



**THE RIGHT PLACE TO BE:
A NEW INDUSTRIAL PARK IN MAUBEUGE
EAST OF VALENCIENNES – near the border of Belgium**





A dedicated team of experts to support and set up your project in a fully equipped industrial park, faster and with a capped investment

- The Dutch Group CSM, has decided to optimize its industrial production and therefore will make available its production site in Maubeuge, its equipment, personnel and plant to companies with an expansion project.
- Surface of 5750 sq. meters
- The CSM Group and CDID consultants are offering full assistance (financing, logistics, human resources, operations...) to attract international projects that can generate employment for the personnel.



Presentation of Délices de la Tour, Maubeuge

- Délices de la Tour is a subsidiary of the CSM Dutch group since October 2000, one of the European leader in ingredients for the bakery and frozen viennoiserie market. This group is also positioned on finished goods.
- Production and selling of frozen breads and viennoiseries (croissants, apple turnover, croissant with chocolate filling, brioches with chocolate nuggets, specific cakes eaten...)
- Sales turnover: 90 million euros
- Environment and quality: standards BRC, TPM, respect of the quality standard CSM. Délices de la Tour controls and guarantees the quality of its products by a permanent control on the entire production line: from raw material to the products delivered to its customers.





Presentation of the Maubeuge production unit

Availability: now

- Total surface of 5 750 sq. meters
- Land reservation of 21 050 sq. meters
- Kind of surfaces:
 - Workshop: 2 728 sq.m + 1 650 sq.m
 - Cold stores: 884 sq.m + 319 sq.m
 - Offices + Cloakrooms: 170 sq.m
- Under-beam height up to 4 meters
- 3 loading/unloading platforms,
- parking spaces :
 - 57 cars
 - 8 semitrailers
 - 8 carriers
- Frame and roof: hull M out of steel CORTEN
- Walls: boarding insulated rockwool



Complete infrastructures

- General services:
 - Drinking/ industrial water
 - Draining unit
 - Power transformer of 1 000 KWH
 - Gas pressure
 - Phone
 - Heating
 - Lighting
 - Fire protection system



Access and services on/out the production unit

- Gaz station
- Firms breeding-ground
- Building-relay
- Hotels
- Catering
- Post office
- Public transport
- Formation center
- University
- Research center



The Right Place at the center of Europe

Transportation network around Maubeuge (100-200 Kms / 62-124 miles)



- A prime location, near the border of Belgium
- 30 minutes from Valenciennes
- 100 million consumers within a radius of 350 Kms/217 miles,
- An international highway hub,
 - E19-A7-A1 to Paris,
 - E19 to Brussels and Rotterdam,
 - E42-E40 to Liege-Aix la Chapelle,
- TGV train station,
- International airports,
- Coastal and river ports



The assets of Maubeuge and its region

- The production unit is located at the center of a leading populated and productive area:
100 millions consumers within a circle of 350 Kms/217 miles
- The road traffic between Paris and Northern Europe flows easier on A2 highway than on A1 which can be saturated mostly in nearby Lille.
- Planned road improvement to directly access to an A2 entrance (3 Kms/1.7 miles).
- For the past ten years, the region benefits from a dazzling progression and positive image, due to the « Toyota effect » and dynamic local governments.



A team of experts dedicated to the implementation of your project

- Human Resources assistance
 - Assistance in the hiring process,
 - Selection of the best candidates,
 - Design of training programs to upgrade new employees' skills to your process.
- Industrial assistance
 - Process planning study,
 - Selection of available equipment,
 - Industrial building design engineering.
- Logistics
 - Presentation to potential local partners,
 - Assistance to set-up your supply chain and customer logistics,
 - Budgeting of the proposed logistic solutions.
- Administrative support
 - Assistance in applying for available government and CSM incentives programs,
 - Business plan counseling, valuation and validation.



Enjoy the pleasant environment of Maubeuge...



A flower city



The Gavroche



Zoo of Maubeuge



« Le moulin à Galette »



To go further with Délices de la Tour...

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