



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



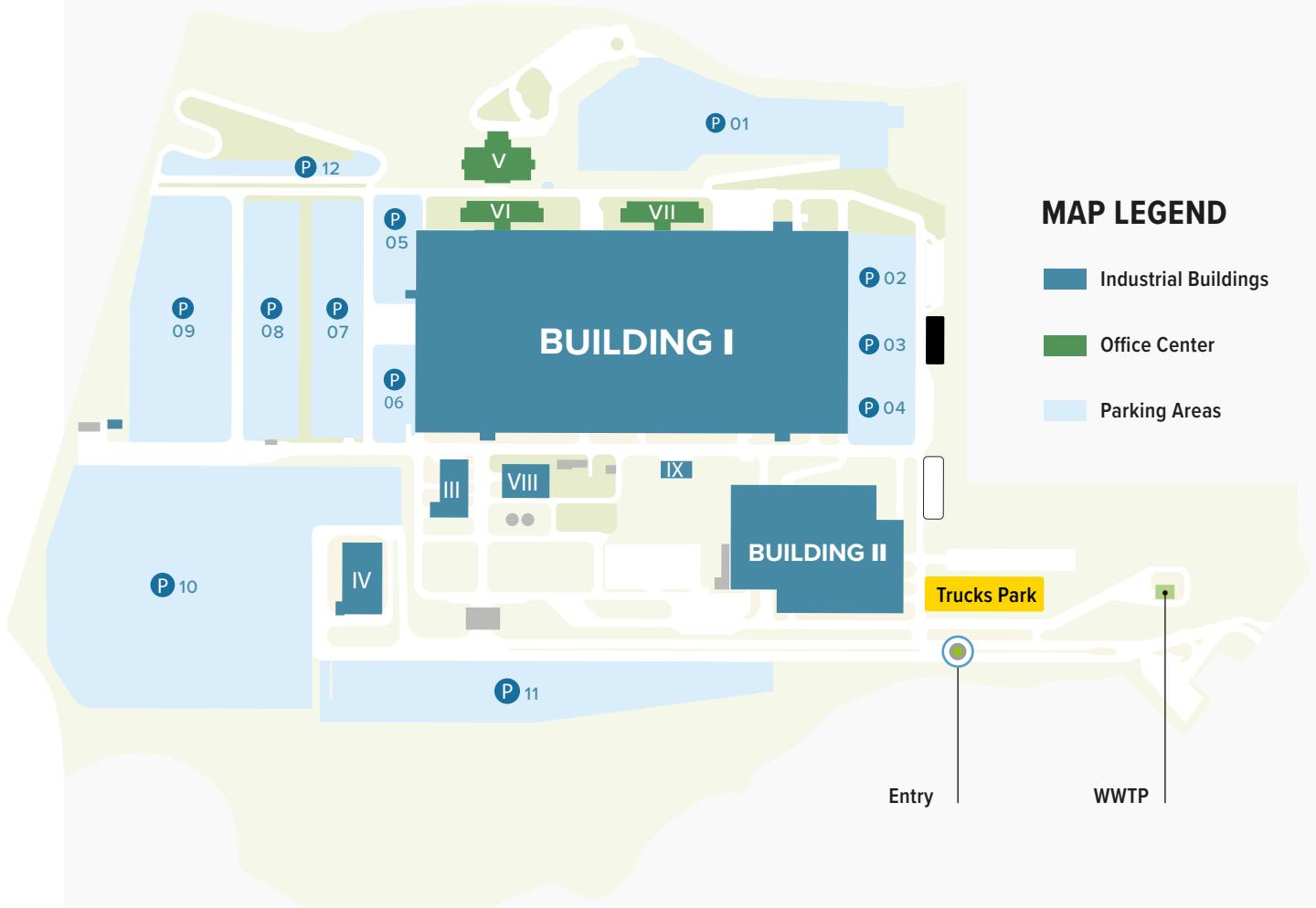
## QUALITY OF LIFE

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



## 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

**1<sup>st</sup>** out of 190

**TRADING ACROSS BORDERS**

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**18<sup>th</sup>** out of 82

**QUALITY OF LIFE**

QUALITY OF LIFE INDEX 2020

**8<sup>th</sup>** out of 190

**QUALITY OF ROADS**

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**21<sup>st</sup>** out of 190

**TRANSPORT INFRASTRUCTURES**

THE GLOBAL COMPETITIVENESS INDEX

**7<sup>th</sup>** out of 160

**INTERNATIONAL SHIPMENTS**

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**22<sup>nd</sup>** out of 63

**LOGISTIC COMPETENCES**

LOGISTICS PERFORMANCE INDEX

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



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