

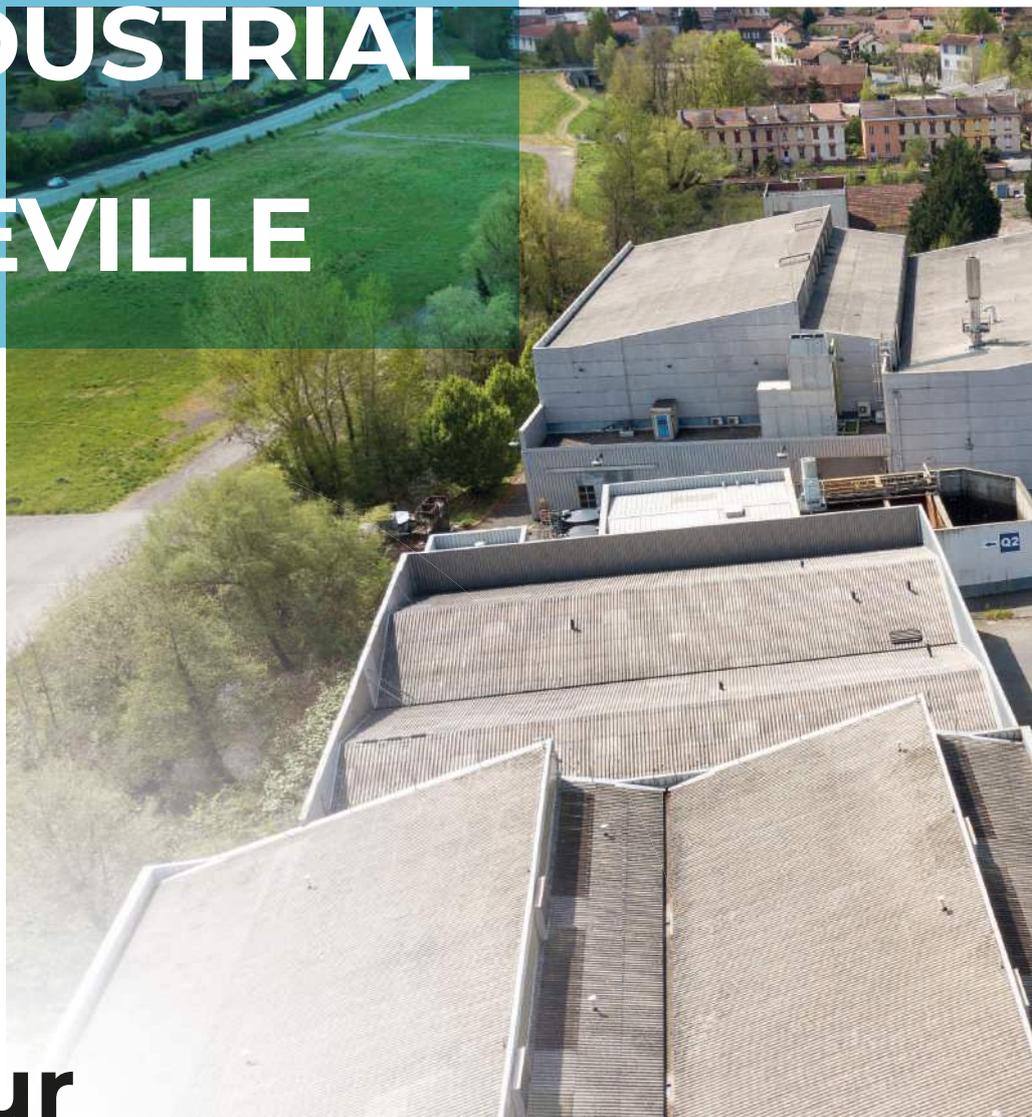
# AVAILABLE INDUSTRIAL BUILDINGS IN *MECANIC VALLÉE* OCCITANIE REGION, FRANCE



Invest & Trade in Occitanie



# THE INDUSTRIAL SITE OF DECAZEVILLE



## Set up your business in Occitanie in *Mecanic Vallée*

### This site benefits from the support of the region to promote the reindustrialisation

As part of their recovery plan for employment, the Occitanie Region has launched an extensive programme to reindustrialise the territories.

Two objectives: contribute to regional sovereignty and job creation.

**The Region has mobilised two regional agencies:**

- | **ARAC**, the agency for development and construction, which acquires and provides an industrial site in Decazeville, Aveyron, at very attractive rates.
- | **AD'OCC**, is the economic development agency that provides guidance to industrial companies with their set-up, needs and financing.

**The Occitanie Region intends to actively support the development of projects on the site of *Mecanic Vallée***, which are particularly suitable for production activities.

### A pool of skilled and ready-available talent

There is a pool of about a hundred employees in this part of the Region with sought-after technical skills. Many are working in the trades of pressure-diecasting, machining, boiler making, industrial and hydraulic maintenance and quality control.



View of buildings A et B



## THE MECANIC VALLÉE CLUSTER

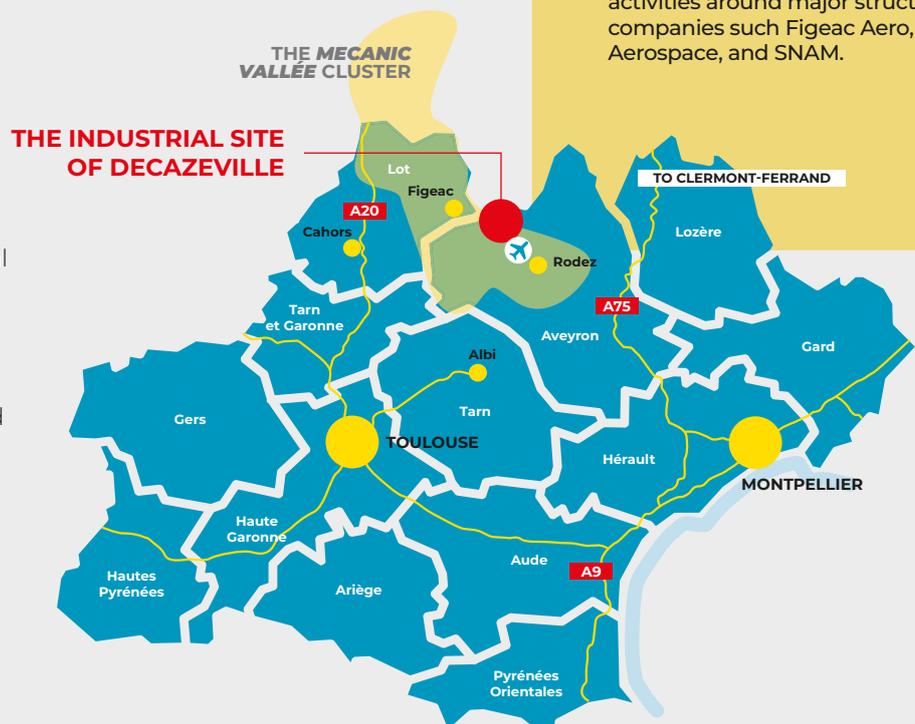
The **Mecanic Vallée** cluster covers an economic area comprising 155 businesses that support nearly 11,900 jobs and 2 billion in turnover, with three main sectors of mechanical activity: aerospace, automotive equipment, and machine tools. Many subcontracting businesses have benefited from the ecosystem and have developed their activities around major structuring companies such as Figeac Aero, Colins Aerospace, and SNAM.

## A perfect location in the heart of the Mecanic Vallée

The site is in the heart of an industrial area deeply rooted in the region, the Decazeville basin.

It offers excellent transport links including a nearby railway junction that supports freight services offered by Railcoop..

- Located **between Rodez and Figeac** on the Clermont-Ferrand/ Toulouse route,
- **20 minutes** from Rodez Airport,
- **1h** from the A75 motorway,
- **40 minutes** from the A20 motorway.



# Buildings suitable for your activity

The site consists of several buildings suitable for industrial activity, including overhead cranes and ready-to-use production tools.

Building A is divided in 4 units, whereas Building B is offered as a single unit.

Building	Usable floor area
A	5 052,2 m <sup>2</sup>
A1	922,3 m <sup>2</sup>
A2	1 446,6 m <sup>2</sup>
A3	1 068,6 m <sup>2</sup>
A4	1 614,6 m <sup>2</sup>
B	2 419,2 m <sup>2</sup>
C	13 140 m <sup>2</sup>
D	2 445 m <sup>2</sup>
Total floor area: 5,7 ha	



SUNCHA Crédits photo : Fabien Marcocelles

## Technical Characteristics

- Sectional industrial doors.
- Overhead cranes according to DEMAG, STAHL, and ADC models. Capacity range from 3 tons to 20 tons. Spans from 12m to 20m.
- Heavy-duty vehicle access.
- Internet access: fibre optic possible.
- Electrical power: The site is powered by electrical energy from the HTA (High Voltage) network of the distributor ENEDIS. Possible electrical power of 36 KVA per unit based on ENEDIS study (please contact us to check the technical feasibility of increasing the power capacity).
- Site protected from lightning strikes by lightning rods.
- Parking: multiple parking spaces available (upon request).
- Outdoor stockage: possible (upon request).
- Workshop heated by ceiling-mounted gas radiant panels (except for Building B).
- Building B is supplied with compressed air (upon request other buildings can be evaluated for possible fit).
- Gas supply.

## CONTACTS

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