



BLUE[®]

atlantic

INDUSTRIAL
& LOGISTICS
PARK

An aerial photograph of a large container ship sailing on the Atlantic Ocean. The ship is viewed from an elevated angle, showing its deck covered with numerous colorful shipping containers in shades of red, blue, white, and yellow. The ship is moving towards the bottom right of the frame, leaving a prominent white wake behind it. The water is a deep, dark blue. The text "Blue Atlantic. Portugal, the gateway to Europe." is overlaid on the left side of the image.

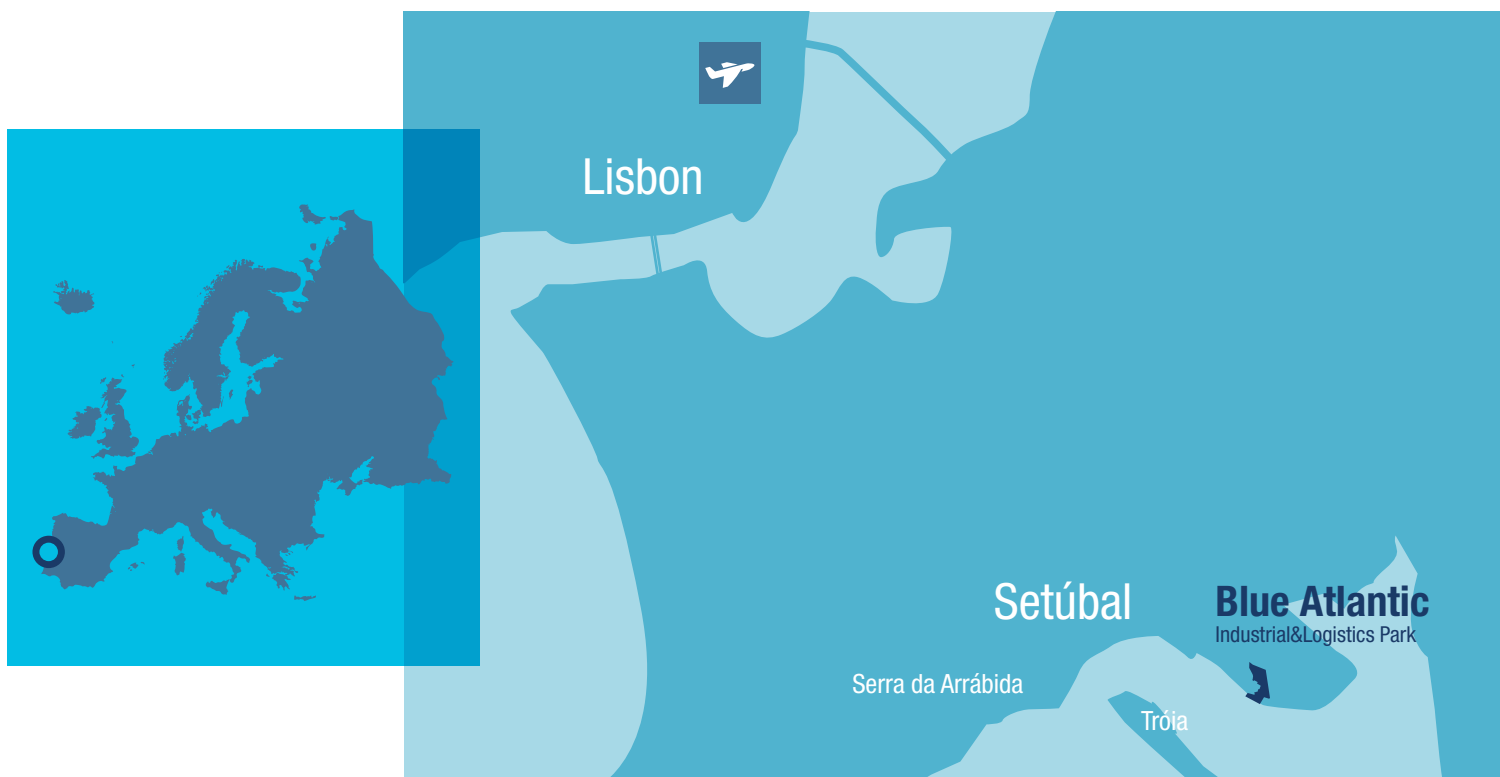
Blue Atlantic.
Portugal, the gateway
to Europe.

A scenic view of a coastal area with clear blue water, rocky islands, and a hillside with buildings. The water is a vibrant turquoise color, and the sky is a clear, pale blue. In the foreground, a small white boat with several people on board is visible. The background features a large, rocky island with a few buildings on top, and a steep, forested hillside with more buildings. The overall atmosphere is peaceful and serene.

Here your
investment sails
in calm waters.

Blue Atlantic.

By sea, road or rail,
a link to the world.



Blue Atlantic is a site with the ideal qualities to install an industrial or logistics centre.

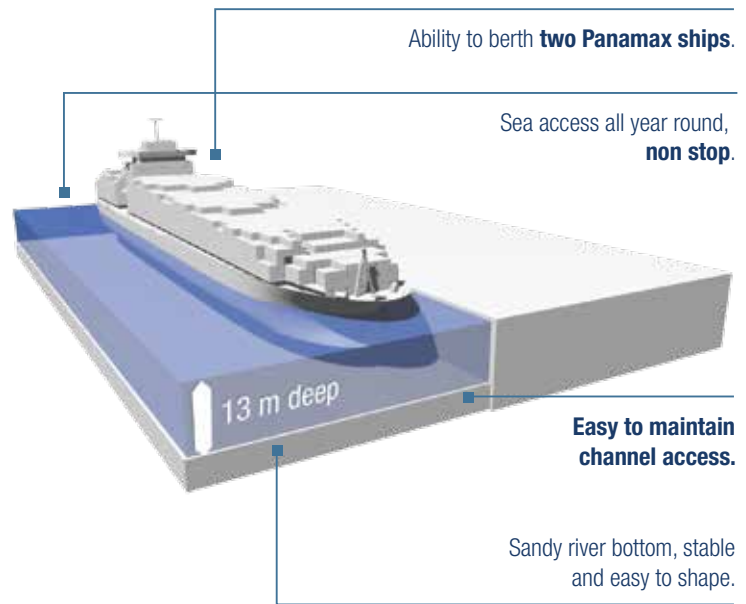
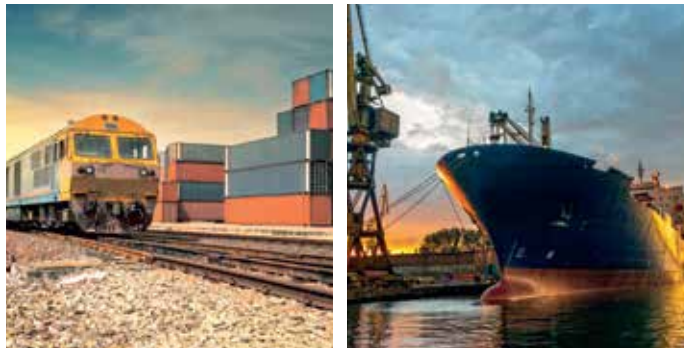
Located in Portugal, the gateway to Europe, it provides access to exceptional infrastructures, able to guarantee the success of your enterprise.

It also has other assets. It will be a structuring project for Portugal, comprising a multimodal platform over a 96 ha site, with a road-rail and maritime interface.

The quay, to be built, can be 800 m long and will have the capacity to berth two Panamax ships. It is located in the **port of Setúbal. The port is always sheltered, with calm waters and it never closes.**

The site has a strategic position that places it among the best, with connections to the main international sea routes.

A connection to modernity, innovation and smart projects.



- Classified in the Setúbal Development Plan as an industrial zone.
- Regular orography with mild slopes which facilitates earth movements.
- Soil characteristics provide for the easy construction of industrial and logistics facilities.
- The quay, to be built, can be 800 m long.
- The private railway, to be built, can operate up to 880 m long trains and will link to the national rail network and thus to the rest of Portugal, in particular Sines and Spain.
- Skilled labor is easy to be found nearby.

300 days of sun per year

Private railway line - up to **880** m

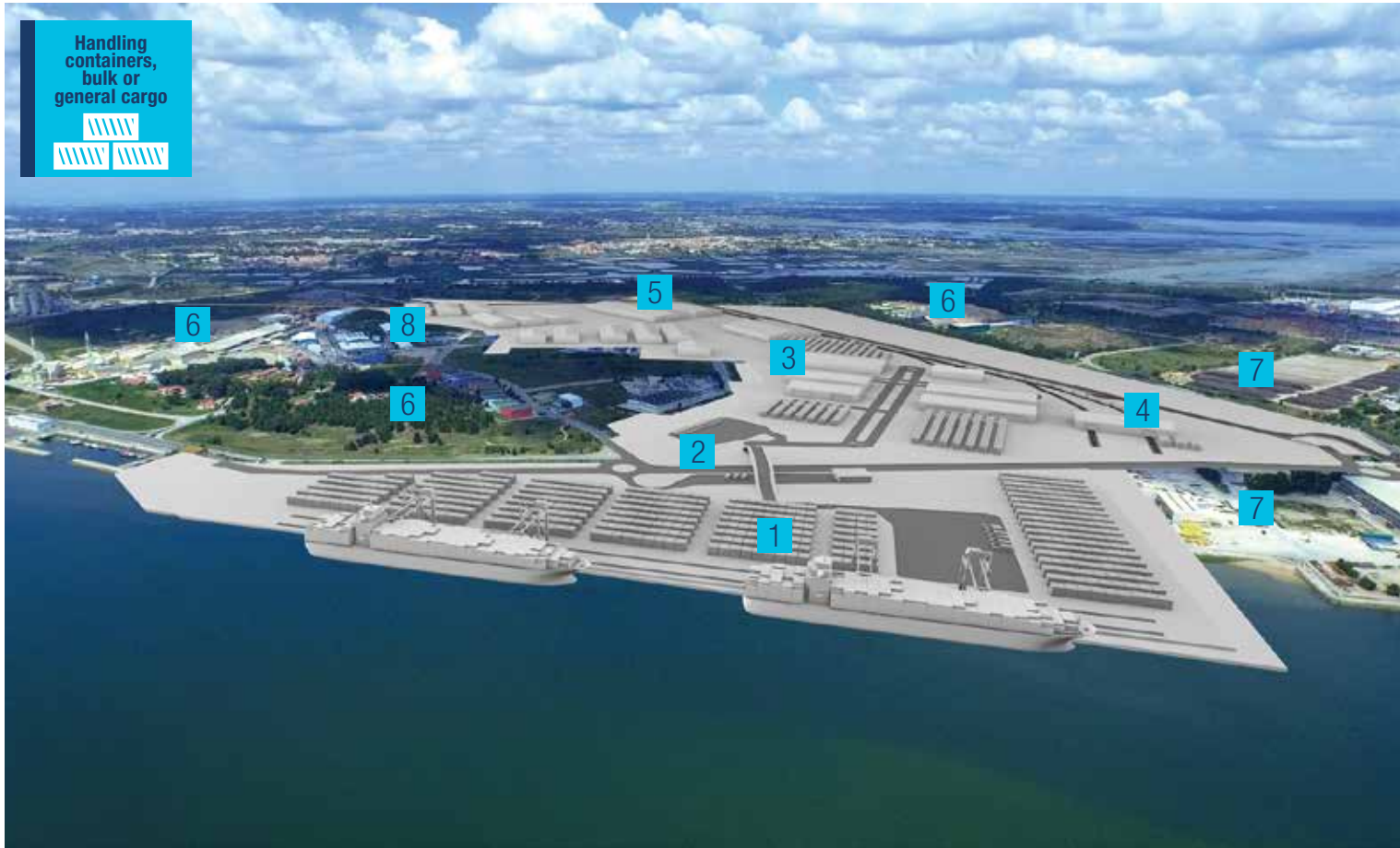
40 km from Lisbon International Airport

Easy connection to motorways

Quay up to

800 m
long

Handling
containers,
bulk or
general cargo



- 1 Quay (to be built)
- 2 Viaduct (to be built)
- 3 Simulation of industrial / logistics facilities
- 4 Private railway line (to be built)
- 5 Existing railway
- 6 Existing industrial and logistics park
- 7 Existing industries
- 8 Low and medium-voltage power networks, lighting and fibre optic communication networks (voice, data and cctv), treated household and industrial effluents, with connection to Cachofarra sewage treatment plant, drinking water and fire extinguishing networks, natural gas network and rainwater network with retention and flood control equipments.

- **Mitrena Industrial Zone of Setúbal**, comprises a large shipyard, cement and papers mills, chemical and fertiliser industries, metal working facilities and an industrial waste treatment plant and many other facilities.
- Included in the **Sapecbay Industrial and Logistics Park**, which has been developed using the best environmental and sustainability practices.

A good place to work and live.
For those who believe in the
power of good ideas.



Blue Atlantic is only 5 km away from the city of Setúbal, which has 87,000 inhabitants, and 40 km from Lisbon. Setúbal's bay is framed by the Serra da Arrábida hills with its unique geography, vegetation and landscapes, which has made it one of Portugal's most famous postcards.

This environment of great natural beauty hosts numerous resorts and first-rate golf courses.

Its cuisine is based on seafood and it is also considered one of the most prestigious demarcated wine regions by consumers and experts.



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