



# PORTAL DO PORTO

INDUSTRIAL AND LOGISTICS PARK

SÃO JOSÉ DOS PINHAIS



**PORTAL**  
**ic** CORPORATIVE  
INDUSTRIAL  
PARKS

## PORTAL DO PORTO

### BRAZIL'S BEST INDUSTRIAL AND LOGISTICS CONDOMINIUM

The Portal do Porto Industrial and Logistics Park links strategic location to a high standard of construction and infrastructure with a view to ensuring your business the best set up in the metropolitan region of Curitiba.

Its standout positioning on the edge of BR 277 and the Eastern Ring-road guarantees agility in operations and proximity to southern Brazil's main logistics hubs.

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



The Portal do Porto condominium was awarded the PINI 2017 award in the Best Infrastructure Works, recognizing the POEM quality standard.

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


  
Port of Itajaí  
204 km  


PLACE	DISTANCE	DURATION (BY CAR)
	km	min
East Ring-road	2.5	4
BR 376	9	18
BR 277	16	25
Afonso Pena Airport	11.8	30
Downtown Curitiba	18.9	30
BR 116	6.3	7
Port of Paranaguá	75.9	1hr 10 min
São Paulo	405	5 hr 15 min
Port of Itajaí	204	2 hr 30 min

  
**HELIPONTO SIZW**  
COORDINATES:  
25° 30' 52" S  
049° 07' 55" W

**BR 277**  
Downtown  
Curitiba  
18,9 km  


  
Port of Paranaguá  
75,9 km  


  
**BR 116**  
São Paulo  
405 km



**BR277**

Downtown  
Curitiba  
18,9 km



**BR116**

São Paulo  
405 km



Port of  
Paranaguá  
75,9 km



Future access to site through the  
East Ring-road Marginal



Port of  
Itajaí  
204 km





BUILDING AREA 96.196 m<sup>2</sup>



LOT AREA 304.428 m<sup>2</sup>



	TOTAL AREA	AREA PER MODULE
<b>BLOCK 01</b>	17.182 m <sup>2</sup>	7 1581 m <sup>2</sup> modules and 01 module with 4625 m <sup>2</sup>
<b>BLOCK 02</b>	14.175 m <sup>2</sup>	9 1581 m <sup>2</sup> modules
<b>BLOCK 03</b>	20.475 m <sup>2</sup>	13 1581 m <sup>2</sup> modules
<b>BLOCK 04</b>	14.400 m <sup>2</sup>	12 1206 m <sup>2</sup> modules
<b>BLOCK 05</b>	20.050 m <sup>2</sup>	14 1581 m <sup>2</sup> modules



SCALE FOR 80 TONNES



RESTAURANT AND CAFETERIA



AUDITORIUMS AND MEETING ROOMS



24X7 SECURITY SURVEILLANCE WITH CCTV AND SHIELDED GATEWAY



HELIPORT



CEILING HEIGHT

Fire-fighting system approved for high risk J4 (with sprinkler system)

Digital access 24X7 gateway, shielded monitoring room with CCTV

Loading and unloading docks

Customizable office spaces

External patio area for truck and visitor waiting

Truck driver comfort space

Large parking area for cars, motorcycles and bicycles



Thermal roof (double layer rock wool, zipped upper shingle and trapezoidal lower shingle)

Fire-fighting system approved for high risk J4 (with sprinklers)

Covered docks per module with 3m walkways

45 or 60 m length

12.5 m ceiling height

25 m width

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

Indoor flooring in reinforced concrete floor with capacity for 8 tonnes/m<sup>2</sup> distributed loads | Pallet holders: 6tf/support | Forklifts: 9 tf

## Customizable office spaces



\* Merely illustrational figures – companies may customize the layout of their respective mezzanines to meet their specific needs.





  
Shielded gateway  
with CCTV  
and 24X7 surveillance



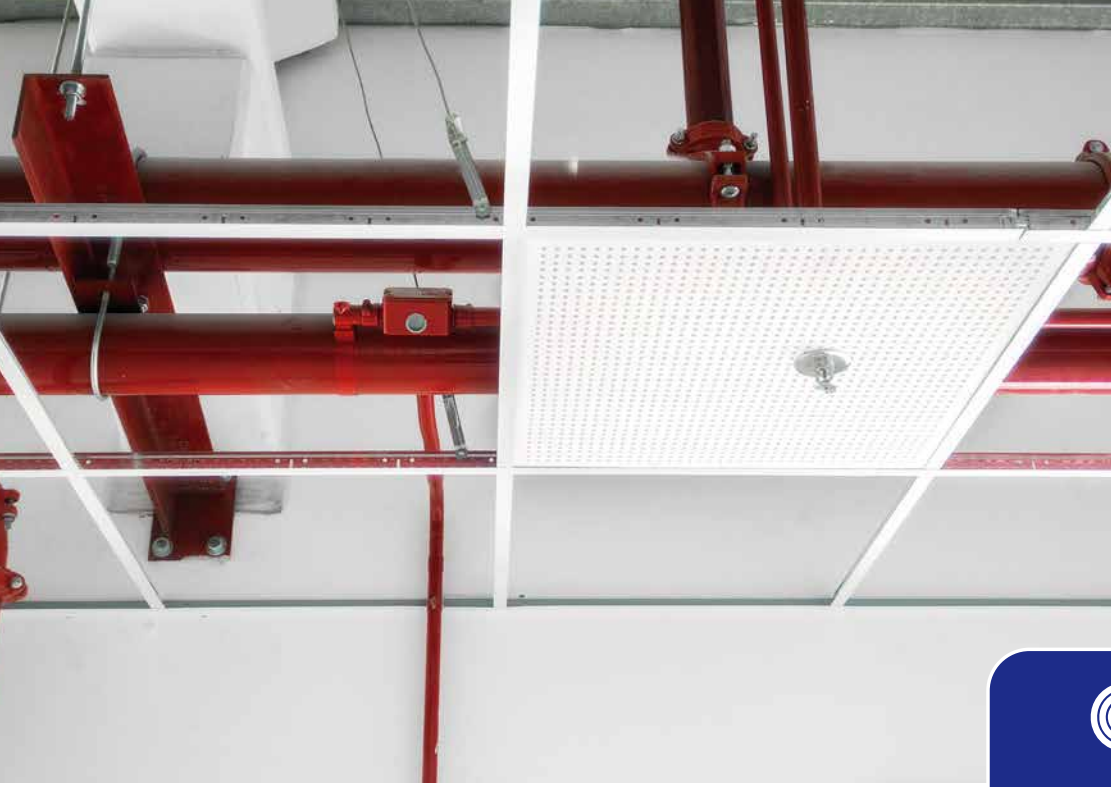
**HELIPORT SIZW**

COORDINATES:  
25° 30' 52" S  
049° 07' 55" W



80  
TONNE SCALE





  
FIREFIGHTING FOR  
J4 HIGH RISK WITH  
SPRINKLER SYSTEM





  
DOUBLE ZIPPED  
THERMAL ROOFING



**8**  
ROBUST DESIGN WITH  
CONCRETE PILLARS  
AND WALLS



  
RESTAURANT,  
CAFETERIA AND  
CONVENIENCE STORE







SHIELDED GATEWAY  
WITH CCTV AND  
24X7 SURVEILLANCE



MAIN AUDITORIUM  
WITH SEATED CAPACITY  
FOR 441 PERSONS



  
FOYER,  
ENTRANCE HALL,  
MINI-AUDITORIUM,  
MEETING AND  
MULTI-PURPOSE ROOMS



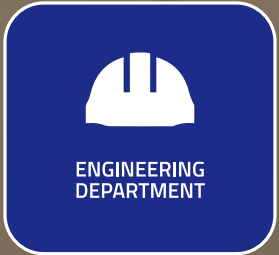


  
GARDENING  
AND LANDSCAPING





  
TRUCK DRIVER  
COMFORT SPACE





  
COVERED DOCKS  
WITH GERMAN  
TECHNOLOGY GATES





AMPLE PEDESTRIAN  
CIRCULATION  
AREA





## OFFICES

- 8.20 X 25.00 m customizable offices with mezzanine with mezzanine for 500kg/m<sup>2</sup> load
- Reception with double ceiling height, double access door, access by granite steps stairway and elevator with capacity for 9 people (650 kg)
- Acoustic gypsum ceiling
- LED (Light Emitting Diode) lighting system
- Abrasion-resistant ceramic floor PEI5 (Porcelain Enamel Institute), polystyrene floorboards, aluminum doors
- Acoustic windows with aluminum frames and glass; façade in 4 mm structural glazing reflecta float + colorless PVC + 4 mm / internal bronze



## CONSTRUCTION TECHNOLOGY

- Reinforced concrete floor with distributed load capacity of 8 tf/m<sup>2</sup> - Pallet holders: 6 tf/support – Forklifts: 9 tf
- 1.3m high loading and unloading docks, 6.2 m cover and 3m deep concrete walkways
- 3.00 m x 3.50 m Hormann model German Technology tilting dock gates
- Water mains with individual water meters and tanks
- Lightning discharge protection system
- Single water gutter collection system in concrete outside warehouses
- Power cabinets grounded in all circuits and compliant with standards
- 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 high J4 hazard level, with sprinkler system
- Thermal roofing in double 50 mm rock wool with upper zipped 0.65 mm galvalume shingles and inferior, pre-painted white 0,43 mm trapezoidal shingles
- Natural lighting with 2 mm translucent fiberglass shingles Sealed with brick, mortar and latex paint
- Internal warehouse lighting in fluorescent TS 4 x 54W
- Natural ventilation with louver and tilting windows with air renewal cycles calculated at 6 hours
- Venture compliant with accessibility standards



## PARKING LOTS

- Internal for admin and visitors
- Central for cars, motorcycles and bicycles separated with access control
- External for trucks and visitors



## SECURITY

- 24X7 shielded gateway with monitoring room, CCTV (Closed Circuit TV) with 74 cameras
- Digitally controlled access with turnstiles, gates, tourniquets, name badges and tags for vehicles
- Gated venture



## STRUCTURE

- 21 m x 3 m 80 t truck weight scale
- 6 tonnes/m<sup>2</sup> accredited heliport OACI (Original Civil Aviation Organization) SIZW, coordinates 25° 30' 52" S and 49° 07' 55 W with night lighting
- 24X7 reception with waiting area, bathroom and mailboxes
- Multi-purpose rooms with PA system and removable chairs
- Air-conditioned meeting room with internet and TV for tele-conferencing
- Foyer space with coffee area, washrooms, entrance hall with granite flooring, elevator for 13 people (975 kg) and air-conditioning
- Truck driver comfort space with waiting area, meal area, washrooms and showers
- Air-conditioned restaurant and cafeteria
- Design and planning including architecture, landscaping and visual communication
- 8 - 10 m wide internal granite cobblestone lanes and 2 m wide paver sidewalks
- Truck loading and unloading area with 40 m in length for maneuvers
- 25 m x 63 m or 25 m x 48 m modules with 12.5 m ceiling height
- Gardening and external maintenance services



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On the crossing between BR 277 and the East Ring-road (Metropolitan Region of Curitiba)

CONSTRUCTION AND ADMINISTRATION



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