



aicep Global Parques

AGRIBUSINESS

BlueBiz - Setubal Business Park



INDUSTRIAL AND LOGISTICS BUILDING

With 93,000 sqm - Great flexibility to adjust areas according to operational needs.

PORT OF SETUBAL

Close to the Port of Setubal.
Container and solid bulk terminals.

STRATEGIC LOCATION

Connected to the main road network and close to the Port of Setubal and rail terminal.

OFFICE CENTRE

with 6.200 sqm. Rental of offices, meeting and conference rooms.

CLOSE TO LISBON

Only 40 minutes away from the capital and integrated in the Lisbon Metropolitan Area.

QUALIFIED HUMAN CAPITAL

Universities and Polytechnic Schools offering courses in-line with the aeronautical cluster's needs.



COMPETITIVE ADVANTAGES OF BLUEBIZ



PRIME LOCATION FOR AGRIBUSINESS

BlueBiz is located in Setubal, part of the Lisbon Metropolitan Area, 32 km south of Lisbon and 6 km away from the Port of Setubal. It is an ideal location to develop activities in agro-food processing logistics.



EXCELLENT CONNECTIVITIES

The proximity to the Port of Setubal allows easy access to European and third markets. Excellent road infrastructures, close to A2 and A12 highways, the main north / south road axes, with railway less than 300 m from the park. Fast access to Lisbon Airport.



TAILOR-MADE SOLUTIONS

56 hectares with industrial buildings, outdoor parking areas for automotive logistics and a Business Centre with offices, meeting, and conference rooms for permanent and temporary use. Ready to install spaces with utilities, pre-installation of communication infrastructures, 24/24 security, maintenance of common facilities and large green areas.



BUSINESS-FRIENDLY ENVIRONMENT

At BlueBiz, you will find excellent conditions, within an industrial socioeconomic environment with an industrial profile, which enhances synergies between installed companies.



QUALIFIED HUMAN CAPITAL

Universities and Polytechnics near the Park offering diverse and highly specialized courses aligned with the business reality of the region.



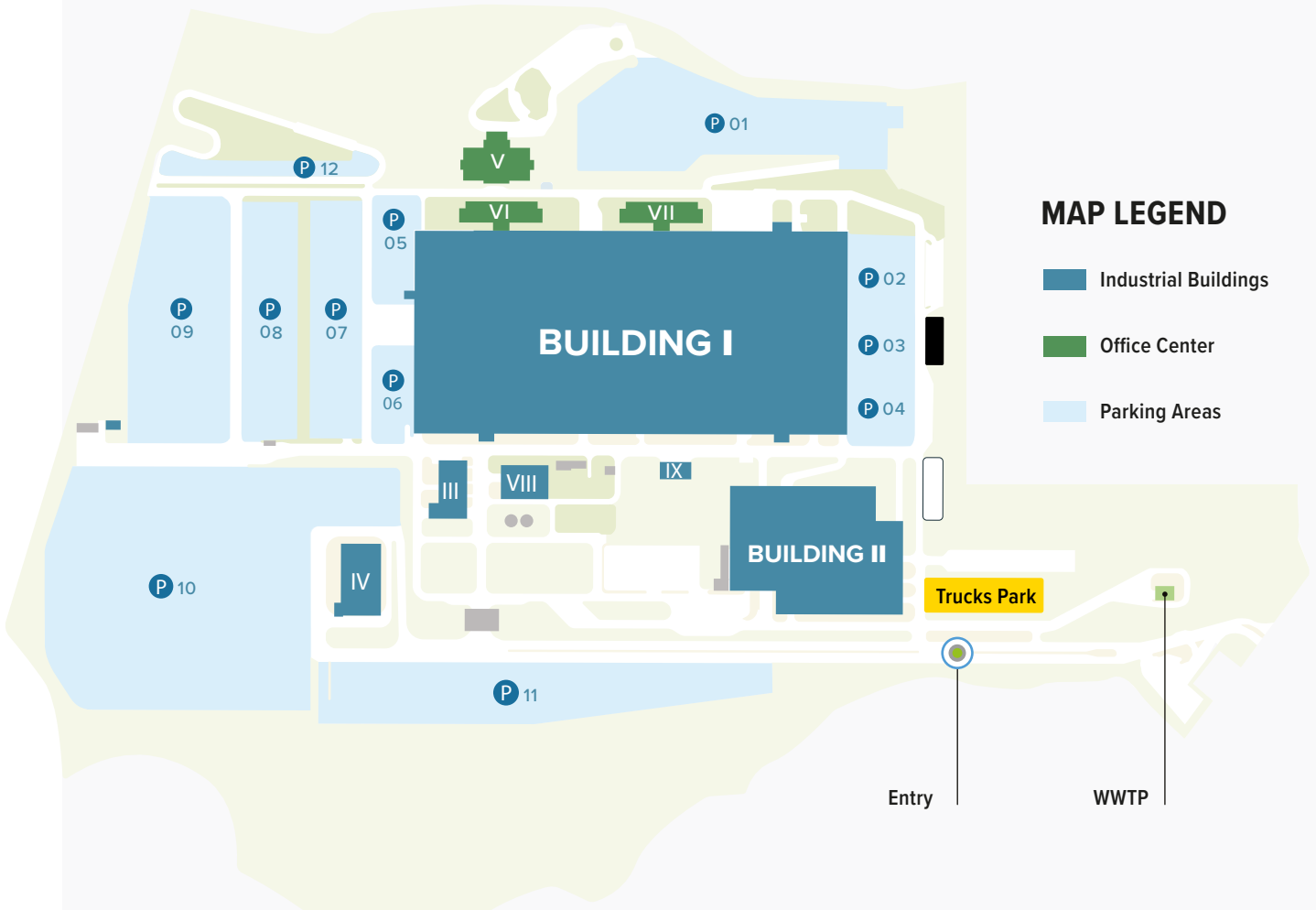
QUALITY OF LIFE

Setubal, is located at the Sado River bench, near the largest white sand beach in Europe (65 km) and Troia and Comporta's notable leisure facilities. Enjoy a safe country with a friendly social environment, a Mediterranean climate with 3,000 hours of sunshine a year and excellent health and education infrastructure, including international schools.



Port of Setubal

BLUEBIZ



MAP LEGEND

- Industrial Buildings
- Office Center
- Parking Areas

INFRASTRUCTURES



SEAPORT
10 minutes / 6 km



RAILWAY
2 minutes / 300 m



HIGHWAY
2 minutes / 300 m



AIRPORT
40 minutes / 50 km



BUS STATION
12 minutes / 8 km



HOTELS
5 minutes / 2,4 km



OFFICE CENTER
Integrated in the Park



UNIVERSITIES
2 minutes / 2,7 km

UTILITIES



COMMUNICATION NETWORK
Voice and data.
Optic Fiber Network



WATER SUPPLY
Industrial and domestic water



ELECTRIC POWER NETWORK
Low and medium voltage



GREEN AREAS



MAINTENANCE AND SURVEILLANCE
Inhouse permanent team



SCALE
Available to all customers



WASTEWATER TREATMENT PLANT
Industrial and domestic water



TRUCKS PARK
Managed by Setubal City Hall



BlueBiz

A WELL POSITIONED COUNTRY IN THE INTERNATIONAL RANKINGS

8th out of 190

**QUALITY
OF ROADS**

31st out of 190

**INNOVATION
CAPABILITY**

THE GLOBAL COMPETITIVENESS INDEX

1st out of 190

**TRADING ACROSS
BORDERS**

39th out of 190

**EASE OF DOING
BUSINESS**

DOING BUSINESS 2020

4th out of 82

**CLIMATE
INDEX**

18th out of 82

**QUALITY
OF LIFE**

QUALITY OF LIFE INDEX 2020

**We are specialists in business
park management
and in business location**



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