

ERASTEEL



ERASTEEL INDUSTRIAL PLATFORM – COMMENTRY (ALLIER)

A strategic 23.2-hectare Seveso III upper-tier
site ready to host your future
industrial projects



A STRATEGIC, OPERATIONAL INDUSTRIAL PLATFORM WITH UNIQUE POTENTIAL

Located in the heart of France, the **Commentry platform offers a rare combination**: immediately available space, fully operational heavy industrial infrastructure, and an environment that meets the highest standards of safety and environmental performance thanks to its high-threshold Seveso III classification.

Scalable and designed for **industrial use**, it enables **rapid and secure implementation while reducing lead times and initial investment**.

Its adaptability and available capabilities make it a solid, long-term foundation to support the expansion of your business and the development of new industrial projects.

An industrial platform ready to host your industrial projects:

- Site classified as **Seveso III** high-threshold
- **23.2 hectares**, including 8.9 hectares of covered space
- Operational **heavy infrastructure**
- Capacity to accommodate **new production lines**
- **Potential for expansion and growth** to support project development
- **Strategic geographic location** in the heart of France
- Long-standing metallurgical expertise

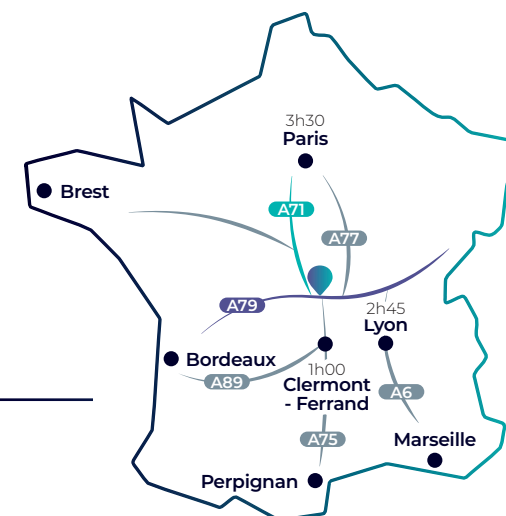
SPEED UP YOUR INDUSTRIAL SETUP WHILE KEEPING COSTS AND TIMELINES UNDER CONTROL.

A STRATEGIC LOCATION

A LOGISTICS HUB IN THE HEART OF FRANCE

- Direct access to the **A71** and **A79** highways
- Quick connections to **North-South** and **East-West** routes
- **3.5 hours** from Paris, **2 hours 45 minutes** from Lyon, **1 hour** from Clermont-Ferrand Airport
- Close to key industrial and logistics cities: **Clermont-Ferrand, Moulins, Nevers, Vichy**

A central, well-connected location to optimize your domestic and European logistics flows.



SEVESO III HIGH THRESHOLD

A SAFE AND CONTROLLED ENVIRONMENT FOR YOUR OPERATIONS

- **Extended prefectural authorization** allowing for the **processing** of many types of metal-containing waste, whether hazardous or non-hazardous
- **Secure and controlled management of sensitive materials**, such as spent oil catalysts, NiMH batteries, and metallurgical waste
- **Collection and treatment of 100% of the site's wastewater** using a dedicated on-site facility
- **24/7 monitoring and security** ensuring a controlled and compliant environment

An operational, secure site and compliant with the highest industry standards.

1 AVAILABLE SPACE & TECHNICAL FEATURES

- **4.3 hectares** of usable space
- **Modular and convertible halls**
- **Decommissioned workshops** ready for conversion
- **Space available** for new projects
- **85% of the site is serviced**

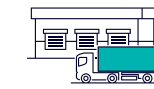
Available and scalable spaces that provide the ideal setting for implementing new production lines, organizing strategic storage, launching pilot projects, or quickly expanding operations.

COVERED BUILDINGS

- **1.4-hectare site:** spacious, flexible warehouses ready to accommodate your production lines.
- **Direct unloading of trucks indoors:** simplifies logistics, reduces handling times, and increases operational efficiency.
- **Overhead cranes up to 17 tons:** easy handling of heavy and bulky loads, suitable for demanding industrial operations.
- **Offices integrated into the warehouses:** at the heart of operations to maximize responsiveness and team efficiency.
- **Optimized material flow and time savings:** a site designed to streamline material handling.

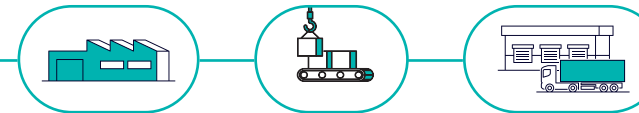
BULK STORAGE

- **4,000 m² of sheltered open space:** ideal for flexible storage and material handling.
- **Covered buildings:**
 - A **1,500 m²** building with an overhead crane and **separate bays**, allowing for handling of heavy loads.
 - Buildings of **760 m²** and **600 m²**, ready to accommodate various industrial activities.
- **Logistics optimization:** easy access, smooth workflow, and enhanced security for your storage and handling operations.
- **Flexibility and adaptability:** modular spaces to quickly meet your industrial or logistics needs.

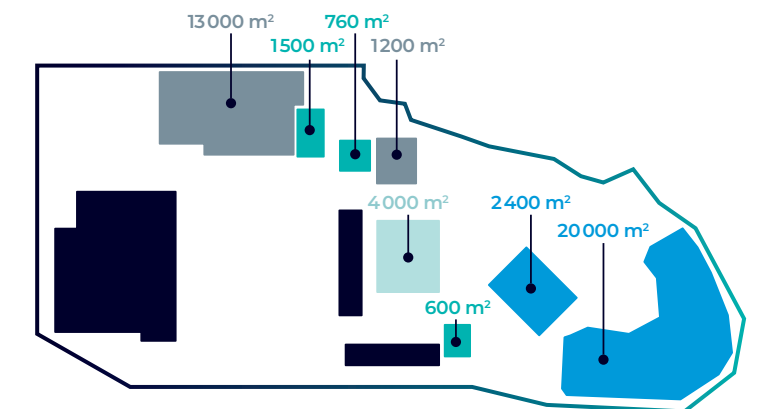


AVAILABLE OUTDOOR SPACE

- **2.24 hectares available** for new industrial and logistics operations or pilot projects.
- **Developable spaces** for establishing new production facilities, storage areas, or building modular extensions.
- **Spaces and roadways designed** to accommodate heavy trucks and industrial vehicles and facilitate incoming and outgoing traffic.
- **Integration with existing infrastructure** (energy, water, and sewer systems) to speed up the time to market.
- **Secure and controlled expansion potential** within a SEVESO-classified industrial site.



- **Covered buildings:** 1.4 hectares
- **Bulk storage:** 4,000 m² of sheltered open space
- **Bulk storage:** 2,860 m² of covered buildings
- **Available outdoor space:** 2.24 hectares
- **Metallurgical equipment** available for use



TECHNICAL INFRASTRUCTURE

READY-TO-USE INDUSTRIAL CAPACITIES

Energy

- 63 kV RTE connection
- Available electrical capacity: 22 MW
- 16.3 MW already contracted
- Integrated utility networks: gas, compressed air, oxygen, steam

Water & Environment

- 5 water supply sources
- 2 interconnected dams (15–20 m³/h)
- Emergency supply of 180 m³/h
- Water reserve of 5,000 m³
- A treatment plant with a capacity of 600 m³/day
- 85% of the site serviced and connected to the wastewater networks



Logistics & Operations

- Improved road infrastructure and optimized heavy-duty truck traffic
- Two weigh stations
- Guardhouse and access control

A rare level of infrastructure, designed for heavy industry and available immediately.

2 METALLURGICAL EQUIPMENT AVAILABLE FOR USE

A heavy industrial asset ready for valorization

The Commentry site **features metallurgical facilities, offering a rare opportunity** for manufacturers looking to develop or relocate a high-value-added processing operation.



INDUSTRIAL EQUIPMENT

Available equipment

- **Agglomeration** unit
- **Calcination** furnace
- **Roasting** furnace
- 28-ton **arc furnace** (FARC)
- 24-ton **submerged electrode furnace** (FEL)
- **AOD converter**
- **Overhead cranes** up to 60 tons

Benefits for your project

- Significant **reduction** in initial **investment**
- **Immediate access to existing heavy equipment**
- **Flexible** industrial facilities that **can be customized** to suit your projects
- Environment already **suited to metallurgical processes**
- **Time savings during** commissioning
- Integration within a **certified and secure industrial platform**

A unique opportunity to leverage exceptional, operational industrial tools to develop your projects in metallurgy, industrial waste recycling, and advanced materials projects.

NEED ADDITIONAL SERVICES ON-SITE?

Call on Erasteel's services: a drawing and finishing shop for your design, testing, and custom production needs.

Located at the heart of the site, our workshop is equipped with a variety of machines capable of meeting a wide range of specific needs: feasibility studies, technical testing, pre-production runs, and custom manufacturing.



WHY DEVELOP YOUR PROJECT ON THE ERASTEEL COMMENTRY INDUSTRIAL PLATFORM?

- An **industrial platform** ready to accommodate your industrial projects with **opportunities for rapid expansion**
- A **strategic location** in the heart of France
- A **secure and controlled environment** for your operations - Seveso III high threshold
- **Available and scalable space** that provides an ideal setting for implementing new production lines, setting up strategic storage, or launching pilot projects
- A **rare level of infrastructure**, designed for heavy industry and available immediately
- A **unique opportunity to leverage operational industrial facilities** to develop your projects in metallurgy, industrial waste recycling, advanced materials, and more.

A rare combination: a strategic, secure, and operational industrial site that reduces risks, shortens lead times, drastically cuts investment costs, and maximizes return on investment.

L'ALLIER

A SOLID AND DIVERSE ECOSYSTEM AND LABOR POOL



■ **Key sectors:** metallurgy, agri-food, defense, automotive, luxury goods, transportation and logistics, rubber/plastics/composites, chemicals, pharmaceuticals...

■ **Major players present:** Safran Electronics & Defense, Goodyear, Stellantis, Adisseo...

COMMENTRY-MONTMARSAULT-NÉRIS COMMUNAUTÉ

approximately 25,000 residents

MONTLUÇON COMMUNAUTÉ

approximately 60,000 residents

A MATURE, ATTRACTIVE, AND COMPETITIVE INDUSTRIAL ENVIRONMENT.



La Région

Auvergne-Rhône-Alpes

— **ENTREPRISES**

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