



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.



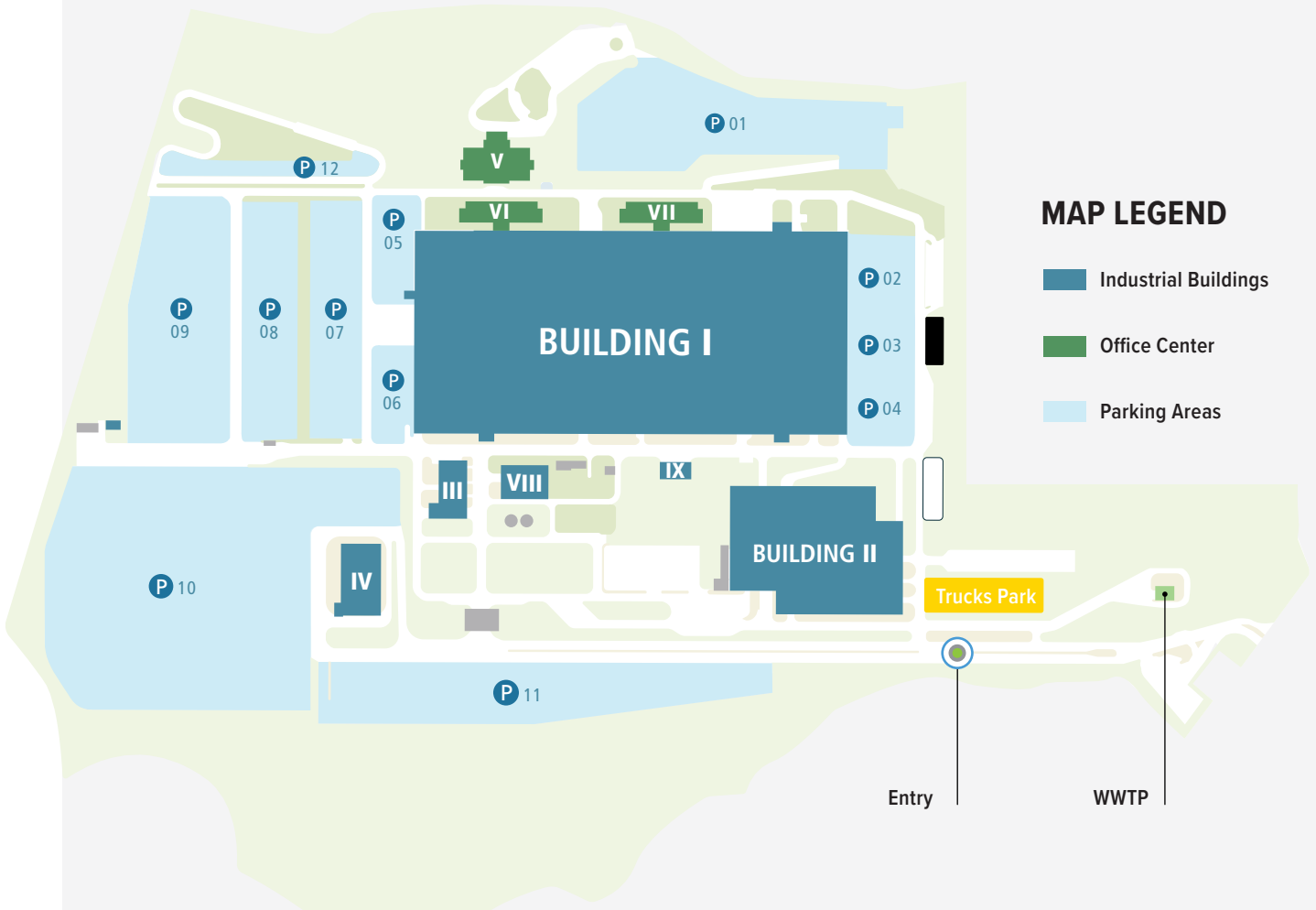
## QUALITY OF LIFE

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

- |  |   |   |
|--|---|---|
|  <b>SEAPORT</b><br>10 minutes / 6 km            |  <b>RAILWAY</b><br>2 minutes / 300 m       |  <b>HIGHWAY</b><br>2 minutes / 300 m |
|  <b>AIRPORT</b><br>40 minutes / 50 km           |  <b>BUS STATION</b><br>12 minutes / 8 km   |  <b>HOTELS</b><br>5 minutes / 2,4 km |
|  <b>OFFICE CENTER</b><br>Integrated in the Park |  <b>UNIVERSITIES</b><br>2 minutes / 2,7 km |   |

## UTILITIES

- |  |   |   |
|--|---|---|
|  <b>COMMUNICATION NETWORK</b><br>Voice and data.<br>Optic Fiber Network |  <b>WATER SUPPLY</b><br>Industrial and domestic water          |  <b>ELECTRIC POWER NETWORK</b><br>Low and medium voltage |
|  <b>GREEN AREAS</b>   |  <b>MAINTENANCE AND SURVEILLANCE</b><br>Inhouse permanent team |  <b>SCALE</b><br>Available to all customers              |
|  <b>WASTEWATER TREATMENT PLANT</b><br>Industrial and domestic water     |  <b>TRUCKS PARK</b><br>Managed by Setubal City Hall            |   |



BlueBiz

# A WELL POSITIONED COUNTRY

# IN THE INTERNATIONAL RANKINGS

**8<sup>th</sup>** out of 190  
**QUALITY OF ROADS**

**31<sup>st</sup>** out of 190  
**INNOVATION CAPABILITY**

THE GLOBAL COMPETITIVENESS INDEX

**1<sup>st</sup>** out of 190  
**TRADING ACROSS BORDERS**

**39<sup>th</sup>** out of 190  
**EASE OF DOING BUSINESS**

DOING BUSINESS 2020

**4<sup>th</sup>** out of 82  
**CLIMATE INDEX**

**18<sup>th</sup>** 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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