

Aix-Marseille-Provence

“Vastint, the foundation-owned real estate investment arm of the IKEA group, has chosen Marseille as the location for its French operations after benchmarking several cities across France. The acquisition of the 17-hectare “Domaine Vallée Verte”, a former Nestlé manufacturing site, marks a key milestone in our long-term development strategy in the country. On this property, including approximately 7 hectares dedicated to new development, Vastint intends to deliver around 75,000 sqm of leasable space in multiple phases, in line with our commitment to sustainable, long-term real estate investment.”
Jean-Philippe Watelet, Directeur Général France de Vastint

AIX-MARSEILLE-PROVENCE Mediterranean place of major transitions

At the heart of major trade routes between Europe, the Mediterranean, and Africa, Aix-Marseille-Provence stands out as one of Southern Europe's leading economic hubs. France's second-largest metropolitan area, it boasts nearly 2 million inhabitants and 750,000 jobs, offering a dynamic, deep, and readily accessible market for companies seeking growth.

This attractiveness is based on an ambitious investment strategy in national and world-class infrastructures. The Port of Marseille-Fos, a strategic gateway to major international value chains, is a key logistical asset, further strengthened by the region's second-largest regional airport, Marseille-Provence, and its access to the Mediterranean-Rhône-Saône multimodal corridor (MeRS). In addition, exceptional digital connectivity, provided by international submarine cables, positions the metropolitan area 6th globally for data exchange. Furthermore, Aix-Marseille-Provence, with its public and private partners, is developing 10 million square meters of business real estate, capable of accommodating nearly 140,000 additional jobs by 2040, particularly in Euroméditerranée, one of the largest business districts in Southern Europe.

Through this structuring plan, Aix-Marseille-Provence is strengthening its centers of excellence at the crossroads of innovation, production, and research, while fully addressing the major challenges of the ecological, digital, and societal transitions. The region is now one of Europe's leading laboratories for the circular economy, renewable energies, and decarbonized industry. In the Gulf of Fos-Berre, the future first green port in the Mediterranean is taking shape. In Cadarache, the ITER project, supported by the Metropolis and industry, positions the region at the heart of the global energy transition through nuclear fusion, while cleantech companies find a fertile ecosystem at the Arbois' Technological Park. Biotech constitutes another strategic pillar, with Health and Biotechnology activities concentrated at the Luminy's Technological Park and within the Marseille Immunology Biocluster (MIB). The port and maritime sector has an international reach thanks to the Port of Marseille-Fos, with major players like CMA CGM, and in La Ciotat, around the shipyards specializing in luxury yachts and maritime innovation. Aerospace and defense complete this landscape of industrial excellence, centered around the Airbus complex and the air bases of Salon-de-Provence and Istres. The expertise in mechanics and engineering sciences fostered by the Château-Gombert's Technological Park and leading groups such as Thales further strengthens this remarkable ecosystem. From defense to green energy, from decarbonized industry to microelectronics, Aix-Marseille-Provence embodies a strong ambition for European economic sovereignty, based on innovation, reindustrialization, and international openness. The performance of this public-private ecosystem was recognized by the awarding of the European Capital of Innovation label in 2022. It is further enhanced by an exceptional lifestyle, combining preserved natural spaces, 300 days of sunshine a year, and 255 kilometers of coastline—an attractive environment for talent from around the world and a powerful draw for investors.



<http://ampmetropole.fr/mipim-2026>



Why Invest?

A diversified and competitive economy

Six economic sectors of excellence that drive growth.

Recognized infrastructures

Marseille Provence Airport is the second largest regional airport (passengers) and the first for cargo; Port of Marseille Fos is France's leading port, the 6th largest internet hub worldwide (18 submarine cables, €4 billion investment), and includes 2 TGV stations (Aix and Marseille).

A talent pool

Home to the world's largest French-speaking university (Aix-Marseille University) and major engineering schools.

Strong R&D hubs

Arbois' Technological Park (Environment and Cleantech), Luminy (Biotech and Healthtech), Château-Gombert (Engineering Sciences, DeepTech).

Massive public investments

- A €5 billion plan for transport, housing, and education⁽²⁾.
- **Projects at the Marseille Fos Port:** €1.9 bn of investment over 2025-2029, including €150 million for the construction of the new headquarters of the Grand Port Maritime de Marseille.
- **Marseille Immunology Biocluster:** €96 million in public investment for research.

Headquarters of major global companies

Including CMA CGM, Airbus Helicopters, and ITER Organization.

Investment opportunities

FOS-SUR-MER/ ETANG DE BERRE

- **Major Industrial Projects in Fos-sur-Mer:** €680 millions of public investment; 1,000 hectares of available land.
- **Aequatio Project at Aix Marseille Provence Airport:** Development of a business campus of over 33,000 m², a scientific and industrial hub composed of office buildings, “soft industry” facilities, and service areas.
- **Cap Horizon:** €43 million in infrastructure investments, 18 serviced building plots for economic development offered to businesses, totaling 144,000 m², with 4,000 jobs expected on this site

MARSEILLE

- **Euroméditerranée:** 220,000 m² of office space still to be developed in Euromed 2, including:
- **Les Fabriques:** development of a mixed-use neighborhood covering 210,000 m²
- **Smartseille:** 42,000 m² of space to be developed, including offices and retail areas

Sources : (1) Scot.2025 - (2) Marseille.en.Grand