



SEARCH FOR TAKEOVER

Develop your industrial capabilities with the skills and infrastructure which will become available in Mont-de-Marsan (Southwestern France) at the end of the first quarter of 2021.

Large production, logistics and office facilities located in the heart of New Aquitaine.

A region which is home to a dense network of industrial leaders with an extensive SME-SMI ecosystem, all of which contribute to the region's economic vibrancy.

Benefit from a regional location close to the Iberian Peninsula, with good transportation connections between Northern and Southern Europe and a workforce trained to adhere to the rigorous standards of an international packaging group.

OPPORTUNITY TO ACQUIRE A COMPLETE INDUSTRIAL INSTALLATION AT MONT-DE-MARSAN, WITH A WIDE RANGE OF SKILLS FOCUSING ON PRODUCTIVITY AND QUALITY

The PACCOR group, one of Europe's leading **producers of rigid packaging** used by a variety of industries including the agri-food industry, is restructuring its French operations as part of a Europe-wide reorganisation of its industrial facilities.

As part of this process, the group plans to **close the Mont-de-Marsan (Landes) site at the end of the first quarter of 2021** and is looking for takeover solutions.

The group is committed to supporting this project. In order to contribute to **the continuation of an economic activity that creates and maintains jobs on the site and in the region**, the group invites you to consider the opportunity to develop your activity and know-how through the acquisition of **the skills** of the employees concerned and the available **site areas**.

The employees' skills, including **industrial know-how, quality control** and expertise in **plastic extrusion**, can be used directly or transferred to other activities including continuous or non-continuous processes.

The site provides **the opportunity to establish a complete industrial activity**: workshops, warehouses, silos supplying production, laboratory, offices and communal areas.

At the heart of a road and rail network linking Northern Europe and the Iberian Peninsula, the site is at the centre of a Bordeaux - Toulouse - Bilbao triangle, which provides a perfect balance in terms of **economic vitality and quality of life**.

1 | THE AVAILABLE SITE'S POTENTIAL

LARGE SURFACE AREAS, SUITABLE FOR MULTIPLE ACTIVITIES AT THE HEART OF A DYNAMIC ZONE

Located in an industrial zone close to both the town centre and the main transport networks, this site, dedicated to the plastics industry since its creation in 1969, is suitable for the establishment of an industrial activity requiring large surface areas:

- **Total surface area of the site: 75,000 m²**
- **A building of 12,000 m² with a sprinkler system** including:
 - Production workshop (supplied by a closed water circuit)
 - Storage areas
 - Several loading/unloading docks
 - Laboratory
 - Administrative offices and communal areas
- A 1,000 m² building used as a maintenance workshop
- Two other unused buildings suitable for conversion into offices or workshops
- Outdoor surface areas include 25 stainless steel and fibreglass silos, car parks and green and wooded areas.



The existing industrial activity currently complies with ISO9001 / BRC / HACCP standards.

A FULLY EQUIPPED SITE WITH A HIGH PRODUCTION CAPACITY

The site is currently dedicated to the extrusion of multilayer polystyrene sheets for thermoforming, used in particular in the agri-food industry (FFS, Form Fill & Seal). It is equipped with 3 production lines for a total capacity of 25 000 T per year, including:

- 2 ERWEPA lines for two-coloured compact sheets, Neocell
- 1 KAUFMAN line for two-coloured compact sheets

Reference to the site's existing operations is only indicative, as a buyer may pursue a similar activity there or convert it to other activities.

2 | HUMAN CAPITAL AVAILABLE

The experience and skills of the 28 employees, currently deployed in production, maintenance, supply chain, quality and administration, can be mobilized for both industrial or logistics activities.

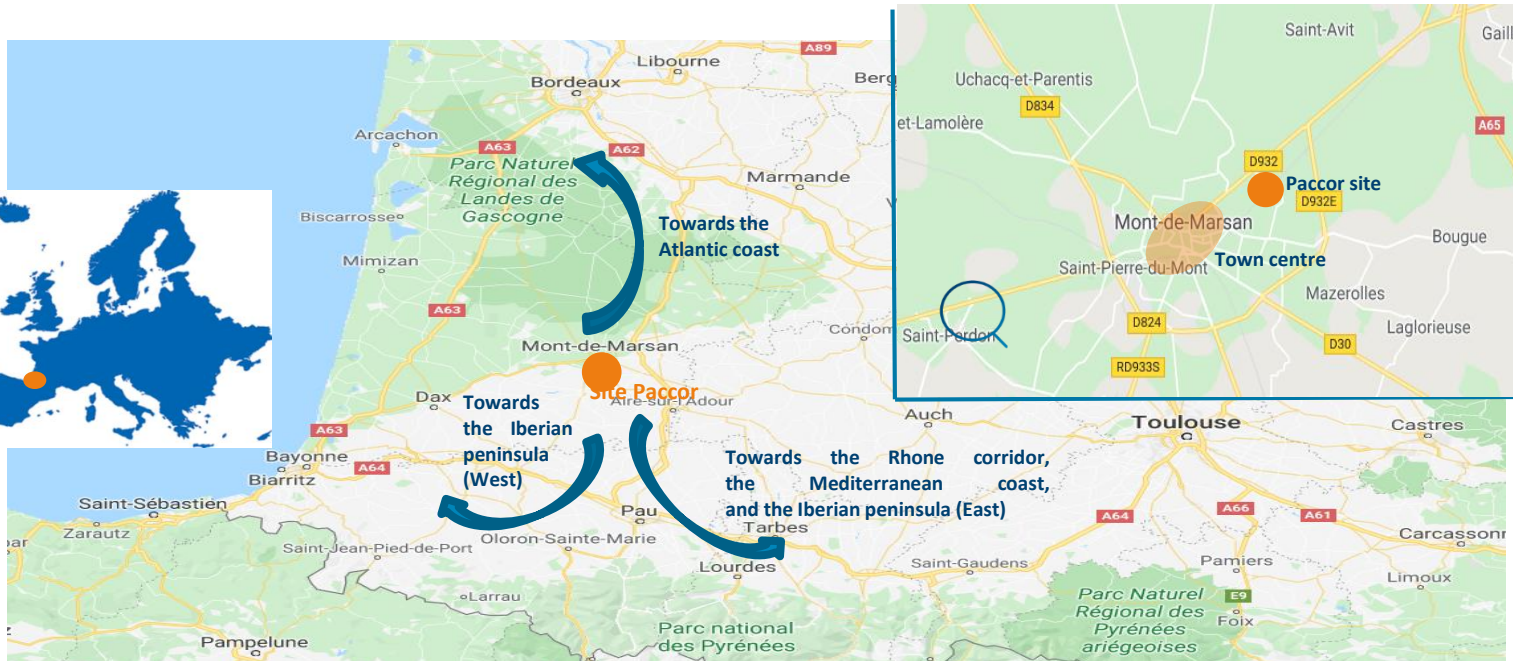
KNOW-HOW AND AN INDUSTRIAL CULTURE

Benefiting from over 50 years of expertise in industrial production, with continuous process management and the safety and quality procedures required for an activity that is now **subject to authorization procedure**.

SKILLS, KNOW-HOW & ORGANISATION

- Qualified production teams, specialised in extrusion
- Used to operating 3 production lines continuously 7 days per week
- 3-shift operation
- The teams are well-versed in the various management and production monitoring methods
- A high level of adaptability to new professions: most employees have been able to progress to their current occupation
- Operators responsible for verifying their stocks, from the supply of raw materials to the quality of finished products
- Preventive and curative maintenance
- Flexible and adaptive workforce able to:
 - train new employees in existing production methods
 - adapt to new products and processes and be operational within a short period of time
- Administrative and management teams capable of working in English or Spanish

3 | A STRATEGIC PRESENCE IN THE HEART OF NEW AQUITAINE



BOLSTERED BY THE ECONOMIC DYNAMICS OF THE NEW AQUITAINE REGION

The facility is in the heart of the largest region in France, 1st in terms of R&D and 3rd in terms of GDP.

Open to the Atlantic Ocean and a link between Northern Europe and the Iberian Peninsula, the region:

- hosts traditional industrial sectors such as agri-food and wood/paper,
- draws on fields of excellence such as aeronautics or chemistry,
- and promotes the significant development of the green, digital or healthcare sectors.

The region's vibrancy is highlighted by the presence of 11 competitive clusters.

A DYNAMIC TERRITORY

The Landes department is an industrial territory (20% of jobs) and is undergoing significant economic and demographic development: +20% turnover for the Landes economy in 10 years and the second most dynamic demographic growth in the region.

The Landes has a low unemployment rate (8% in the 4th quarter of 2019) whilst promoting a real quality of life.

AN ATTRACTIVE TERRITORY

The Mont-de-Marsan agglomeration has developed a network of 3 200 VSE-SMEs providing 27 500 jobs, i.e. +19% of employees over a 10-year period. Four competitive clusters: Aerospace Valley, Xylofutur, Avenia and Agri Sud-Ouest Innovation.

Located 3km from the town centre of Mont-de-Marsan, the site provides a balance between a vibrant economic area and a suburban living environment, with high-performance services nearby.

THE SITE BENEFITS FROM EFFICIENT AND VARIED TRANSPORT INFRASTRUCTURE:

- Motorways A65 (Bordeaux-Pau) 10 km away, A63 (Bordeaux-St-Jean-de-Luz) 70 km away, A62 (Bordeaux-Toulouse) and A64 (Toulouse-Bayonne) 80 km away
- Dense road network linking the site to the Atlantic coast and Bordeaux to the west, Toulouse and then access to the Mediterranean coast to the east, opening up to Spain to the south
- TGV station in Dax (Paris in 3h50) 60 km away and projected TGV station in Mont-de-Marsan in 2027
- Airports: Biarritz Basque Country 120 km away and Bordeaux 130 km away
- Bayonne commercial port 110 km away and Bordeaux seaport 140 km away

Local actors ready to support you: in liaison with the Paccor Group and the firm Semaphores, the offices of the New Aquitaine region (ADI-NA agency in particular), the Mont-de-Marsan Agglomeration, the Mont-de-Marsan town hall as well as all the local economic development forces will provide you with support in establishing your business.

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