



## Plot of land on the Setúbal Peninsula



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 1,371,917.26

### Location

Country:	Portugal
State/Region/Province:	District of Setúbal
City:	Setúbal
Posted:	Mar 05, 2024

### Description:

Plot inserted in the 'SAPEC BAY' Industrial Park, located on the Setúbal Peninsula, in the Herdade das Praias.

The 'SAPEC BAY' Industrial Park is part of an industrial area near the Setúbal Thermoelectric Power Plant, characterized by the presence of warehouses and industry, namely the Sapec facilities in immediate proximity, as well as some large industrial activities, where Alstom, Portucel, Setenave, Porto de Setúbal and a more remote diversified surroundings stand out, with residential areas on Sado Beaches, Manteigadas and the Setúbal Polytechnic.

The road network ensures close proximity to local, regional and national traffic axes, and is also close to the railway.

Due to the characteristics and implantation of industries, the area is a transit point for light and heavy vehicles.

In terms of urban development, this is a stabilized industrial area, and there are plots of land without occupation near the properties. The site benefits from good road access, being approximately 5 km from the EN10 and 8 km from the A12.

The train station of Praias - Sado is about 3kms away. There is also a railway extension serving the industrial park, as well as a port pier.



Surface parking is easy to obtain at the entrance of the lots by means of spaces intended for that purpose. The site also has parking areas for heavy vehicles.

Energy Rating: Exempt

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## **Common**

Finished sq. ft.: 13706.4 sq m

Lot Size: 34266 sq m

## **Lease terms**

Date Available:

## **Additional information**

Website URL: [http://www.arkadia.com/PTTB-T1891/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PTTB-T1891/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID: LANE\_6464\_7

