



## Warehouse Sale Montijo



### 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: EUR 15,000,000

### Ubicación

País: Portugal  
Estado/Región/Provincia: Distrito de Setúbal  
Ciudad: Montijo  
Código postal: 2870-609  
Publicado: 16/05/2026  
Descripción:  
Industrial Investment Opportunity in Montijo (Warehouse Complex)

Excellent industrial complex with enormous potential for appreciation, ideal for large logistics operations, multi-module manufacturing activities, or conversion into a multi-tenant business park. Strategic location with excellent road and rail access.

#### Main Features:

Total Land Area: 23,213 m<sup>2</sup>  
Covered Area: 10,159 m<sup>2</sup> (distributed across several warehouses)  
Transformer Substation (TS): Own / Private with 830 kVA of power  
Current Situation: Needs renovation/modernization work

#### Property Strengths:

Layout Versatility: The arrangement in several warehouses allows for the segmentation of different production stages or the subletting of independent units.

High Energy Capacity: Private 830 kVA TS ensures a robust electrical infrastructure for heavy and simultaneous operations.

Ample Outdoor Space: Large patio ideal for circulation, maneuvering, and parking of heavy vehicles.



**Premium Location:** Located in a consolidated industrial area in Montijo, with quick access to the Vasco da Gama Bridge, A12, A33, and A2 highways; EN11 and EN4, which directly connect Sarilhos Grandes to Montijo, Barreiro, Palmela, and Alcochete. Proximity to important urban and industrial centers: Setúbal, Barreiro, Moita, Montijo, and Lisbon (less than 30 km away). Close to the South Riverside Arch, an area undergoing economic redevelopment and revitalization with various industrial and logistics projects. Situated next to areas still available for urbanization or industrial reconversion, ideal for the installation of business parks, logistics warehouses, and small production units. Proximity to the Port of Setúbal and the Port of Barreiro, important for maritime logistics.

This property is perfect for investors looking to rehabilitate and create a tailor-made business park, or for large companies that need sector-specific operational areas.

Contact us and together we will find a solution that fits your business's growth needs.

Energy Rating: D

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Fabricado: 1983

## Común

Baños: 1

Pies cuadrados terminados: 10159 m<sup>2</sup>

Tamaño del lote: 23213 m<sup>2</sup>

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/THPZ-T11445/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/THPZ-T11445/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: ARMFB003.1

