

PLOT 9

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

79,766 sqm

LAND AREA

31,082.00 sqm

GROSS CONSTRUCTION AREA

1,470.00 sqm

OFFICE AREA

15 m

WAREHOUSE HEIGHT

PLOT 9

MASTER PLAN

Plot 9 covers a total area of **79,766 sqm**, with a potential construction area of up to **30,000 sqm**, and is geared towards large-scale logistics, industrial, and technological operations. Located in Aveiras de Cima, in Azambuja's **prime zone 1**, it benefits from direct access to a new industrial road, **Estrada das Galinhas**, with immediate connection to **National Road 366**, reinforcing operational fluidity and the separation between industrial and urban traffic. Its proximity to the **A1** motorway (approximately **three minutes** away) and Lisbon (approximately **50 km** away) ensures efficient integration into the main national logistics corridors.

ABOUT

Designed for intensive logistics operations, Plot 9 stands out for its large warehouse, supported by a **three-story administrative area** and a ceiling height of up to **15 meters**, allowing for high storage capacity and vertical efficiency. The lot has **complete licensing** and an **approved project**, integrating loading and unloading docks, technical areas, ample maneuvering areas for heavy vehicles, and parking prepared for **electric vehicles**. The project also incorporates energy efficiency and sustainability solutions, such as **photovoltaic production**, intelligent monitoring and resource management systems, ensuring high standards of operational performance and long-term durability.

DETAILS

Land Area	79,766 sqm 7.9 ha
Gross Construction Area	31,082.00 sqm
Office Area	1,470.00 sqm
Warehouse Height	15 m
Loading and Unloading Dock	64
Heavy Parking	73
Parking for Light Vehicles	384
Address	N366 4, 2550, Portugal



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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