



aicep Global Parques

# AERONAUTICS

BlueBiz - Setubal Business Park



## STRATEGIC LOCATION

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

## RESOURCES SHARING

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

## 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.

## PORT OF SETUBAL

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

## QUALIFIED HUMAN CAPITAL

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



# COMPETITIVE ADVANTAGES OF BLUEBIZ



## PRIME LOCATION FOR AERONAUTICS

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 manufacturing industries 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:

- **ATEC - Training Academy** - Aircraft production and assembly; metal processing; composite materials production and processing
- **IPS Technology School** - Located 500 m away from BlueBiz, offers a postgraduate course in aeronautical technology.



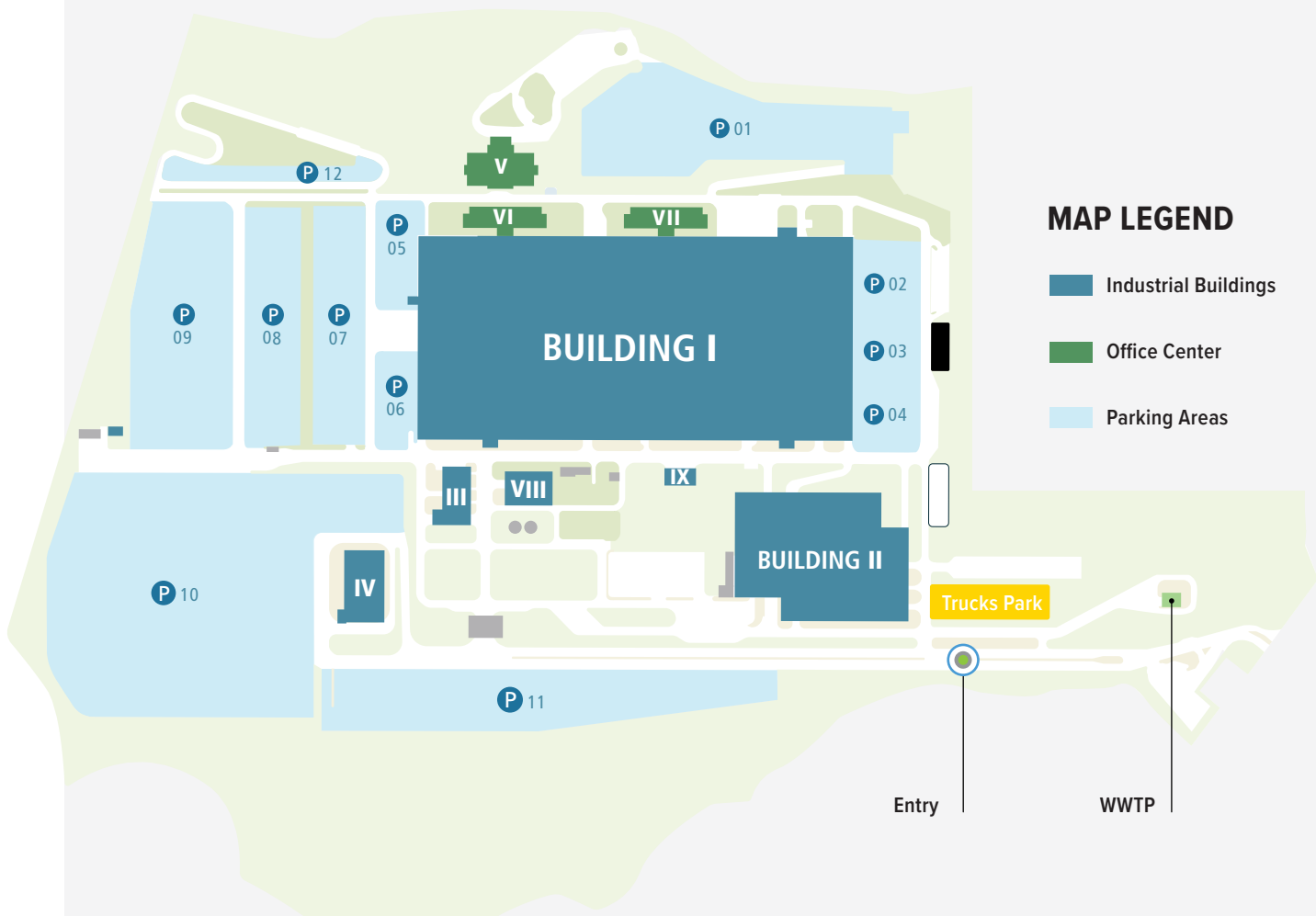
## QUALITY OF LIFE

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            |   |

# A WELL POSITIONED COUNTRY IN THE INTERNATIONAL RANKINGS

DOING BUSINESS 2020

39<sup>th</sup> out of 190

**EASE OF DOING  
BUSINESS**

4<sup>th</sup> out of 82

**CLIMATE  
INDEX**

QUALITY OF LIFE INDEX

7<sup>th</sup> out of 27

**ENVIRONMENTAL  
SUSTAINABILITY**

12<sup>th</sup> out of 27

**INNOVATIVE  
EUROPE**

EUROPE 2020 COMPETITIVENESS

13<sup>th</sup> out of 63

**INVESTMENT  
& DEVELOPMENT**

13<sup>th</sup> out of 63

**SKILLED  
LABOUR**

IMD WORLD TALENT RANKING

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



## BlueBiz

Estrada Vale da Rosa  
2910-845 Setúbal, Portugal

Tel: + 351 265 701 901  
bluebiz@globalparques.pt

## Central Services

Rua de Artilharia Um, 79, 7°  
1250-038 Lisboa, Portugal

Tel: + 351 213 827 750  
globalparques@globalparques.pt

