



PORTAL 
DA SERRA
INDUSTRIAL AND LOGISTICS PARK

PINHAIS



PORTAL
ic CORPORATIVE
INDUSTRIAL
PARKS

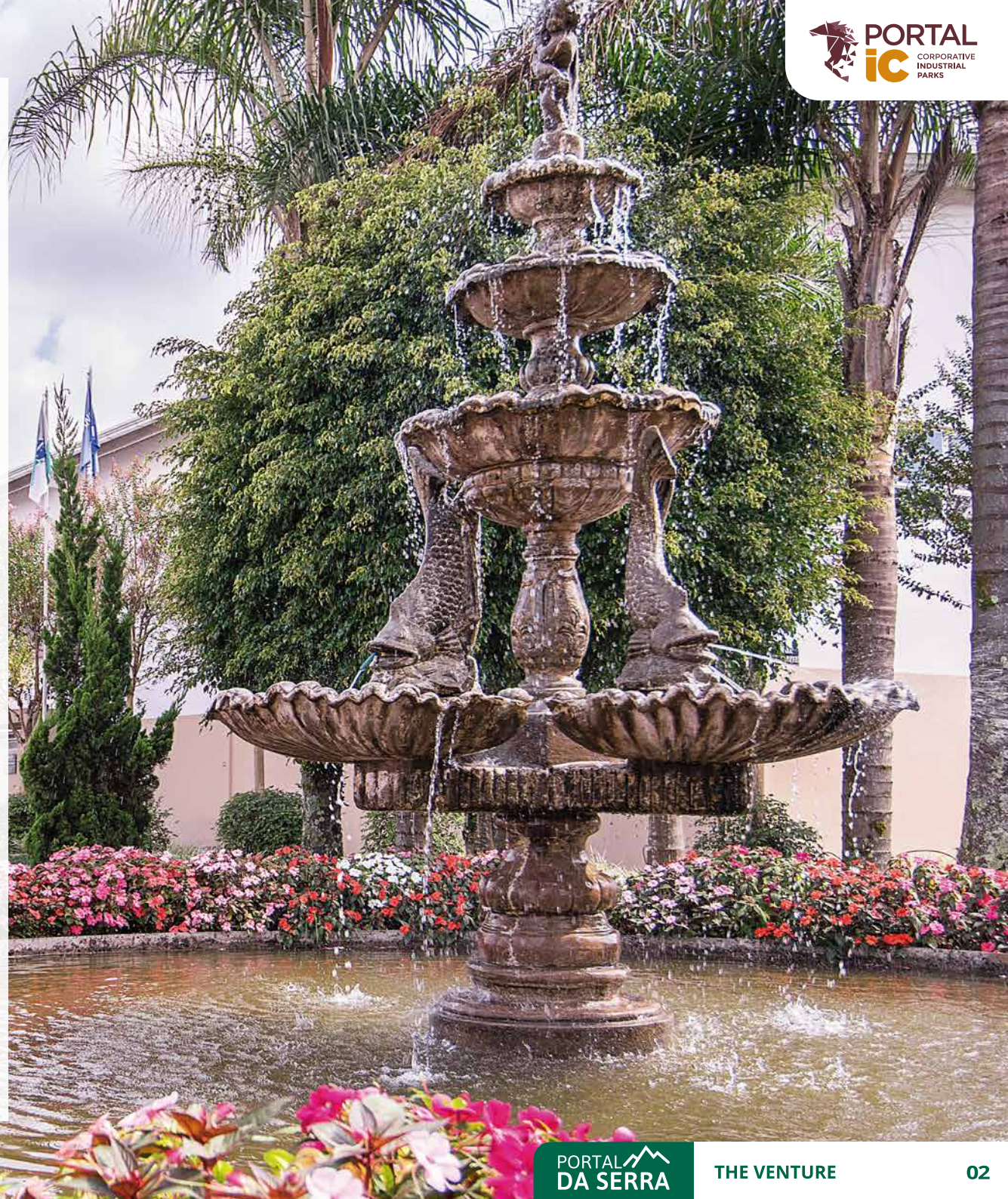
PORTAL DA SERRA

QUALITY AND TRADITION AT YOUR REACH

The Portal da Serra warehouse condominium has an exceptional location, just one thousand meters from the Atuba Access, making it quickly and easily accessible from downtown Curitiba

The warehouses are modular ranging between 500 and 4500 m², including office areas, in a **building area of 70 thousand square meters**. Portal da Serra has current occupation rate of 87% thanks to its complete and modern infrastructure, the exacting maintenance and high-level security of the facility.

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 116	3.8	10
BR 277	9.3	16
Downtown Curitiba	10.9	27
East Ring-road	14.4	25
Afonso Pena Airport	22.7	32
BR 376	28.9	39
Port of Paranaguá	95.1	1h25
Port of Itajaí	196	2h

→ BR116

→ Av. Maringá

Curitiba

RIO ATUBA

Pinhais



R. Umuarama, 223 · Emiliano Pernetá
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BLOCO BLOCK	ÁREA TOTAL TOTAL AREA (m ²)
04	173
05	6.940
07	3.751
08	5.480
09	6.427
10	8.450
11	7.659,08

BLOCO BLOCK	ÁREA TOTAL TOTAL AREA (m ²)
12	2.588,78
13	2.090
19	2.098,65
20	6.399,71
21	3.476
22	7.036
23	1.747,50





BUILDING AREA 64,318.21 M²



LOT AREA 108,256.98 M²



SCALE FOR
60 TONNES



24X7
SECURITY SURVEILLANCE



COVERED LOADING
AND UNLOADING DOCKS



COVERED LOADING
AND UNLOADING DOCKS

500 to 8700 m²

Office areas enclosed in masonry, with ceramic flooring and customizable bathrooms and office facilities.

Thermal-acoustic insulated roofing

Water, power, telephone and internet mains

Landscaping and gardening



Thermal-acoustic roofing

Natural lighting

Natural ventilation

Ceiling height – 6.3 m

Width 25 m

Length 20 m

Concrete floor with capacity for 5 tonnes/m²

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







OFFICES

- Customizable offices, 4.45 m x 12.00 m with mezzanine for load of 250kg/m²
- Modular EPS (Expanded Polystyrene) Ceilings
- Fluorescent lighting system
- Abrasion-resistant ceramic floor PEI5 (Porcelain Enamel Institute),
- Wooden doors
- Iron or aluminum frame windows



CONSTRUCTION TECHNOLOGY

- Reinforced concrete floor with a capacity of 5tf/m²
- 1.2m high loading and unloading docks, 5.00m cover height
- 4.30 m x 4.65 m tilting dock gates
- 4.30 mx 4.65 m sliding or tilting street level gates
- Water mains with individual water meters and tanks
- Power access point approved by COPEL (State Power Utility)
- Internet available in the region
- Fire protection system approved for moderate hazard level, with alarm, emergency lighting and water cisterns with electric and engine powered pumps
- Lightning Protection System
- Double layer thermal-acoustic roofing in 30 mm EPS (Expanded Polystyrene), 0.50 mm trapezoidal upper top shingle and 0.50 mm trapezoidal bottom shingle
- Sealed with brick, mortar and latex paint
- Natural lighting with 2 mm translucent fiberglass shingles
- Internal warehouse lighting in 400W metal vapor lamps
- Natural ventilation with louver and tilting windows



SECURITY

- 24X7 gate and security surveillance



STRUCTURE

- 8 m x 3 m 60 t truck weight scale
- Design and planning including architecture, landscaping and visual communication
- 9.2 m wide cobblestone roads with sidewalks
- Truck loading and unloading area
- 20 mx 25 m or 15 m x 35 m modules with 6.5 m ceiling height
- Gardening and external maintenance services



PARKING

- Front yard patio in gravel for vehicle parking
- Patio with gates and for truck parking, loading and unloading



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CONSTRUCTION AND ADMINISTRATION



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