



aicep Global Parques

AUTOMOTIVE LOGISTICS

BlueBiz - Setubal Business Park



STRATEGIC LOCATION

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

LARGE AUTO PARKING AREAS

13.5 ha dedicated to second-hand parking line and rent-a-cars.

PORT OF SETUBAL

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

AUTOMOBILE PRODUCTION CLUSTER

Close to the automotive production cluster of Palmela - Autoeuropa.

CLOSE TO LISBON

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

OFFICE CENTRE

with 6.200 sqm. Rental of offices, meeting and conference rooms for permanent or temporary use.



COMPETITIVE ADVANTAGES OF BLUEBIZ



PRIME LOCATION FOR AUTOMOTIVE LOGISTICS

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 a strategic location for the automotive logistics due to its proximity to the national Seaport with the highest RO-RO cargo traffic.



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



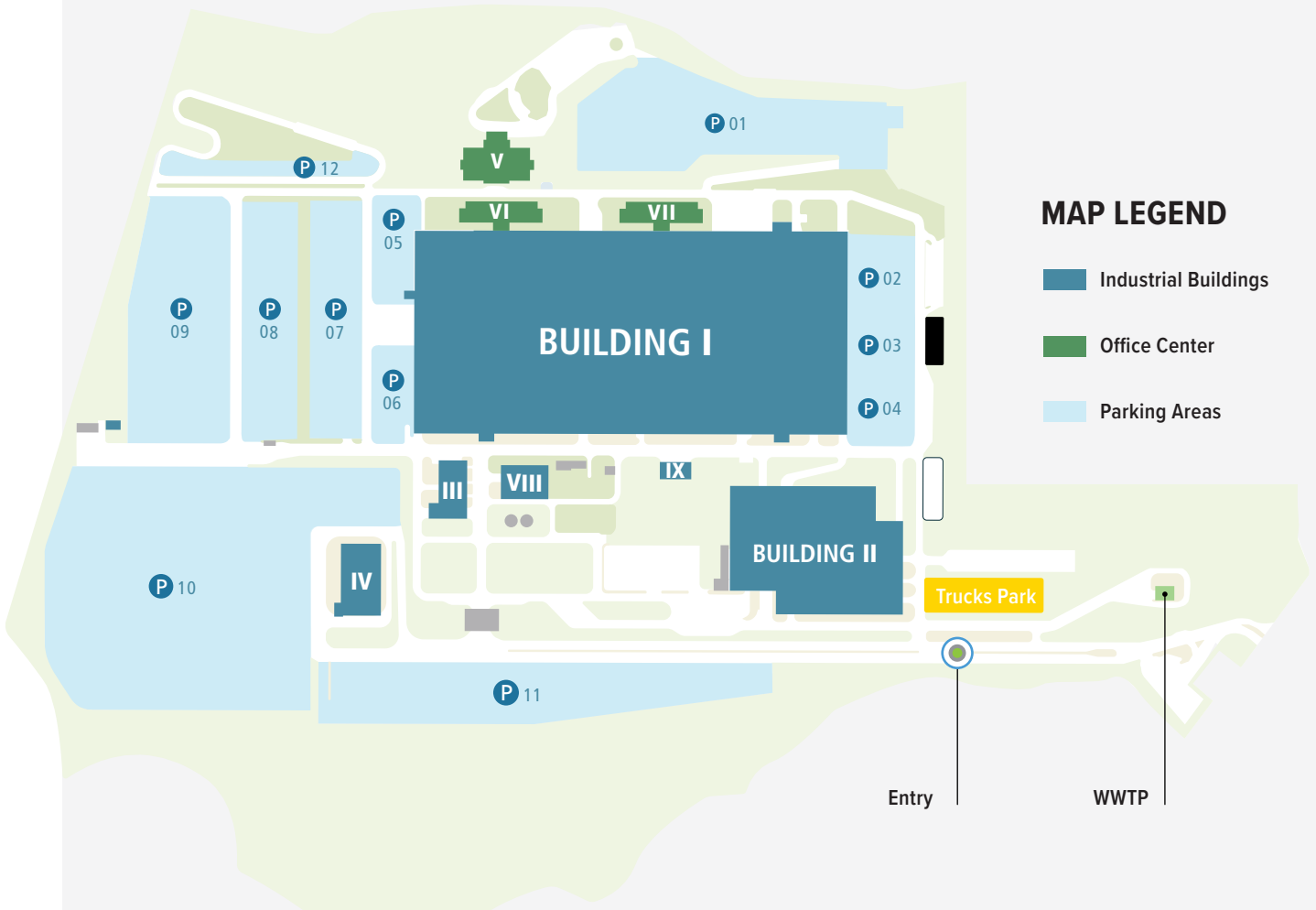
QUALITY OF LIFE

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



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

DOING BUSINESS 2020

1st out of 190

TRADING ACROSS BORDERS

18th out of 82

QUALITY OF LIFE

QUALITY OF LIFE INDEX 2020

8th out of 190

QUALITY OF ROADS

21st out of 190

TRANSPORT INFRASTRUCTURES

THE GLOBAL COMPETITIVENESS INDEX

7th out of 160

INTERNATIONAL SHIPMENTS

22nd out of 63

LOGISTIC COMPETENCES

LOGISTICS PERFORMANCE INDEX

We are specialists in business park management and in business location



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