



## listing



### Info Agente

Nombre:	ArKadia
Nombre empresa:	
País:	Reino Unido
Teléfono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 375,265.11

### Ubicación

País:	Portugal
Estado/Región/Provincia:	Distrito de Setúbal
Ciudad:	Setúbal
Publicado:	07/02/2026

Descripción:  
**SETÚBAL | 4,833 m<sup>2</sup> Strategic for Logistics, Industry or Commerce**  
**Corner Plot Opportunity with High Building Index (PDM 2021)**

Position your business in the heart of one of the country's most dynamic logistics hubs. This corner plot, with almost 5,000 m<sup>2</sup>, offers the versatility and visibility needed for high-performance operations.

#### Technical Specifications & Building Capacity:

Total Area: 4,833 m<sup>2</sup> (Corner configuration, maximizing access and storefronts).

Occupancy Index: Up to 50% of the plot area (approx. 2,416 m<sup>2</sup> of building footprint).

Waterproofing: Permitted up to 80% of the plot.

Mixed Use (Setúbal PDM Sept/2021):

70%: Industry, Logistics, Waste Management and Warehousing.

30%: Commerce, Hospitality and Equipment.

#### Last Mile Location and Accessibility:

Strategically positioned to optimize operational costs and transport times:



**Direct Access:** Immediate connection to the A12 and N10 highways.

**Proximity:** Minutes from the Port of Setúbal, ideal for import/export operations.

**Surroundings:** Located in a consolidated industrial zone, guaranteeing all supporting infrastructure.

**Excellent opportunity** for investors or expanding companies.

Contact us today for document review and site visit.

#ref: 810639

## **Común**

Pies cuadrados terminados: 4833 m<sup>2</sup>

Tamaño del lote: 4833 m<sup>2</sup>

## **Lease terms**

Date Available:

## **Información adicional**

URL sitio web: [http://www.arkadia.com/ZAZY-T105052/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T105052/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: 810639

