

PLOT 4

AVETEL PARK: the new Logistics and Industrial Hub of Greater Lisbon

43,040 sqm
LAND AREA

20,511.50 sqm
GROSS CONSTRUCTION AREA

5,228.80 sqm
OFFICE AREA

12,70 m
WAREHOUSE HEIGHT

PLOT 4

MASTER PLAN

Plot 4 occupies a total area of **43,040 sqm**, intended for logistics, industrial and technological activities, with a construction capacity of up to **20,468 sqm** of gross area, including **mezzanine** office space. Located in Aveiras de Cima, in the **prime zone 1** of Azambuja, it benefits from direct frontage on **National Road 366** and immediate access to the **A1** motorway, approximately **three minutes** away, positioning itself in one of the country's main logistics corridors. Its proximity to Lisbon and the airport, approximately **50 km** away, ensures quick access to the main road networks and efficient integration into the national logistics network.

ABOUT

Designed to meet the demands of highly operational needs, Plot 4 stands out for having **complete licensing** and an **approved architectural project**, allowing for rapid and efficient development. The building integrates a large-scale warehouse, complemented by a **three-story administrative area**, loading and unloading docks, technical areas, and maneuvering areas for heavy vehicles, ensuring operational flexibility. The project also incorporates energy efficiency and sustainability solutions, including **photovoltaic production**, intelligent monitoring systems, and parking prepared for **electric vehicles**, guaranteeing high standards of performance and environmental responsibility.

DETAILS

Land Area	43,040 sqm 4.3 ha
Gross Construction Area	20,511.50 sqm
Office Area	5,228.80 sqm
Warehouse Height	12,70 m
Loading and Unloading Dock	63
Heavy Parking	63
Parking for Light Vehicles	248
Address	N366 4, 2550, Portugal



MASTER PLAN · AVETEL PARK



LOCATION · POINTS OF INTEREST

3 minutes from the A1 exit node

50 km from the airport

50 km from the port of Lisbon

90 km from the port of Setúbal

180 km from the port of Sines

10 km from Azambuja Station

ADDRESS
N366 4, 2550, Portugal
Aveiras de Cima, Azambuja Norte

CONTACTS

geral@averroes.pt · +351 215 876 440 · www.avetelpark.pt/en/loste-4

By Grupo Averroes