



## Armazém em Oiã de 569,00 m<sup>2</sup>



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 305,106.9

### Elhelyezkedés

Ország:	Portugal
Állam/Régió/Tartomány:	Aveiro
Város:	Oliveira do Bairro
Irányítószám:	3770-068
Feladta:	2025. 08. 16.

#### Leírás:

69 m<sup>2</sup> Industrial Pavilion – Oiã Industrial Zone  
Oliveira do Bairro – Aveiro

#### Setting

Located in the prestigious Oiã Industrial Zone, renowned for its high demand and diversity of activities, this pavilion combines functional versatility with excellent logistical access.

Just 2 minutes from the A1 (Aveiro Sul junction) and with quick connections to the A25, A17 and IC2/EN1, it ensures easy travel to major urban centres and national and international logistics corridors. Its proximity to the Port of Aveiro reinforces its potential for companies involved in export and import, as well as for logistics operators.

#### Value for Investors

- Attractive profitability: versatile layout, high ceilings and several access gates allow for tenants from logistics, storage or light industry, ensuring stable occupancy and competitive returns.
- Functional layout: 465 m<sup>2</sup> of industrial space (14.5 m × 20 m open-space), isolated compartment measuring 10 m × 5 m and changing rooms/WC area. Spaces are easy to reconfigure, reducing adaptation costs.
- Appreciation potential: scarcity of industrial supply in the region and growing demand drive the appreciation of the asset in the medium term.

#### Value for Direct Use

- Ready to operate: industrial floor, prepared for forklifts and pallet trucks; two operational overhead



cranes (5 t and 3 t), ideal for moving heavy loads.

- Equipped administrative area: on the 1st floor, 24 m<sup>2</sup> air-conditioned office with private WC and view of the industrial warehouse; 55 m<sup>2</sup> archive/storage room with natural light and windows, easily adaptable for use as a meeting room, training room or office extension.
- Patio and access: 495 m<sup>2</sup> outdoor space suitable for manoeuvring trucks and efficient loading/unloading.

## Technical Specifications

- Gross area: 569 m<sup>2</sup>
- Zoning: Warehouse and industrial activity (licence in force)
- Rooms: 4 (+ open space)
- Bathrooms: 3
- Infrastructure: alarm system, air conditioning in the office, abundant natural lighting.

## Location Highlights

- 2 min – A1 (Aveiro Sul junction)
- 8 min – A25 (Aveiro ↔ Madrid)
- 12 min – A17 (Lisbon ↔ Porto)
- 18 min – Port of Aveiro (Ro-Ro and container terminals)
- Support services (restaurants, workshops, fuel) less than 500 m away

## Why this pavilion?

Whether you want to make a profit through leasing or to set up your own logistics or industrial operation, this is a rare opportunity to acquire a functional, well-sized space strategically located in the heart of one of the most dynamic industrial areas in central Portugal.

Schedule your visit now and discover the potential this property can offer your business or investment.

#ref: 147411

Built: 2002

## Gyakori

Fürdőszobák: 3  
Kész négyzetméter: 569 nm  
Telekméret: 960 nm

## Room details

Total rooms: 4

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/ZAZY-T101386/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T101386/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

IMLIX ID:

147411

