



listing



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 374,936.84

Location

Country: Portugal
 State/Region/Province: District of Setúbal
 City: Setúbal
 Posted: Feb 07, 2026

Description:
SETÚBAL | 4,833 m² 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 m², offers the versatility and visibility needed for high-performance operations.

Technical Specifications & Building Capacity:

Total Area: 4,833 m² (Corner configuration, maximizing access and storefronts).

Occupancy Index: Up to 50% of the plot area (approx. 2,416 m² 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

Common

Finished sq. ft.: 4833 sq m
Lot Size: 4833 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/ZAZY-T105052/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: 810639

