

# PROJECT FROZEN

OPPORTUNITY TEASER



A RARE OPPORTUNITY TO INVEST IN THE HIGH  
GROWTH COLD STORAGE LOGISTICS SECTOR

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# 01

## INVESTMENT HIGHLIGHTS

JLL is delighted to present **Project Frozen**, a rare opportunity to invest in the high growth cold storage logistics sector.

### EXTREMELY WELL LOCATED COLD STORAGE ASSET WITH REVERSIONARY POTENTIAL

- Distinct strategic location  
Alverca, Lisbon
- Robust industry sector
- 24,915 sq.m  
Total Gross Construction area
- 6,464 sq.m  
Cold storage area
- Triple net lease
- 5.5 years  
WAULT
- C. € 1.1 M  
Gross Annual rent
- Strong rental upside





# 02

## LOCATION

MACRO - LOCATION

### STRATEGIC AND IMPORTANT LOCATION IN THE PORTUGUESE SUPPLY CHAIN NETWORK

Located in **Alverca (Zone 1)**, 20 km from **Lisbon city center** and one of the most sought-after logistics locations for occupiers;

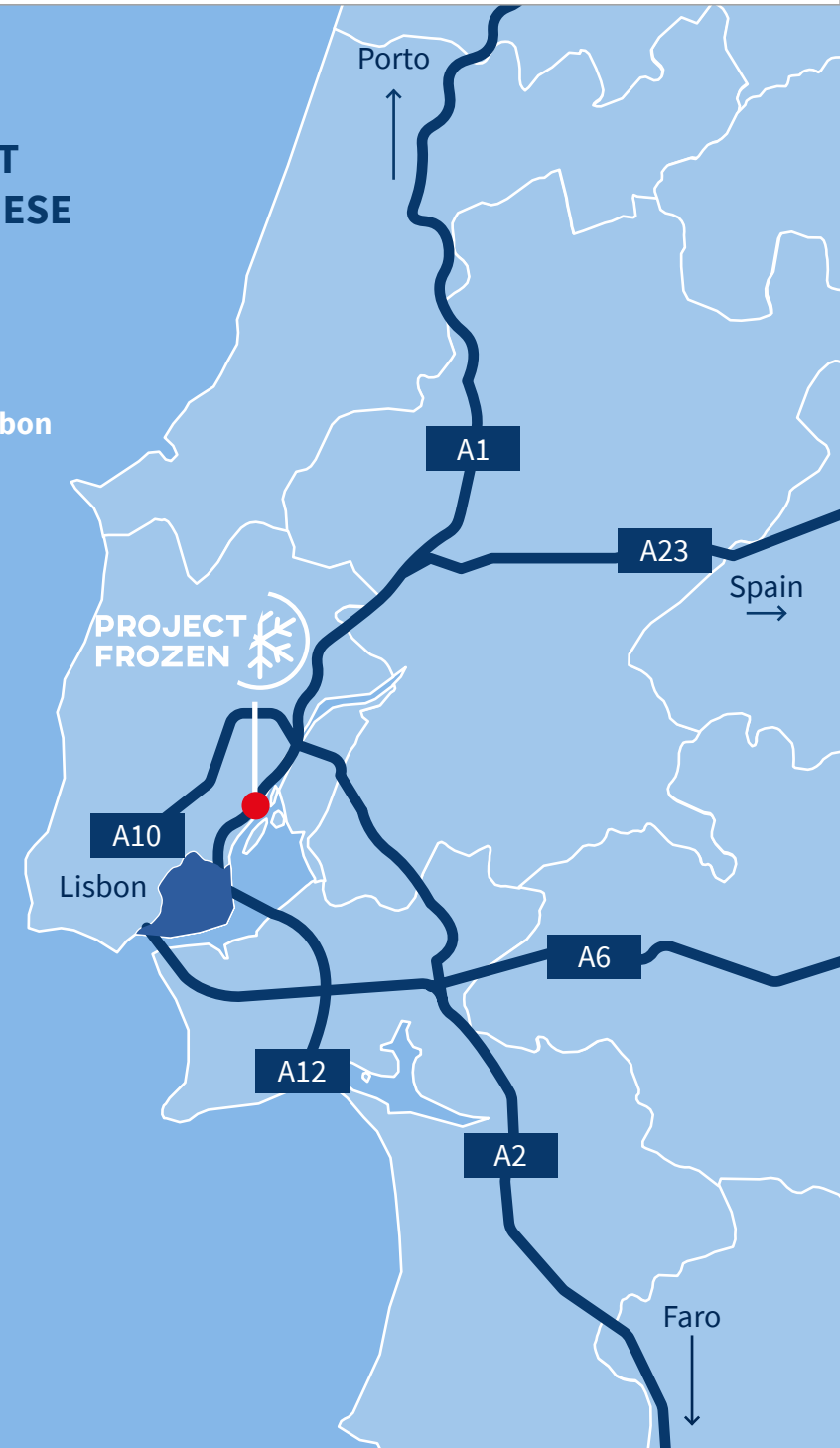
The asset is situated alongside the A1 motorway, the **most important logistic corridor in Portugal**, linking Lisbon and Porto;

The A1 motor-way provides access to the A23 and A6 motor-ways which **connects Portugal to Spain**;

Located in close **proximity to the Lisbon international airport** providing outstanding regional and global transportation links;

The area is characterised by **low vacancy and a constrained supply** of modern logistics units;

The property is located **adjacent to the Lisbon - Porto railway**.







# 03

## THE PROPERTY



**Year of construction:**  
2000

**Temperature control area:**  
From -26° C to ambient

**GCA:**  
24,915 sqm

**Cold Storage:**  
6,464 sq.m

**Parking:**  
206 car parks  
68 heavy duty truck parks

**Docks:**  
24 loading docks





# 04

## SALE PROCESS



### JLL have been solely retained to advise on the sale of the Property.

All Communications and correspondence related to the sale process shall be directed to JLL only. Full contact details for the Transaction team are provided across the page.

### Transactions Structure

Interested parties are invited to submit indicative bids for 100% ownership of the property holding company, in accordance with the process letter.

### Non-binding Offers

Non-binding Offers should be submitted by 10th October 2022.  
The process letter will be made available upon signature of the NDA in the Project microsite ([projectfrozen.jll.com](http://projectfrozen.jll.com)).

### Process Calendar

**16 September 2022**

Start of Project Frozen marketing process

**10 October 2022**

Deadline for NBO's

**9 December 2022**

Indicative Signing and Closing





# 05

## CONTACTS



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