



aicep Global Parques

LOGISTICS

BlueBiz - Setubal Business Park



STRATEGIC LOCATION

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

INDUSTRIAL AND LOGISTICS BUILDING

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

CLOSE TO LISBON

Only 40 minutes away from Lisbon.

OFFICE CENTRE

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

RESOURCES SHARING

In an area with a strong implantation of the Transformative Industry.

QUALIFIED HUMAN CAPITAL

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



COMPETITIVE ADVANTAGES OF BLUEBIZ



PRIME LOCATION FOR 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. 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 socio-economic 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.



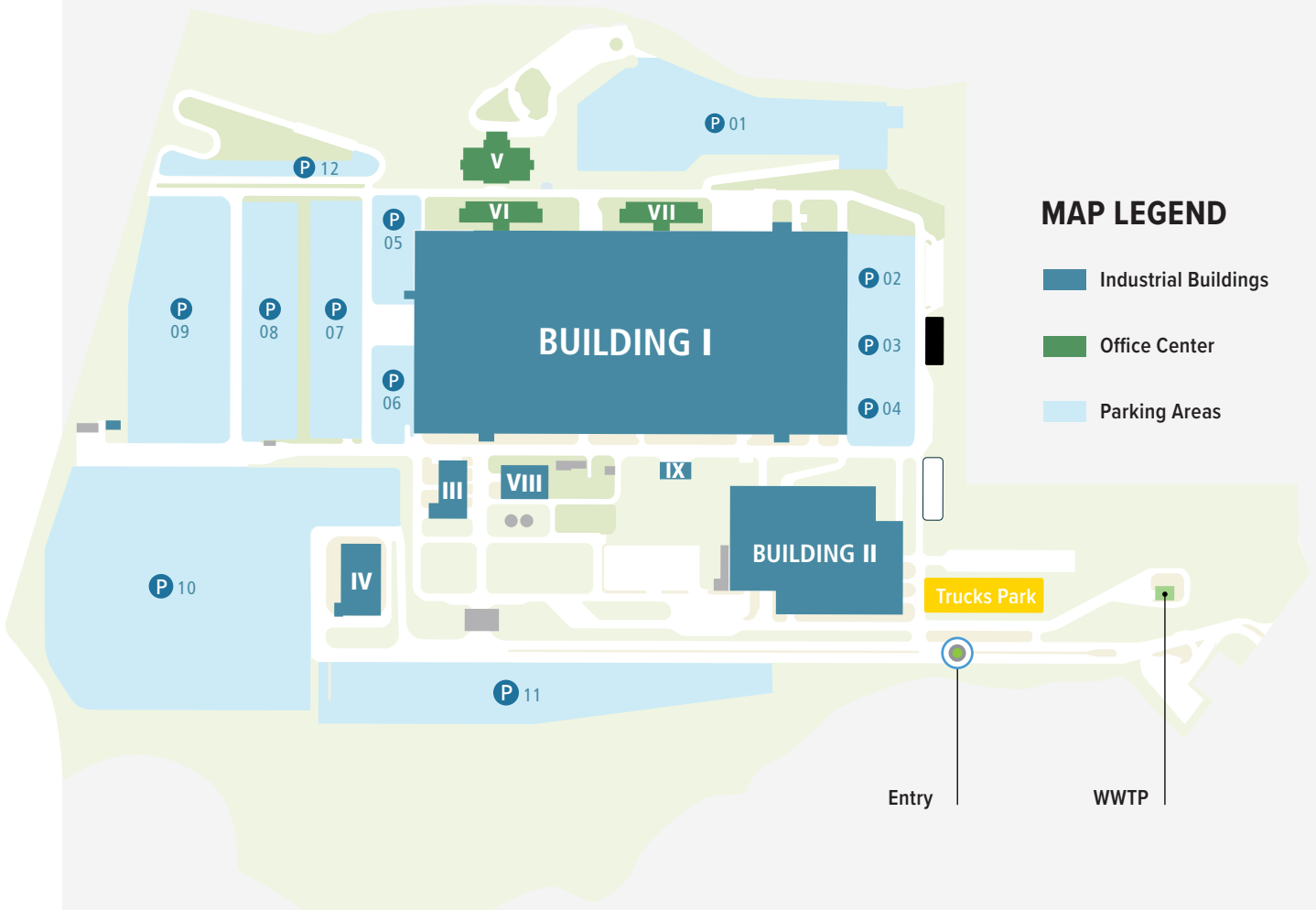
QUALITY OF LIFE

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

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
(SHIPPING)**

22nd out of 63

**LOGISTIC
COMPETENCES**

LOGISTICS PERFORMANCE INDEX

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



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