



The Future of your Business is
at the Center of the World*

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European Freight Centre: a strategic location

The European Freight Centre & Lahonce Business Park, a space dedicated to economic activities in the heart of the Aquitaine –Euskadi Euroregion

KEY FIGURES:

83 976 sq m
of warehouses covering
over 305 000 sq m

50
businesses

+ 600
jobs

A STRATEGIC LOCATION

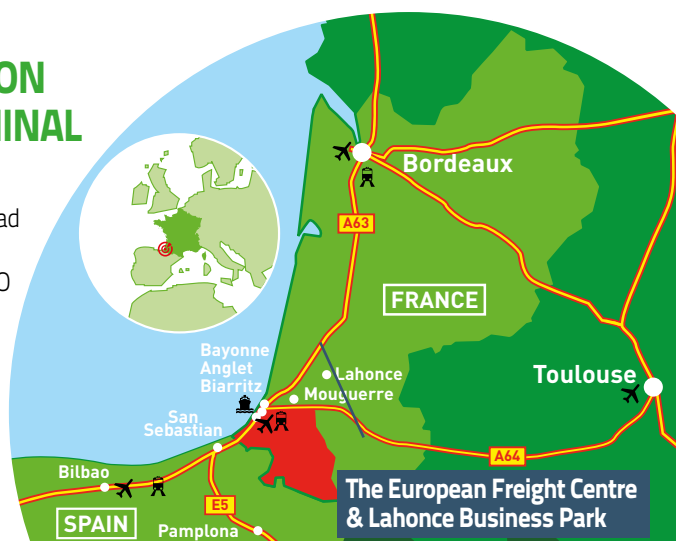
100 hectares located along the Basque corridor, at the heart of the logistic crossroads between the Iberian Peninsula and Northern Europe, make up the Bayonne - Mouguerre – Lahonce EFC land reserve.

On the River Adour's south bank, at the junction between the A63 and A64 motorways (north/south - Paris/Spain and east/west - Bayonne/Toulouse/Mediterranean routes), it is connected to the French rail network and is located just 6 kms from the industrial port of Bayonne.

Its position provides large plots of land and enables the road plan to be progressively adapted to new arrivals.

NEW GENERATION RAILROAD TERMINAL

At the EFC you will benefit from direct access to rail-road transport thanks to the two "new generation" AMBROGIO and COMBITRANS terminals, as well as a high-performance rail service managed by a private European operator: NOVATRANS.



Designed by specialists, the NOVATRANS terminal has new characteristics for optimum rail/road service operations. It is one of the first new generation terminals designed according to the market's needs and with performance criteria to make it an economically viable tool.

*Bienvenue au Centre du Monde



170 000 sq m AVAILABLE FOR INVESTMENT

A unique business capacity

The EFC is south Aquitaine's only logistic platform capable of simultaneously hosting on the same site large-sized logistic warehouses and new generation rail services, providing fast and profitable combined transport operations. This platform provides all transporters, with easy access to combined transport, thanks to terminals managed by private operators with a European outreach.

MiVaCEF (EFC management company) provides:

- ▶ Management of 6500 m² of modular warehouses for lease
- ▶ Security for the entire site (secure gates, rounds...)
- ▶ Assistance for the site's businesses according to demand
- ▶ Upkeep of the private railway siding
- ▶ Industrial waste, storage for businesses available free of charge
- ▶ Upkeep of common areas, lighting, access...
- ▶ Daily mail collection and distribution

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 LeCentreDuMonde

LA CONVENTION IMPLANTATIONS EST COFINANCÉE PAR L'UNION EUROPÉENNE.
L'EUROPE S'ENGAGE EN AQUITAINE AVEC LE FONDS EUROPÉEN DE DÉVELOPPEMENT RÉGIONAL