



## listing



### Informazioni sull'Agente

Nome:	ArKadia
Nome della ditta:	
Nazione:	United Kingdom
Telefono:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 374,936.84

#### Posizione

Nazione:	Portugal
Stato / Regione / Provincia:	District of Setúbal
Città:	Setúbal
Publicato:	07/02/2026

Descrizione:  
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

## **Comune**

Finito piedi quadrati: 4833 mq

Dimensione del lotto: 4833 mq

## **Lease terms**

Date Available:

## **Informazioni aggiuntive**

URL del sito: [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

