sustainably developed project for a new way of doing business

The project's landscaping plan covers a total of 15 hectares. These areas will be home to technical facilities serving Les Gaulnes industrial park (rainwater drainage system, utilities networks, etc.). This sizeable area will also include pedestrian and cycle routes linking the north and south of Meyzieu-Jonage industrial estate with the T3/Lesly tram stop.

Every aspect of the site has been carefully planned to guarantee a high-quality environment for all its users (employees, delivery personnel, clients, ect.). Buyers and investors will be required to respect a specific set of architectural and landscaping specifications in order to ensure the visual harmony of the different company premises on the site.

In terms of architecture, both SERL (the site's developer) and Greater Lyon Urban Community wish to encourage the subtle integration of buildings into the local environment, on both an aesthetic and functional level. Respect for the environment will also be a key factor, and this will principally be achieved by ensuring that new buildings are designed with sustainable development in mind. The development will therefore favour reduced energy consumption and the use of natural resources.



>> A dynamic industrial base

The existing Meyzieu-Jonage industrial park covers an area of nearly 200 hectares. It is home to almost 200 companies which, between them, account for over 5,000 jobs.

Extending the site by an additional 137 hectares will enable it to host a diverse range of business activities, including industrial, scientific and service-sector firms. In this respect, it will serve to meet the development needs of companies already established in the industrial park, as well as providing a major land resource for new activities.

The Meyzieu-Jonage industrial park has already attracted a number of national and international market leaders, including Merck Santé, Merck Générique, Gambro Hospal, Bayard, Nestlé and ABB Solyvent.



LES GAULNES INDUSTRIAL PARK OFFER

> **109 hectares of assignable land** for mixed economic, industrial, scientific and tertiary use by start-ups or firms relocating and/or expanding.

- a sector dedicated to SMEs and SMIs: plots from **5 000 to 15 000 m²**
- and large plots > 20 000 m².

> **Exemption** from local equipment tax and waste water connection fee.

> **Real estate for sale and rental**

- Business Park – 6 hectares,
- Industrial and business park - 6 hectares.

40 ha have already been sold

The first businesses to set up on the site:

MYLAN, NORBERT DENTRESSANGLE...

And soon: learning centres of market leaders.



>> Additional services for greater efficiency

AIRM – the Association of Meyzieu industrial companies – offers member companies a catering service (self service cafeteria, restaurant, and VIP lounges), meeting room's rental, a medical centre, and a collective security service.

Planned services, from 2011:

- A day nursery
- Service clusters (additional to the services already on site)
- A hotel project (2012)
- A reception and service area for hauliers: 5 ha
- A cafeteria restaurant (2012).



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