



## 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 857,396.92

#### Location

Country: Portugal  
State/Region/Province: District of Setúbal  
City: Setúbal  
Posted: Jul 01, 2026

Description:  
**PREMIUM OPPORTUNITY IN SETÚBAL High-Performance Industrial and Logistics Facility**

Whether your company is looking to expand its operations in one of Portugal's most strategic and dynamic locations, or whether you are an investor focused on secure income-generating assets with excellent financial performance, this is the property that will turn your goals into reality.

Located in the prestigious Sado Business Centre, on Setúbal's main industrial and logistics corridor (adjacent to the Mitrena and Sapec Bay routes), we present this extraordinary warehouse with a total area of 763 m<sup>2</sup>. A modern, versatile space, fully optimised to meet the highest standards demanded by today's market.

#### An Impeccable, Ready-to-Operate Facility

Unlike most industrial units on the market, this property stands out for its impeccable condition and intelligent layout, designed to maximise productivity. The space is divided into two key areas:

- **Logistics and Production Area:** A spacious hall with excellent ceiling height, a polished, high-strength industrial floor, a large access gate for easy loading and unloading, and a technically insulated roof that ensures optimal thermal comfort. The lighting has been fully optimised to provide maximum visibility at all times.



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- **Integrated Corporate Centre:** The property comprises six independent offices, fully equipped, air-conditioned and organised to accommodate the administrative, sales and management departments. It also includes modern staff changing rooms, support kitchenettes and a professional reception area that conveys the solidity your brand deserves.

## Absolute Versatility for Multiple Sectors

The architecture and layout of this warehouse give it a rare degree of flexibility, making it the ideal 'chameleon' for a wide range of business sectors:

1. **Logistics Hub and Last-Mile Distribution:** Perfect for e-commerce companies, hauliers or local distribution firms requiring quick access to major roads (the N10 and motorways).
2. **Production and Manufacturing Facility:** Ideal space for light industry, metalworking, high-tech assembly lines or specialist workshops requiring an organised technical area and high security.
3. **Large-Scale Warehousing and Showroom:** Excellent for building materials distributors, wholesalers or companies needing to combine large-volume stock with a corporate customer service area.

## The Perfect Asset for Investors: High-Yield Return

For those looking to put their capital to work in real, tangible assets, this property represents a golden opportunity in the current market. The warehouse is currently under a valid lease agreement, meaning it generates immediate cash flow from the very first day after the deed of sale is signed.

When analysing the relationship between the competitive purchase price and the current monthly rent the property already generates, we find an exceptional annual rate of return (yield), which is significantly above the average for the traditional property market and low-risk financial products. This is the ideal scenario for 'protected passive income', underpinned by a stable tenant in a sector (industrial/logistics) that boasts the highest demand and lowest vacancy rate in Portugal.

## Strategic Location: The Industrial Heart of the Sado

Set within a private and secure business park, the property benefits from tightly controlled fixed maintenance costs and a high-calibre corporate neighbourhood. Its proximity to the Port of Setúbal, the region's major industrial hubs and easy access to Lisbon and the south of the country make this location an irreplaceable strategic asset.

Don't miss the opportunity to lead the market. Book your viewing today and discover the next step in your business success.

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### **Common**

Bathrooms:	2
Finished sq. ft.:	763 sq m
Lot Size:	763 sq m



## **Lease terms**

Date Available:

## **Additional information**

Website URL:

[http://www.arkadia.com/ZAZY-T108561/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/ZAZY-T108561/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

165102

