Vale de Cambra

I&L OPPORTUNITY

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Vale de Cambra | Office & Warehouse

ASSET OVERVIEW

Total Land Area
6 800 sqm

GCA
5 003 sqm

Occupancy
Vacant Possession

Free Ceiling Height
6 m

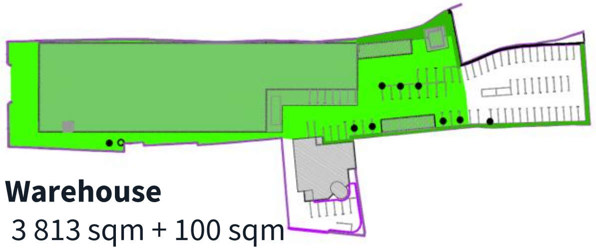
Accesses
A32 ~ 10 min | N224 ~ 4 min | ER227 ~ 9 min

Overall Condition
Excellent

Deal Type
Asset Deal

This industrial property originally operated as a small-scale sheep farming facility before being acquired in 1984 by new owners who significantly expanded the main building to nearly triple its original footprint. The subsequent operations focused on light metalworking and assembly of beverage industry machinery, utilizing a supply chain model that sourced pre-manufactured components from external suppliers rather than conducting on-site manufacturing.

The facility is currently vacant and available for occupation, featuring existing warehouse space and office areas that remain ready for immediate use. The property's infrastructure reflects its industrial heritage while providing functional spaces suitable for various industrial applications.



Warehouse
3 813 sqm + 100 sqm

Office
1 090 sqm

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MACRO LOCATION

- **Strategic Location:** Aveiro, “the Venice of Portugal”, is located approximately 60 kilometres south of Porto, the second-largest city in Portugal. The district is well-connected to major transportation routes, such as the A1 and A29 highways, providing convenient access to regional and national markets.
- **Industrial Strength:** The district of Aveiro has a strong industrial presence, with a diverse range of industries operating within its boundaries. The industrial sector includes manufacturing, automotive parts, electronics, textiles, and food processing companies. These industries contribute significantly to the local economy and provide a stable foundation for Industrial & Logistics assets.
- **Skilled Workforce:** The region benefits from a well-educated and skilled workforce. The local labour market offers a range of talents, including engineers, technicians, and logistics professionals, supporting the needs of companies in the Industrial & Logistics sector.
- **Business Incentives:** The local government in Aveiro actively promotes economic development and offers various incentives to attract businesses. Such incentives may include tax exemptions, grants, and support for innovation and entrepreneurship. These measures create a favourable investment climate for Industrial & Logistics assets, encouraging companies to establish their operations in the district.

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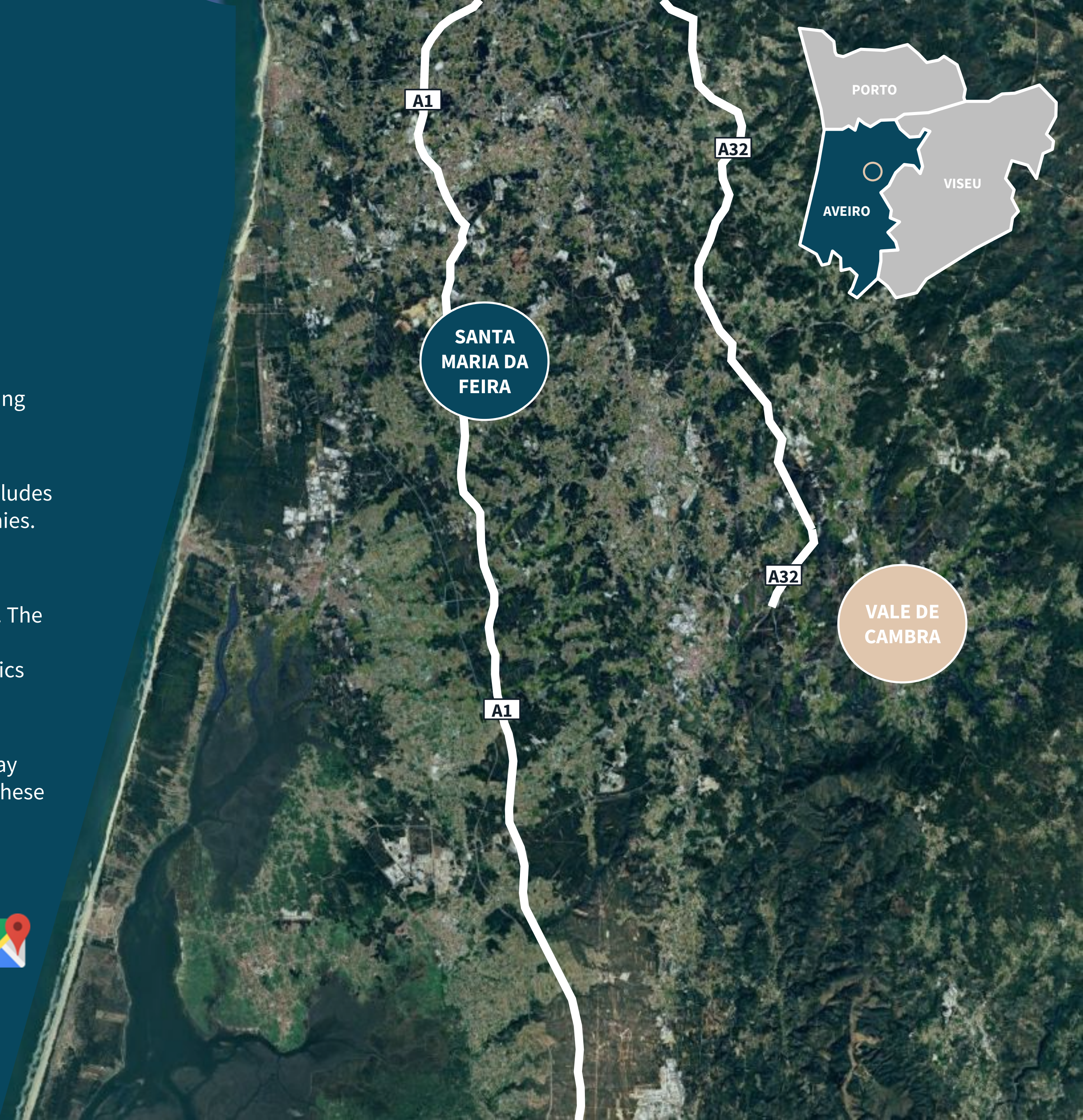

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MICRO LOCATION

- Vale de Cambra is a strategically positioned micro-location within the Aveiro district, offering opportunities for Industrial & Logistics activities, particularly in the metalworking and dairy industries.
- Vale de Cambra benefits from good connectivity, with access to regional roads such as the EN224 and EN227. While not directly on major highways, it's within reasonable distance to the A32 and A1, facilitating transportation to major urban centers in Northern Portugal.
- Vale de Cambra offers dedicated industrial zones, providing space for both established businesses and new developments. These areas are equipped to accommodate various industrial activities, from small-scale operations to larger manufacturing facilities. Key sectors include metallurgy, automotive components, and food processing, particularly dairy products.

CATCHMENT AREA

Driving Time	Total Population	Population Density	Purchase Power Index
0 – 10 min	20 547	429	89.9
0 – 20 min	117 041	3 845	90.1

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