

PLOT 5

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

72,200 sqm
LAND AREA

20,551.50 sqm
GROSS CONSTRUCTION AREA

6,312.05 sqm
OFFICE AREA

11 m
WAREHOUSE HEIGHT

PLOT 5

MASTER PLAN

Plot 5 covers a total area of **72,200 sqm**, with a potential construction area of up to **30,633 sqm**, and is ideally suited for logistics, industrial, and transport operations. Located in Aveiras de Cima, in Azambuja's **prime zone 1**, it benefits from direct access to **National Road 366** and a quick connection to the **A1** motorway, approximately **three minutes** away, ensuring efficient integration with the main national road networks. Its proximity to Lisbon and the airport, approximately **50 km** away, reinforces the lot's attractiveness for operations requiring accessibility and logistical speed.

ABOUT

Designed to maximize flexibility and diversity of use, Plot 5 stands out for its potential development into **three autonomous warehouses**, subdivided into independent units ranging from **300 sqm** to **1,100 sqm**, adapting to different scales of operation. The lot also features **complete licensing** and an **approved project**, loading and unloading docks, technical areas, maneuvering areas for heavy vehicles, and parking for light, heavy, and **electric vehicles**, including the possibility of integrating a **commercial area**. The project incorporates energy efficiency and sustainability solutions, guaranteeing high operational standards and future adaptability.

DETAILS

Land Area	72,200 sqm 7.2 ha
Gross Construction Area	20,551.50 sqm
Office Area	6,312.05 sqm
Warehouse Height	11 m
Heavy Parking	77
Parking for Light Vehicles	385
Loading and Unloading Dock	10
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/loite-5-1

By Grupo Averrões