

PLOT 8

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

79,120 sqm
LAND AREA

18,660.00 sqm
GROSS CONSTRUCTION AREA

1,406.07 sqm
OFFICE AREA

14,30 m
WAREHOUSE HEIGHT

PLOT 8

MASTER PLAN

Lot 8 has a total area of **79,120 sqm**, intended for logistics, industrial and production purposes. It is located in Aveiras de Cima, in **prime zone 1** of Azambuja, next to **National Road 366**, with direct access to the **A1** motorway and only **three minutes** from the junction. This strategic location, **50 km** from the center of Lisbon, ensures privileged connectivity to the main national roads, including the **A2** and **A10**, as well as quick access to Lisbon and the airport. Situated on the Lisbon-Santarém axis, Plot 8 benefits from an area of influence of over **three million inhabitants**, offering ideal conditions for logistics operations of national and international scope.

ABOUT

Plot 8 was designed to ensure operational flexibility and sustainable efficiency, allowing adaptation to different operators and types of activity. Structured with optimized management of water and energy networks, it integrates **solar panels** and intelligent monitoring systems, ensuring high standards of performance and environmental responsibility.

It has loading and unloading docks, maneuvering areas for heavy vehicles and parking for light vehicles, heavy vehicles and **electric vehicles**, with infrastructure dedicated to **reduced mobility**.

DETAILS

Land Area	79,120 sqm 7.91 ha
Gross Construction Area	18,660.00 sqm
Office Area	1,406.07 sqm
Warehouse Height	14,30 m
Parking for Light Vehicles	221
Heavy Parking	46
Loading and Unloading Dock	21
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

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By Grupo Averrões