

INDUSTRIAL & LOGISTICS INVESTMENT OPPORTUNITY
GUIMARÃES, PORTUGAL

FMODA

SALE & LEASEBACK

1 ASSET OVERVIEW

The asset is located in Brito / Silvares, Guimarães and consists of a stand alone warehouse and office complex with **gross construction area of 4.700 sqm** of industrial facilities.

- **Strategic Location** – The asset is situated in a prime industrial area of Guimarães, known for its strong textile industry presence.
- **Facility Design** – The building combines both industrial and office spaces, catering to FModa's operational needs. The layout allows for efficient workflow between production and management areas.
- **Established Infrastructure** – Being in an industrial zone, the asset benefits from existing utilities and services tailored for manufacturing operations.

KEY INVESTMENT HIGHLIGHTS



2018
CONSTRUCTION YEAR



2
DOCKING STATIONS



4.700 SQM
GCA IN 2 FLOORS



4
ROLLING DOORS



100%
OCCUPANCY RATE



SOLAR PV
FOR SELF-CONSUMPTION



2

LOCATION BRITO/SILVARES, GUIMARÃES

Exploring Brito / Silvares – Located in Vale do Ave, a strategic cluster of the textile industry in the North of the Country.

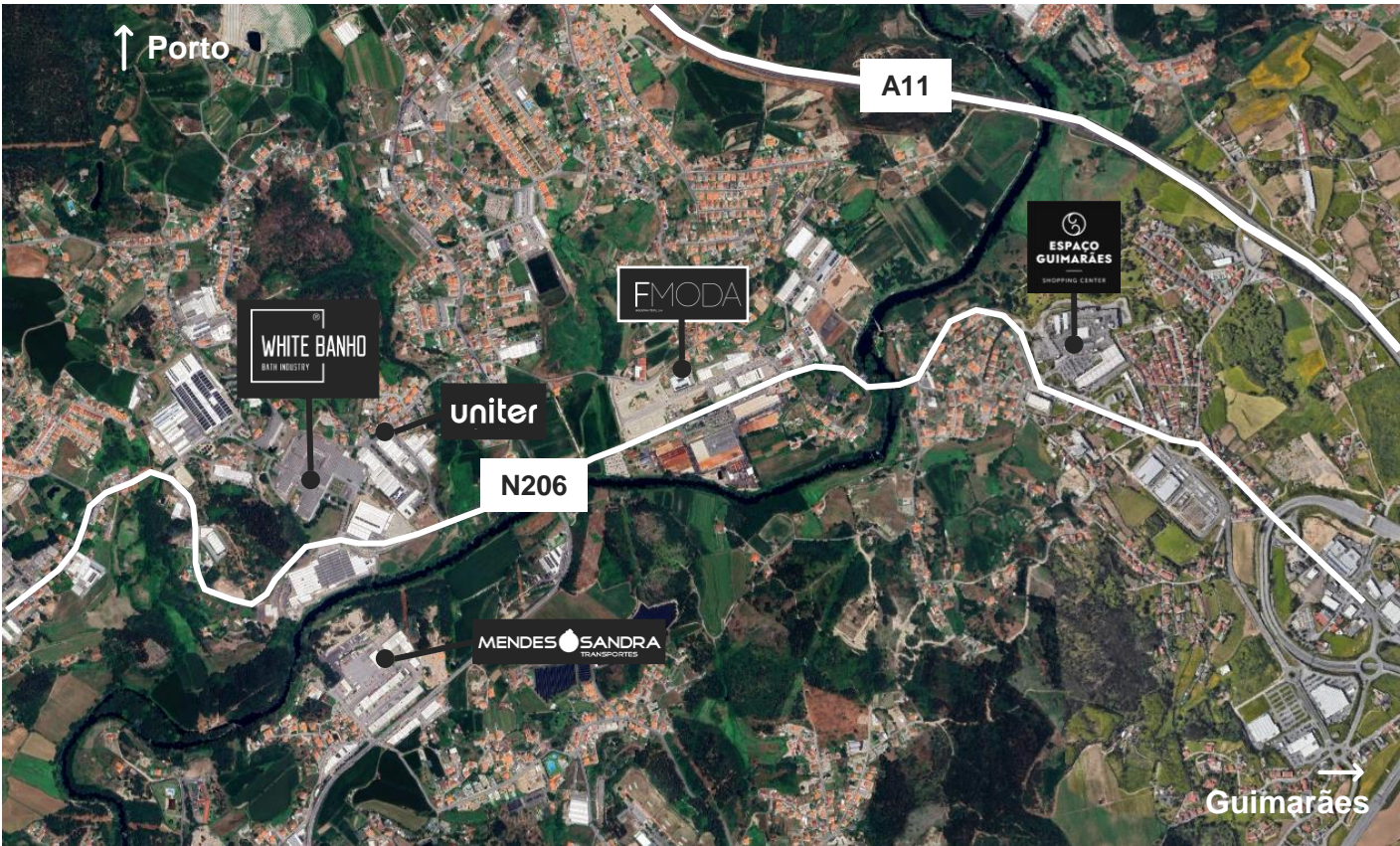
Strategic Micro-Location: Brito / Silvares is a highly strategic micro-location within the Guimarães municipality, offering opportunities for Industrial & Logistics activities, especially in the textile industry.




Diverse Operators: The area attracts a variety of operators, including manufacturing companies, warehousing and assembly facilities, mostly in the textile, footwear, and metalworking sectors.




Excellent Connectivity: Brito / Silvares benefits from excellent connectivity, with easy access to major highways such as the A7 and A11, as well as National Roads like N206. This ensures seamless transportation and efficient distribution channels within Northern Portugal and connections to other regions.

Ample Industrial Land: Brito / Silvares offers ample industrial land availability, providing opportunities for both ready-to-use facilities and custom-built developments. This allows businesses to find tailored solutions to meet their specific requirements.

Modern Infrastructure: Brito / Silvares boasts modern utilities, including reliable power supply and high-speed internet connectivity. These infrastructure provisions are essential for running efficient Industrial & Logistics operations in today's digital age.



- A11  5 minutes
- N206  1 minute
- A7  9 minutes

- Leixões Port  41 minutes
- Porto Airport  33 minutes
- Guimarães Train Station  9 minutes



The icon redirects to the Google Maps location

3 THE TENANT

FModa, founded in 1999, is a Portuguese textile company specializing in the fabrication of jersey wear garments for global export. Headquartered in Guimarães, the company leverages the region's textile expertise to produce up to **1 million garments monthly**. FModa offers a comprehensive service from design to production, with operations in Portugal and Morocco.



- 1 MILLION** GARMENTS PER MONTH
- 25** YEARS OF EXPERIENCE
- 5** CERTIFICATIONS
- INTERNAL LAB** QUALITY CONTROL

INDICATIVE HEAD OF TERMS

- Market I&L Rent – EUR 3,40 / sqm / month
- Market Office Rent – EUR 5,10 / sqm / month
- Market Blended Rent – EUR 4,25 / sqm / month
- Total Annual Rent – EUR 240.000
- Lease Term – 12,5 years
- Triple Net Contract – Insurance, Property Tax, and Maintenance are covered by the tenant
- Guarantees – Comfort Letter from mother-company acting as



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