

PORTAL AEROPORTO

INDUSTRIAL AND LOGISTICS PARK

SÃO JOSÉ DOS PINHAIS



PORTAL
ic CORPORATIVE
INDUSTRIAL
PARKS

PORTAL AEROPORTO

THE CONDOMINIUM FOR THOSE IN A HURRY TO TAKE OFF

The Portal Aeroporto warehouse condominium is strategically located only 800 meters from Afonso Pena Airport, one of the most important in Brazil.

The complete infrastructure counts with a modern and modular architectural design that enables customizing spaces according to each customers' needs and guarantees countless operating advantages.

Schedule an appointment to receive personalized attention, choose your warehouse and request any adaptations needed to meet your company's needs.



PLACE	DISTANCE	DURATION (BY CAR)
	km	min
BR 376	0.8	2
Afonso Pena Airport	3.0	4
East Ring-road	5.6	7
BR 277	9.5	10
Downtown Curitiba	15.5	31
Portal Mananciais	22	2
BR 116	35.8	35
Port of Paranaguá	82.7	1h 15

Afonso Pena Airport
3 km

Av. Rui Barbosa

Av. Rocha Pombo, 2561 · Águas Belas
São José dos Pinhais · Paraná · Brasil · CEP 83010-620

BR376

BLOCO BLOCK	ÁREA TOTAL TOTAL AREA (m ²)
01	10.871,81
2A	2.114,50
2B	2.114,50
2C	3.309,25
3A	1.925,25
3B	2.634,55
3C	3.000,00

BLOCO BLOCK	ÁREA TOTAL TOTAL AREA (m ²)
4A	7.420,60
4B	500,00
5A	6.873,70
5B	5.500,00
6A	1.540,00
6B	1.540,00
6C	4.403,45

BLOCO BLOCK	ÁREA TOTAL TOTAL AREA (m ²)
7A/7B	5.251,88
7C	3.269,60
7D	1.527,00
7E	1.801,45
8A	2.233,20
8B	3.075,30
8C	1.573,40
9A	1.712,53
9B	1.515,40



BUILDING AREA 75,767.37 M²



LOT AREA 161,402 M²



SCALE FOR
80 TONNES



24X7
SECURITY SURVEILLANCE



COVERED LOADING
AND UNLOADING DOCKS



DIGITAL
ACCESS CONTROL

24X7 shielded gate

Firefighting system with alarm
and smoke detectors

Auditorium

Restaurant

Customizable office spaces

External patio area for truck and
visitor waiting

Water, power, telephone and internet mains

Landscaping and gardening



Fire-fighting system with alarm and smoke detectors

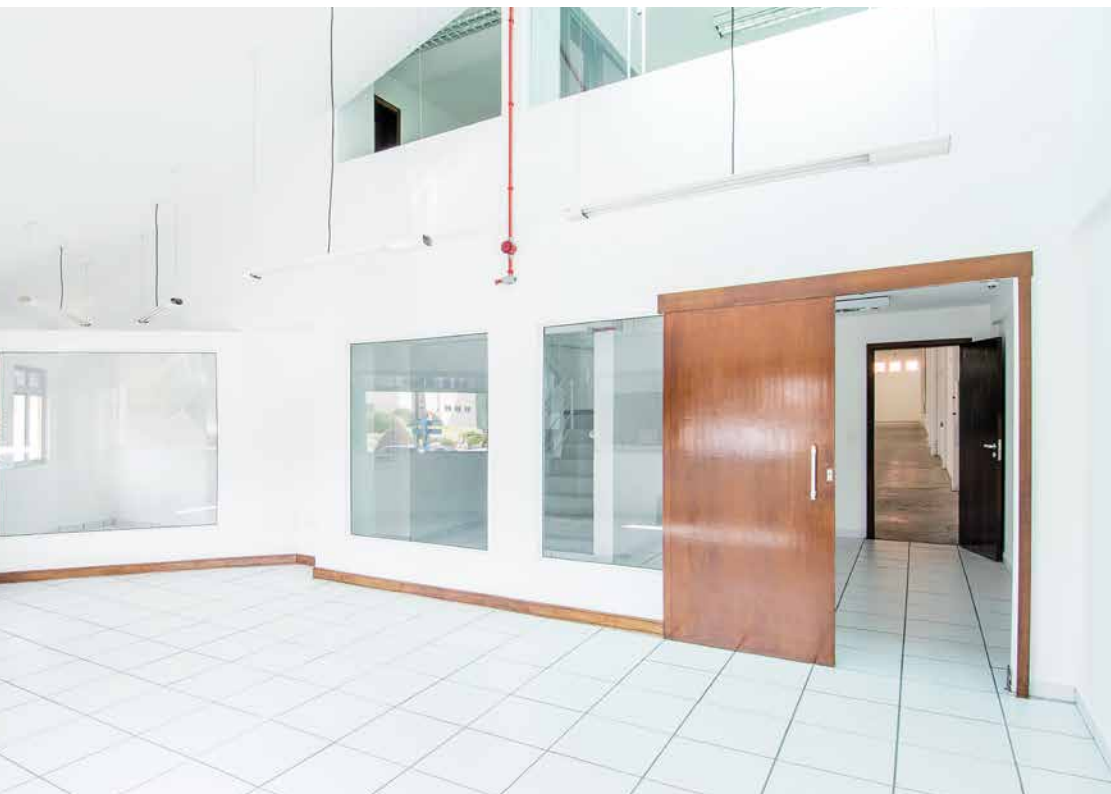
Natural lighting

Ceiling height – 8.2 m

20 m free span

Concrete floor with capacity for 6 tonnes/m²

Admin area customized according to needs.
Modular segments enable increasing or reducing storage area.









OFFICES

- Customizable offices with mezzanine for load of 300kg/m²
- Reception with double ceiling height and natural lighting
- Modular EPS (Expanded Polystyrene) Ceilings
- Fluorescent lighting system 2 X 32 W
- Abrasion-resistant ceramic floor PEI5 (Porcelain Enamel Institute),
- Wooden doors
- Iron frame windows with smooth glass



CONSTRUCTION TECHNOLOGY

- Reinforced concrete floor with a capacity of 6 tf/m²
- 1.3m high loading and unloading docks, 5 m x 5 m tilting dock gates, 5.00m cover height
- Street level access to warehouse through 5 m x 5 m tilting gates, 5.00m cover height
- Water mains with individual water meters and tanks
- COMPAGÁS (State Gas Utility) mains up to block 4
- Power access point approved by COPEL (State Power Utility)
- Telephone and internet infrastructure
- SANEPAR (State Water and Sewage Utility) sewage collection mains
- Fire protection system approved for moderate hazard level, with alarm, emergency lighting and water cisterns with electric and engine powered pumps
- Metal roofing in 0.65 mm trapezoidal aluminum shingles
- Sealed with brick, mortar and latex paint
- Lightning discharge protection system
- Pre-molded concrete structure
- Natural lighting with 2 mm translucent fiberglass shingles
- Internal warehouse lighting in 400W metal vapor lamps
- Natural ventilation with louver and tilting windows



PARKING LOTS

- Internal for admin and visitors
- Central for cars, motorcycles and bicycles
- External for trucks and visitors



SECURITY

- 24X7 shielded gateway with monitoring room, cameras and surveillance
- Digitally controlled access with turnstiles and gates
- Gated venture



STRUCTURE

- 21 m x 3 m 80 t truck weight scale
- 24X7 reception with waiting area, bathroom and mailboxes
- Restaurant
- Air-conditioned auditorium for 70 persons
- Dressing room with showers for truck drivers
- Design and planning including architecture, landscaping and visual communication
- 15 m, 10 m and 7.5 m wide internal granite cobblestone lanes
- Truck loading and unloading area with large maneuver space
- 20 m x 50 m or 20 m x a00 m modules with 8.2 m ceiling height
- Gardening and external maintenance services



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CONSTRUCTION AND ADMINISTRATION



contato@portalic.com.br

+55 41 3134 4000

WHATSAPP

+55 41 997 990 041

www.portalic.com.br

Rua Francisco Muñoz Madrid, 625 · Roseira
São José dos Pinhais · Paraná · Brasil · CEP 83070-152