



Palmela - Warehouse



13446

Area (m²)

71247

Land Area (m²)

3 500 000 €

(EUR €)

Industrial complex next to Palmela train station

Building under total ownership, with floors and divisions capable of independent use, with only 1 floor, consisting of ground floor, 3 divisions for offices and 7 for warehouses and an electricity transformation station, making a total of 11 independent divisions.

The property in question, according to Palmela's PDM, is included in "Developable spaces" in the Industrial subcategory.

According to the PIP presented, the applicant's intention will be to make the building/land available to small and medium-sized companies oriented towards the use of storage/type III industry and logistics.

The intention is to build 31 naves, an entrance and an existing PT.



Fachada 23 Imobiliária

93 043 65 77 ² · 96 706 70 15 ²

geral@fachada23.pt

T +351 930436577 ² · T +351 967067015 ² · E geral@fachada23.pt

**Vila Nova de Gaia
AMI 21880**

¹ (Call to national fixed network) | ² (Call to national mobile network)



The proposal foresees a construction area of 26,007m², with 401 parking spaces for light vehicles and 53 for heavy vehicles.

It is located in the parishes of Palmela, municipality of Palmela and district of Setúbal in a mixed area with a warehouse, houses with heights up to 2 levels above the ground and vacant land.

The offer of urban facilities, commerce and services in the surrounding area is reasonable.

It has a reasonable range of public transport.

In terms of accessibility, the area is well served by several local streets.

As far as parking is concerned, it can be done nearby easily and free of charge.

The area has a water supply network, basic sanitation, electrical and telecommunications networks.

Next to the Palmela train station.

Property Features

- Energetic certification: Exempt