



 NATURAL
AMBITION

plaine 
Parc industriel
de l'ain

NATURAL AMBITION

Welcome to the Plaine de l'Ain Industrial Park!

Over 35 years since it was created, the Plaine de l'Ain Industrial Park continues to look for ways to improve its range of unique, high-quality services and locations.

We are constantly developing new services, infrastructures and facilities, to ensure that we are best placed to help businesses move into rented premises or build their own and achieve long-term growth and expand.

The Park currently provides an exceptional working environment to around 140 French and international companies, helping to boost the success of their businesses and get the very best of their staff.

As part of our long-term investment strategy, we are constantly improving the Park to secure its position as a recognised benchmark.

Alongside its environmental excellence (the first industrial park in Europe run by an ISO 14001-certified and EMAS-registered management body), the Park has recently launched a Corporate Social Responsibility programme, which has received LUCIE accreditation (ISO 26000).

The Park's strategy is founded on the following principles: a commitment to protect the environment, a determination to host a wide range of businesses, a controlled pace of development and an interest in developing partnerships between businesses. This strategy underpins the Park's stability and its capacity to change.

In today's fast-paced economic environment, where adaptability is critical to performance, local politicians and technical experts are working hard to anticipate the demands of the future.

This document outlines just what it is that makes the Plaine de l'Ain Industrial Park so special.

The Syndicat Mixte de la Plaine de l'Ain (SMPA) team



Discover The Plaine de l'Ain

LIKE NOWHERE ELSE...

- ▲ 330 hectares of available, serviced land,
- ▲ Competitive land prices and an attractive tax system,
- ▲ Infrastructures and set-up solutions tailored to individual needs (land, buildings, Business Incubator),
- ▲ An industrial culture and a qualified workforce,
- ▲ All the economic and cultural assets of Lyon and the Rhone-Alpes Region,
- ▲ Excellent transport links (road and motorway networks, Lyon Saint-Exupéry airport),
- ▲ The first industrial park in Europe to receive ISO 14001 certification and EMAS (Eco-Management Audit Scheme) accreditation for its environmental management system,
- ▲ The first park run by a LUCIE-accredited management body, reflecting its commitment to corporate social responsibility,
- ▲ A friendly environment and shared services,
- ▲ A Business Club to encourage cooperation between companies,
- ▲ A dedicated support team to provide tailored assistance with your project,
- ▲ Over 35 years of experience.

...ALL IN ONE PLACE



A STRATEGIC LOCATION...

The Plaine de l'Ain Industrial Park (PIPA) is located a stone's throw from the Lyon urban area. As such, it is able to capitalise on the dynamic environment of France's second-largest economic hub, with a potential workforce of more than 2.9 million economically active inhabitants.

An attractive region

With around 140 businesses already on site, PIPA makes a major contribution to the economic attractiveness of Lyon (the second most popular city for business in France, behind Paris). It is located in France's most heavily industrialised department.

A dense motorway network

PIPA is served by a first-rate motorway network, and is just a few hours' drive from some of Europe's major conurbations: 90 minutes drive from Geneva, 3 hours 30 minutes from Marseille, 4 hours from Turin, 5 hours from Paris and Milan, 5 hours 15 minutes from Luxembourg and 6 hours 30 minutes from Barcelona.



“The Park sits at the crossroads of multiple roads, cultures and environments, meaning we can stay in close contact with our suppliers and customers at all times. We manufacture our products in Oyonnax in the Jura Mountains, so this geographical proximity is critical. Lyon Saint-Exupéry airport is also on our doorstep here, keeping us connected with the rest of the world. We export to 25 countries, from European destinations such as Italy and Denmark, to far-flung markets like Japan and Singapore.

Hugo Martin,
Head of Parasite Design,
glasses manufacturer.



International links

PIPA is just 25 minutes from Lyon Saint-Exupéry international airport and its TGV (high-speed rail) station, with links to Europe's key economic hubs in just 2 hours.

... IN A STUNNING NATURAL SETTING



PIPA:

220^{ha}
of green spaces

No
agrochemical
products
used

96
bird species, a
testament to the
Park's biodiversity

20^{km}
of jogging and
cycling routes

Exceptional
landscaping

450 000
trees planted

122^{ha}
hectares of land
earmarked as
«refuges» by the
LPO (French Bird
Protection League)

44
picnic areas

Protected
air quality

5
beehives

VAST SPACES WHERE YOU CAN GROW...



A park of

895 ha

around

140

businesses from
a variety of sectors

330 ha

of immediately
available, serviced land
for sale

PIPA is one of the largest industrial parks in France, covering an area of around 900 hectares. It has 330 hectares of immediately available, serviced land for sale.

Major physical benefits

The Park's geographical location and geological features make it the ideal site for industrial activities:

- ▲ flat, load-bearing, unpolluted terrain,
- ▲ no flood risk,
- ▲ surrounding area sparsely developed,
- ▲ prevailing north/south winds that avoid the surrounding towns.

A wise investment decision

PIPA enjoys attractive tax incentives and a competitive land price for new industrial occupants.

A wide range of businesses on site

PIPA currently hosts around 140 businesses from a variety of sectors, including manufacturing, logistics, R&D, food processing and chemicals. The Park has enjoyed constant, stable growth since it was created in the 1970s.

... IN AN EXCEPTIONAL NATURAL ENVIRONMENT

PIPA is a truly forward-looking industrial park. It is the first of its kind in Europe run by an ISO 14001-certified and EMAS-registered (Eco-Management and Audit Scheme) management body. Both of these accreditations were awarded in the 2000s.

This international accreditation recognises the Park's environmental management policy and its commitment to continuous improvement.

A number of innovative indicators are used to protect the Park's environment and maintain the quality of life of the 5,000 employees who work there:

- ▲ the water table is monitored and analysed using on-site piezometers,
- ▲ all rainwater contaminated with hydrocarbons is treated via Biophotodigestion[®],
- ▲ industrial wastewater is biologically treated,
- ▲ biodiversity is monitored and protected: the Park has a «zero tolerance» policy towards agrochemical products and hedgerows are protected to preserve the natural refuges of animal species,
- ▲ 122 hectares of land have been earmarked as «refuges» by the LPO (French Bird Protection League),
- ▲ air quality is monitored through lichen analysis.



“PIPA is a great location, not just because it is easy to access and the fact that there are many different businesses at the Park, but also because it's a very pleasant environment. There are lots of well-maintained green spaces with outdoor facilities. Unlike other sites, it's not just an industrial park - it's a park in every sense of the word!

Mario Pallme,
Managing Director,
MAPEI France.



HIGH-QUALITY INFRASTRUCTURES FOR YOUR BUSINESS...

PIPA has offered a range of high-quality facilities and infrastructures since its creation, designed to meet even the most exacting demands of businesses.



Guaranteed access to natural resources and energy supplies

- ▲ separate waste water and rain water networks,
- ▲ drinking water storage facilities with a capacity of 4,500 m³,
- ▲ two back-up tanks,
- ▲ an industrial waste water treatment plant with a population equivalent of 40,000,
- ▲ a 4-bar and 16-bar natural gas network,
- ▲ a medium-voltage and high-voltage electricity network (63 kV and 225 kV lines and an on-site distribution substation).

High-performance communication and transport networks

- ▲ ADSL connections and a high-bandwidth fibre optic network,
- ▲ wide, high-quality roads linked to the region's major motorways,
- ▲ an internal rail network, managed under a public service delegation (Délégation de Service Public – DSP) arrangement, to provide access for all rail companies.

A Business Club for networking and socialising opportunities

- ▲ More than 70 member businesses, representing 80% of the Park's workforce,
- ▲ Four committees for employees and directors (grouped purchases, employment and training, sport and leisure, art and culture),
- ▲ Promotion of experience-sharing between all businesses at PIPA,
- ▲ A professional coordinator.

“Our choice of the Plaine de l'Ain Industrial Park was driven by a combination of factors: the growth of our business, the chance to be closer to one of our partners, lower set-up costs and ease of access.

Alain Schall,
Director, Claeys.



... AND A HEALTHY WORKING AND LIVING ENVIRONMENT FOR ALL



Exceptional quality of life
based on three key assets:

PIPA's management body has once again demonstrated its status as a pioneer in its field. In July 2012, it was awarded LUCIE accreditation for its commitment to CSR (Corporate Social Responsibility).



- ▲ Leisure and relaxation areas and day-to-day services:
 - ▲ Restaurants, cinema, grocery, post office and travel agency,
 - ▲ Car hire and car wash service, garage, petrol station, tennis courts, aquatic centre and fitness gym, 20-hectare polo club, 3* hotel, temporary recruitment agencies and a day nursery (coming soon).
- ▲ Social and cultural events at the Park:
 - ▲ Regular «Welcome Neighbours» and «Park Festival» social events attended by the Park's directors and/or employees,
 - ▲ Each year, the Park hosts a concert within an industrial premises as part of the Printemps de Péruges music festival.
- ▲ A wide variety of businesses located at the Park, providing a multitude of professional opportunities.

PERSONALISED SUPPORT

PAMPA Business Incubator

The Park has its own Business Incubator to meet the specific needs of young entrepreneurs. The Plaine de l'Ain Industrial Park Multi-Benefit Incubator (PAMPA) provides rental solutions for start-ups, including communal services charged on a shared-cost basis. It also offers personalised growth support services (entrepreneur support and monitoring, network of experts, etc.), as well as post-incubator support to enable new businesses to find a permanent, long-term home at the Park.

Service sector rental solutions and workshops

The Park offers a range of service-sector rental solutions and workshops tailored to your needs, all based in high-quality buildings.

Our role is to provide set-up solutions and to help your business grow

The management body is able to draw on three areas of expertise in carrying out its role:

Urban planning

- ▲ a free consultation with a colourist and landscape designer to deliver a consistent, visually attractive industrial park,
- ▲ high-quality, ready-to-use infrastructures.

Technical and administrative facilitation

- ▲ contact with all stakeholders to accelerate administrative processes ,
- ▲ technical expertise to guarantee a rapid, efficient set-up process.

Long-term partnerships

- ▲ management of the Park's infrastructures and maintenance of its green spaces,
- ▲ a commitment to listening to the needs of all businesses at the Park – both those already on site and those moving to the Park – and providing personalised support



“ Nous avons trouvé dans les équipes du PIPA des professionnels, très réactifs qui sont en lien avec toutes les parties prenantes de ce type d'opérations complexes à mettre en œuvre.

Guy Chiffot,
Président d'Orapi.



...WITH THE PROFESSIONALISM YOU WOULD EXPECT

Emilie BROT-VIOUNNIKOFF
Development &
International Manager



Inès QUINTY
Environment & Security Manager



Hugues de BEAUPUY
Director



Xavier OMEIRA
Gardener



Francie MEDECI
Business Incubator Assistant



Caroline PRATTICO
Assistant



Edwige KLEIN
Development &
Regional Marketing Manager



Valérie BERNARD
Accounts



Mohamed BALOUK
Green Space Technician



Géraldine DEPORT
Business Club Coordinator

**Urban Planning
Manager**
Currently
being recruited



Emmanuel SEOANE
Gardener



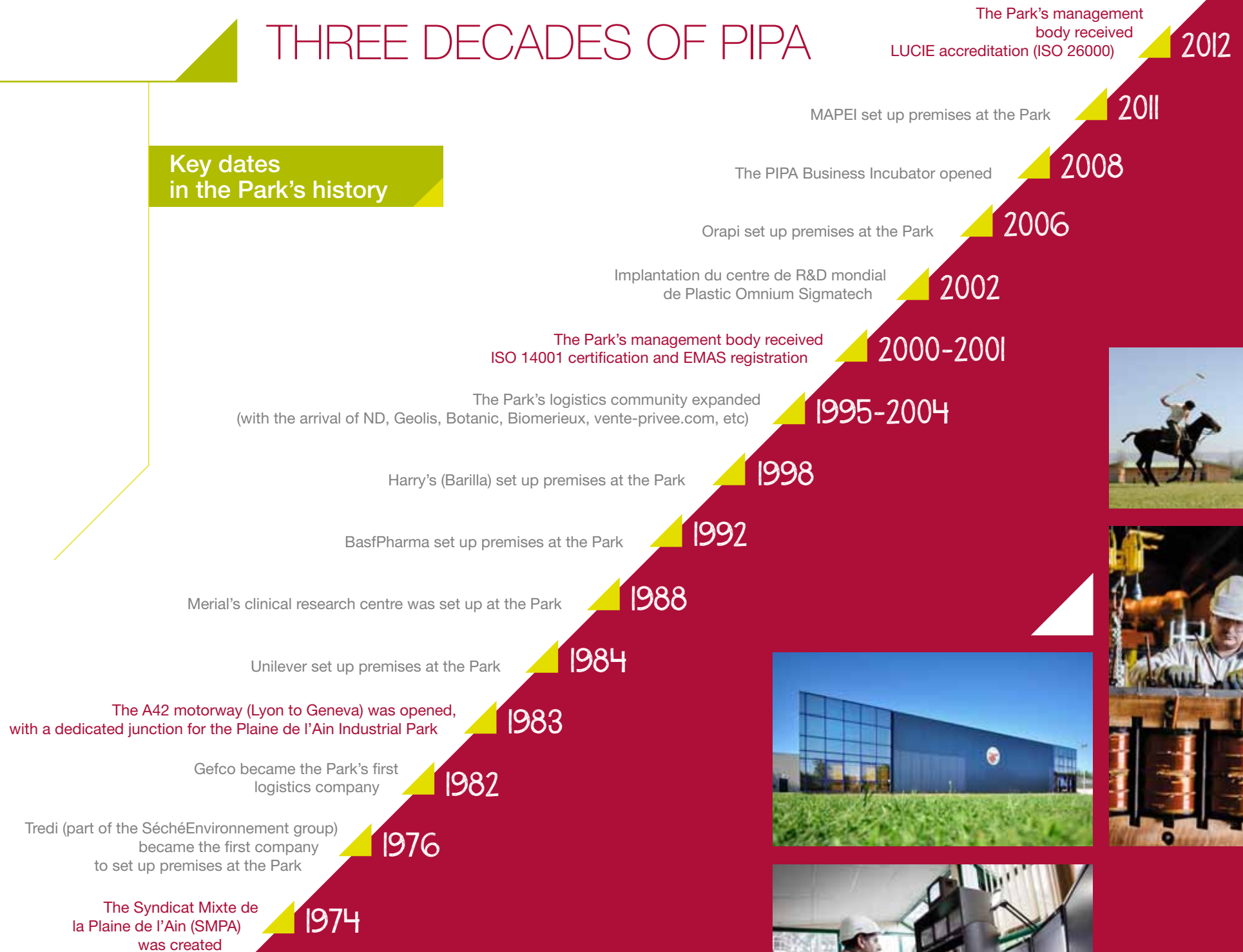
Belcem KIRATI
Business Incubator
Coordinator



Pascale ANDRÉ
PA to the Director

THREE DECADES OF PIPA

Key dates in the Park's history



**ALL BUSINESSES
LOCATED AT
THE PLAINE DE L'AIN**

ADECCO
ADEMI PESAGE
ADG SECURITE
AIN ELEC SERVICES
AIR COURTAGE ASSURANCE
ALBERTI
ALC GÉNIE CLIMATIQUE
ALCARAZ
ALLARD EMBALLAGES
AMALIS
AMELOG
AMENAMAT
AMOX Y
AQUALIFT
ARBORESCENCE
ASTR'IN
ATOUT IMMO
A TOUT METAL
AURANOVE
AUXINE LOGISTIC
BARILLA FRANCE
BASF PHARMA
BERTHELET TOURISME
BILLON CREA'LYS
BIOMERIEUX
BIO-MOTEL
BULLE DE LINGE
CABINET AUXILLIUM
CAP AIN
CASELLA ELECTRICITE
CGP ET CIE
CHEZLESPROS
CIRA-SIMGAM
CIRCEO PARTNERS
CLAEYS
COFFEE & CIE
CRIT INTERIM
C S F France
D2P BOX
DB INGENIERIE
D&F
DEVOS-VANDENHOVE
DIMOTRANS GROUP
DKO INTERRUPTEUR
E.C.B.
EBERHARDT
ECURIES PLAINE DE L'AIN POLO CLUB
EDDYFI EUROPE
EDF - SETRAL
EFFETS D'EAU
ENDEL

ENTHALPIA
ENVOL-ORSAC
ESAT-APAJH
FEU VERT
FIPA
F & L EVENTS
GARAGE DE LA PLAINE DE L'AIN
GEFCO
GEODIS LOGISTICS R-A
GLN SECURITE
GOCONCEPTS
GRAHAM PACKAGING EUROPE
GROUPE ETHIQUE & SANTE
HAYWARD POOL EUROPE
HERAS CLOTURE
HERAS INTERNATIONAL
HOME NETTOYAGE
HVAC FRANCE
INSERLEC
ISEA
ITALPROJECT FRANCE
LA-CO INDUSTRIES EUROPE SAS
LALEMANT FRANCE
LAVATRANS
LES HALLES de SAINT VULBAS
LIB INDUSTRIES
LOCARCHIVES
LOGIDIS COMPTOIRS MODERNES
LSL
LUOMAN
M.R. LOGISTIQUE
MAIRE SOLUTIONS TEXTILES
MANDARINE-SERVICES
MANPOWER
MAPEI
MERIAL
MONNET-SEVE
ND LOGISTICS
NECOTRANS
ORAPI - PROVEN
P.G PROCESS
PACK-CONSULTING
PARASITE DESIGN
PÉPINIÈRE D'ENTREPRISES PAMPA
PLAINE DE L'AIN COTIERE INITIATIVE
PLASTIC OMNIUM - SIGMATECH
PROMENS
R + R
RATERA TALLERES FRANCE
REXEL
SAINT GOBAIN WEBER FRANCE
SAMADA
SAPHIR3D
SCHAPPE
SDEL - ACTEMIUM

SELECTA
SERPOLLET
SERVICE DE SANTÉ AU TRAVAIL
SICO
SOFRANEXT
SOGEDDEC
SOLYNEO
SOULDAL
SPEICHIM PROCESSING
SPI
SPURGIN-LEONHART
START PEOPLE
STATION-SERVICE TOTAL
SYNDICAT MIXTE DE LA PLAINE DE L'AIN
T D L
TARVEL ESPACES VERTS
TAXIS SAINT JACQUES
TECH INTER
TOTALGAZ
TRANSPORTS PEDRETTI
TREDI
TRIHOM
UNILEVER - UF HPC SI
VENTE-PRIVEE.COM
VINCI CONSTRUCTION FRANCE - CETRA
2B BRODERIE
5S INGENIERIE
...



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