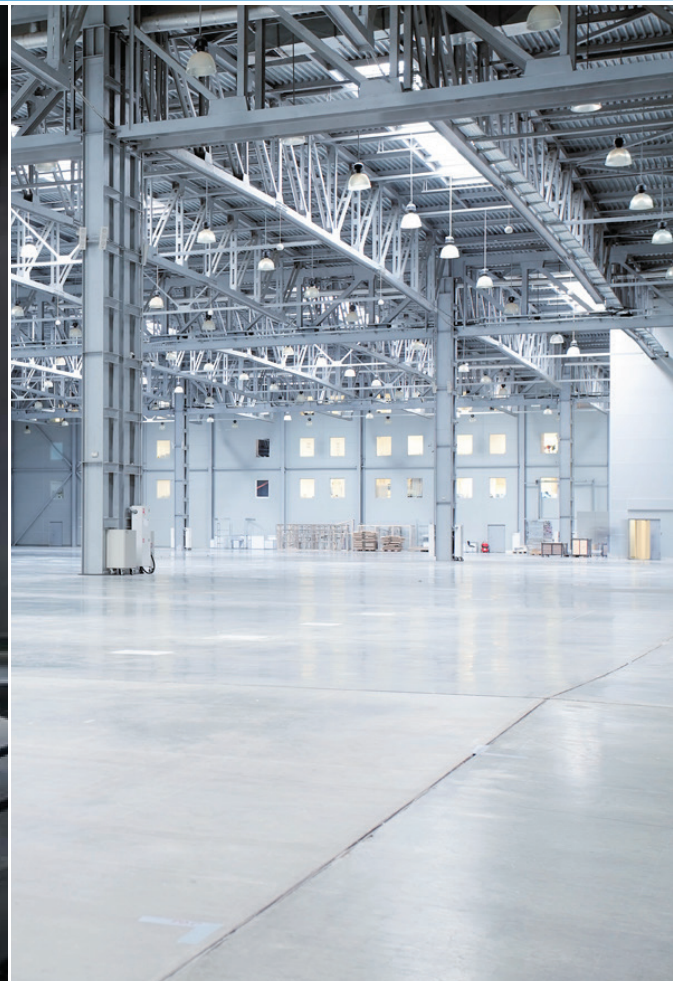




aicep Global Parques

INDUSTRY

BlueBiz - Setubal Business Park



INDUSTRIAL AND LOGISTICS BUILDING

With 93,000 sqm - Great flexibility to adjust areas according to activity's needs.

RESOURCES SHARING

In an area with a strong implantation of the Transformative Industry. Possibility to enhance synergies.

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 for permanent or temporary use.

CLOSE TO LISBON

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

HUMAN CAPITAL

Universities and Polytechnic Schools offering courses in-line with the clusters present in the park.



COMPETITIVE ADVANTAGES OF BLUEBIZ



PRIME LOCATION FOR INDUSTRY

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. Close to the country's main transformative industrial hub, namely, metallurgical, automotive and aeronautics.



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



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

DOING BUSINESS 2020

1st out of 190

**TRADING ACROSS
BORDERS**

18th out of 82

**QUALITY
OF LIFE**

QUALITY OF LIFE INDEX 2020

21st out of 190

**TRANSPORT
INFRASTRUCTURES**

31st out of 190

**INNOVATION
CAPABILITY**

THE GLOBAL COMPETITIVENESS INDEX

11th out of 160

**GRADUATES
IN SCIENCE**

13th out of 63

**QUALIFIED
LABOUR**

IMD WORLD TALENT RANKING

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



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