

# MASSAMÁ

## INVESTMENT OPPORTUNITY

ACQUIRE A VACANT INDUSTRIAL BUILDING WITH  
DUAL-USE POTENTIAL FOR EITHER CONTINUED  
**INDUSTRIAL & LOGISTICS** OPERATIONS OR  
CONVERSION TO **SELF-STORAGE** FACILITIES

TEASER

2025

 **JLL** SEE A BRIGHTER WAY





# THE ASSET

The opportunity consists of a strategic acquisition of a 3,860 sqm vacant industrial building in Massamá, offering dual-use potential for either **continued industrial/logistics operations** or **conversion to self-storage facilities**. The asset requires capital expenditure but presents strong fundamentals for multiple operational scenarios in this dynamic catchment area.

The building's **robust industrial configuration** and **substantial floor area** accommodate various operational requirements. The structure suits traditional industrial and logistics activities with its existing infrastructure, while also presenting conversion potential for multi-level self-storage units with efficient customer access systems.



**3,860 SQM**

GCA



**€ 400 / SQM**

ESTIMATED CAPEX



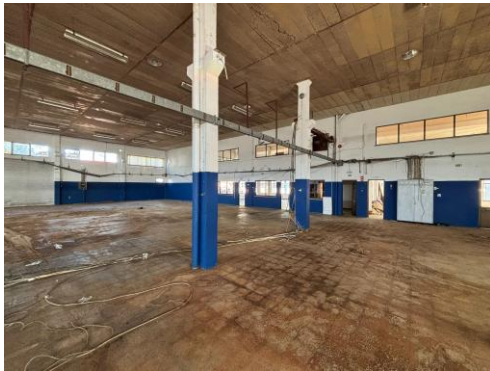
**VACANT**

POSSESSION



**USE POTENTIAL**

I&L / SELF-STORAGE





# THE LOCATION

The facility sits strategically near major transport arteries A9 and IC19, providing direct access to Lisbon and positioning it within **one of the region's key logistics corridors**. For industrial and logistics operators, this location offers excellent connectivity for distribution networks and supply chain operations serving the Greater Lisbon market. Alternatively, the location benefits from Massamá's **expanding residential population**, creating increased demand for storage solutions as urbanization and housing density continue to rise.

The established infrastructure in the area supports both operational models with reliable utilities, transport connections, and zoning flexibility that accommodates industrial use or commercial storage operations, providing investors with strategic optionality based on market conditions and investment objectives.

## CATCHMENT AREA

Driving Time	Total Population	Population Density	Purchase Power Index
0 – 10 min	226 564	6 105	99.5
0 – 20 min	1 372 015	3 845	119.8



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