



PORTAL DOS 
MANANCAIS
INDUSTRIAL AND LOGISTICS PARK

PIRAQUARA



PORTAL DOS MANANCIAIS

NATURE AT YOUR DISPOSAL

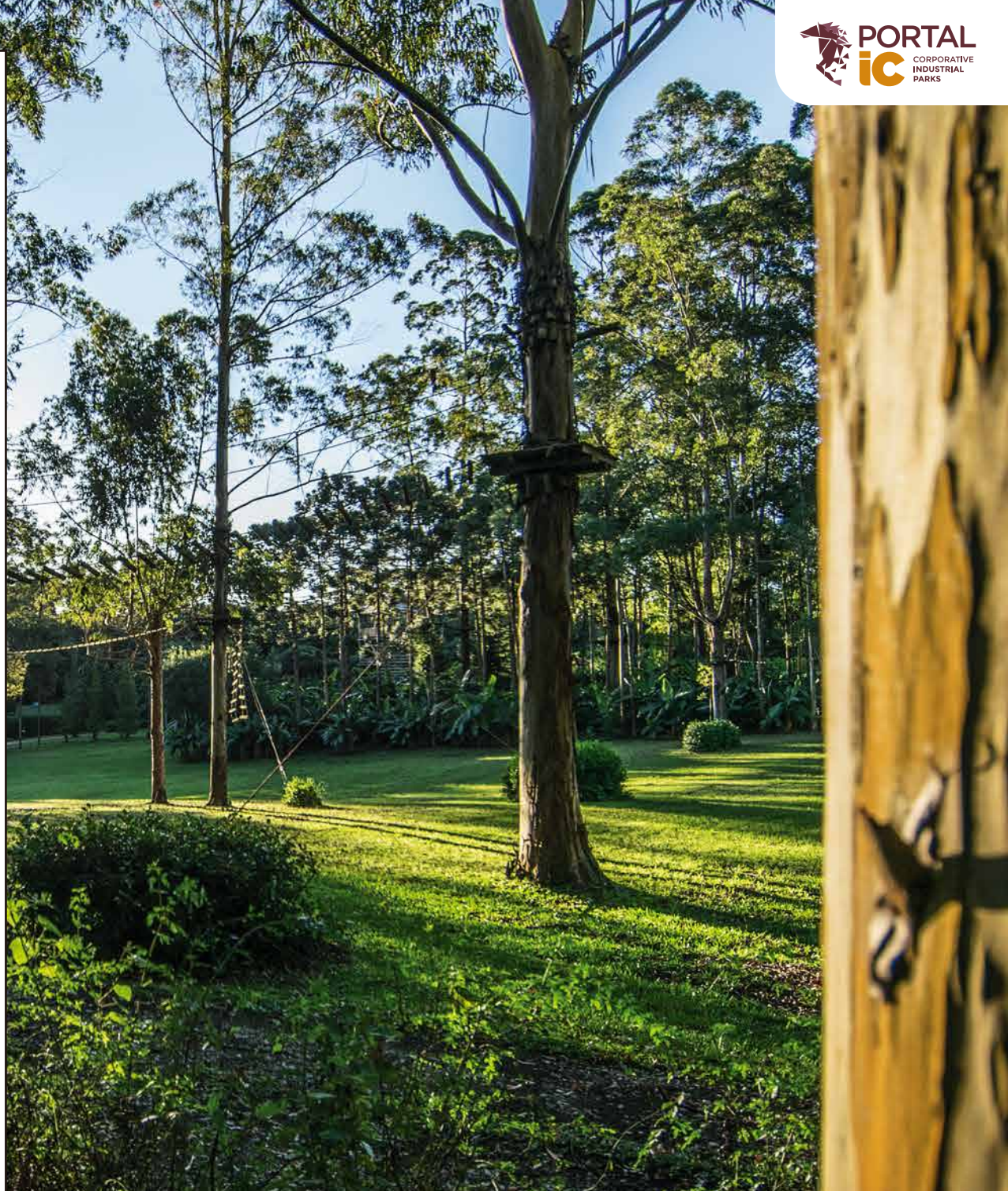
Portal dos Mananciais has an extremely privileged location, **just 700 meters from the East Ring-road on BR 116**, providing access to São Paulo, Paranaguá, Porto Alegre, Santa Catarina, North of the state of Paraná and Foz do Iguaçu.

15 minutes from downtown Curitiba, the Portal dos Mananciais warehouse condominium features a **building area of 37 thousand square meters** amid a lot of nearly 400 thousand square meters, that enchants for its comfort, woods and gardens with multi-colored flowers creating a magical environment for all who work there.

The Portal dos Mananciais is ready to receive your company, to the Portal IC standards of excellence and quality.

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.





Rod. João Leopoldo Jacomel, 4459 · Jardim Primavera
Piraquara · Paraná · Brasil · CEP 83302-000

BR 116
São Paulo
405 km
↑

PR 415
Downtown Curitiba
20 km
←

↓
⚓
Port of Itajaí
225 km



HELIPORT SIJS

COORDINATES:
25° 27' 41" S
49° 06' 10" W

PLACE	DISTANCE	DURATION (BY CAR)
	km	min
East Ring-road	2.5	4
BR 277	9	18
BR 376	16	25
Afonso Pena Airport	20	30
Downtown Curitiba	20	30
BR 116	29.9	31
Port of Paranaguá	86	1h 23
São Paulo	405	5h 06
Port of Itajaí	225	2h 36

	TOTAL AREA (m ²)
01	36.121,17
02	1.995,00
03	3.240,00
04	2.336,00
05	20,050.00

04

110

109

108

107

01

106

101

102

105

103

104

02

03



HELIPORT SJJS

COORDINATES:
25° 27' 41" S
49° 06' 10" W



BUILDING AREA 45.392,17 m²



LOT AREA 369.690 m²

Natural lighting

Natural ventilation

8.2 m ceiling height

Free span 25 m

Reinforced concrete floor for 7 t/m²

Admin area customizable to meet needs.
Modular construction enables increasing or reducing storage area.



HELIPORT



24X7
SECURITY SURVEILLANCE



DIGITAL
ACCESS CONTROL



COVERED LOADING AND
UNLOADING DOCKS

Venture 100% enclosed

Customizable office spaces

Patio area for maneuvers and ample internal parking area

Water, power, telephone and internet mains

External gardening, cleaning and maintenance services

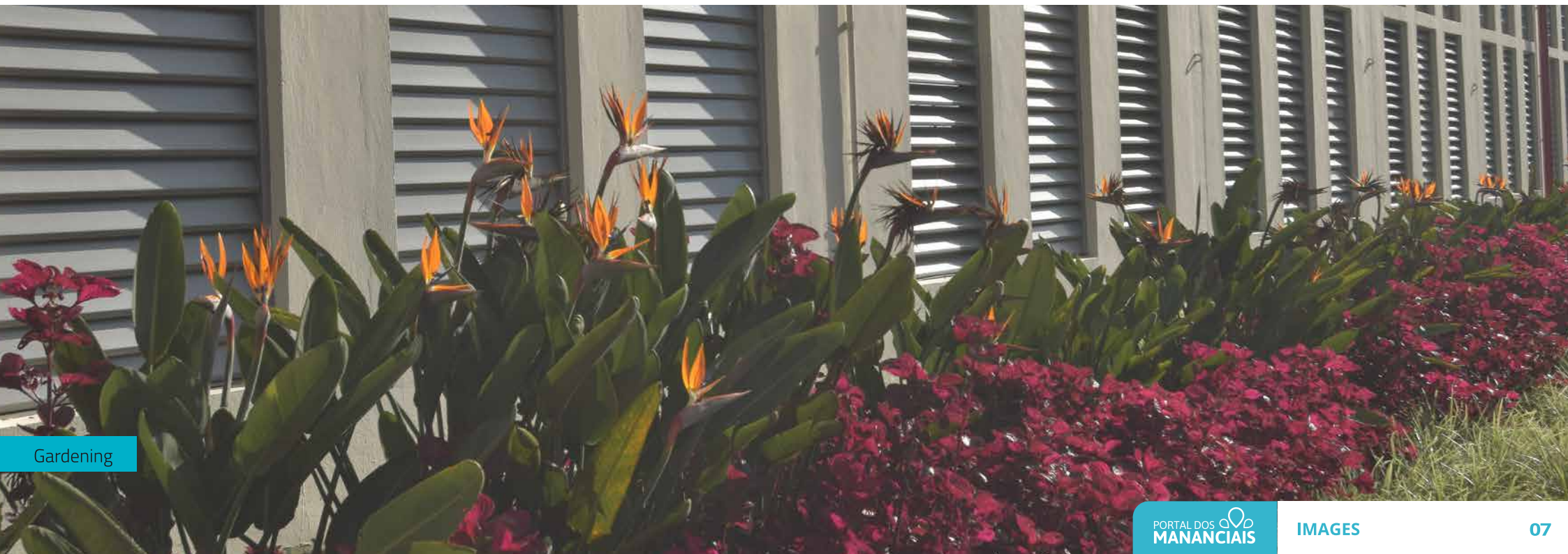
Fire-fighting system

Truck driver comfort space





Gateway with access control



Gardening



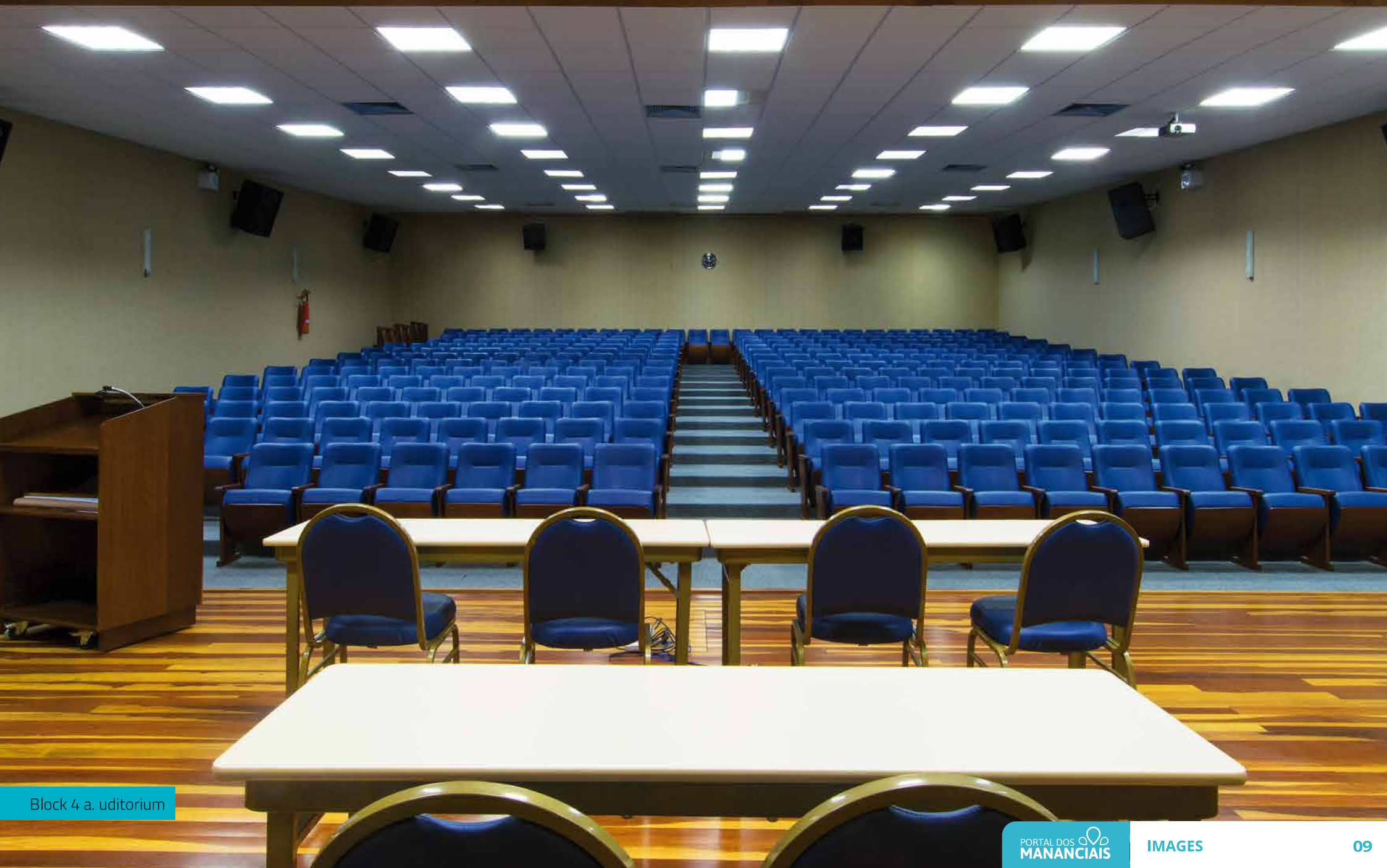
Louver-based ventilation system



Ample maneuvering area



Natural lighting using translucent shingles



Block 4 a. uditorium



Versatility for modulation



Ample vehicle parking area



Accredited Heliport SJJ5 · 25° 27' 41" s 49° 06' 10" w



Woods



Privileged location 700 meters from the East Ring-road



Abundant green area



Front view of block 01



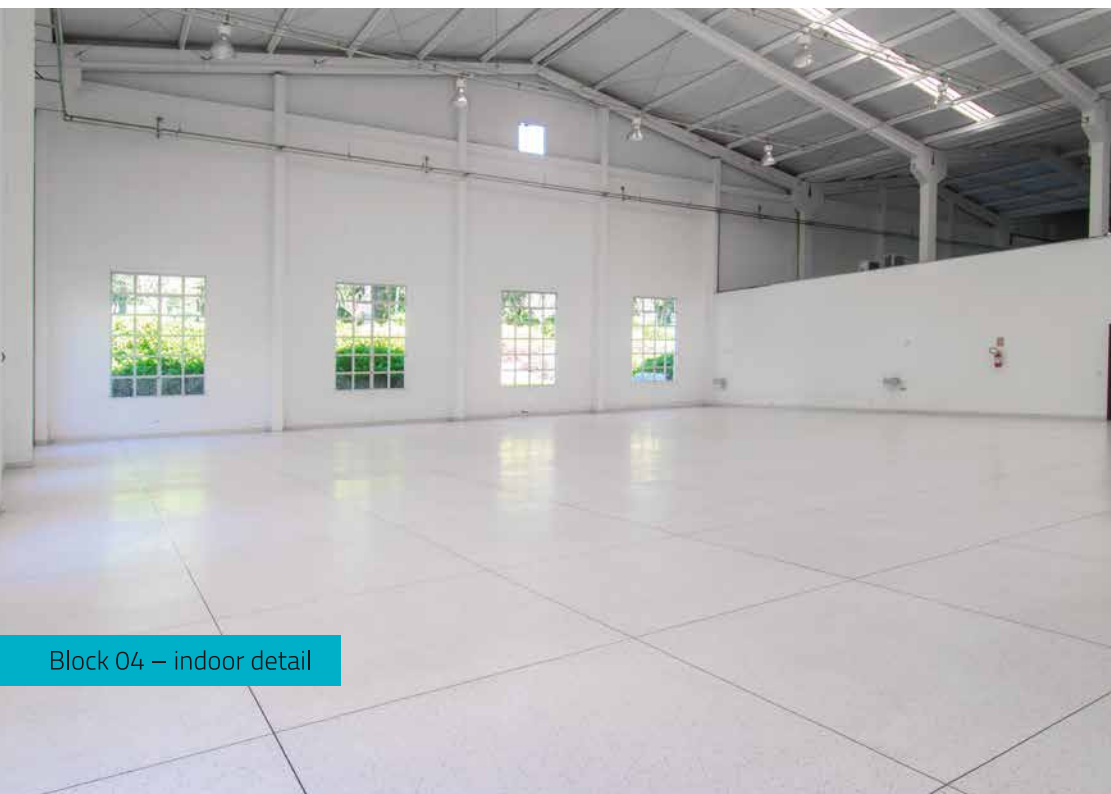
Block 01 façade



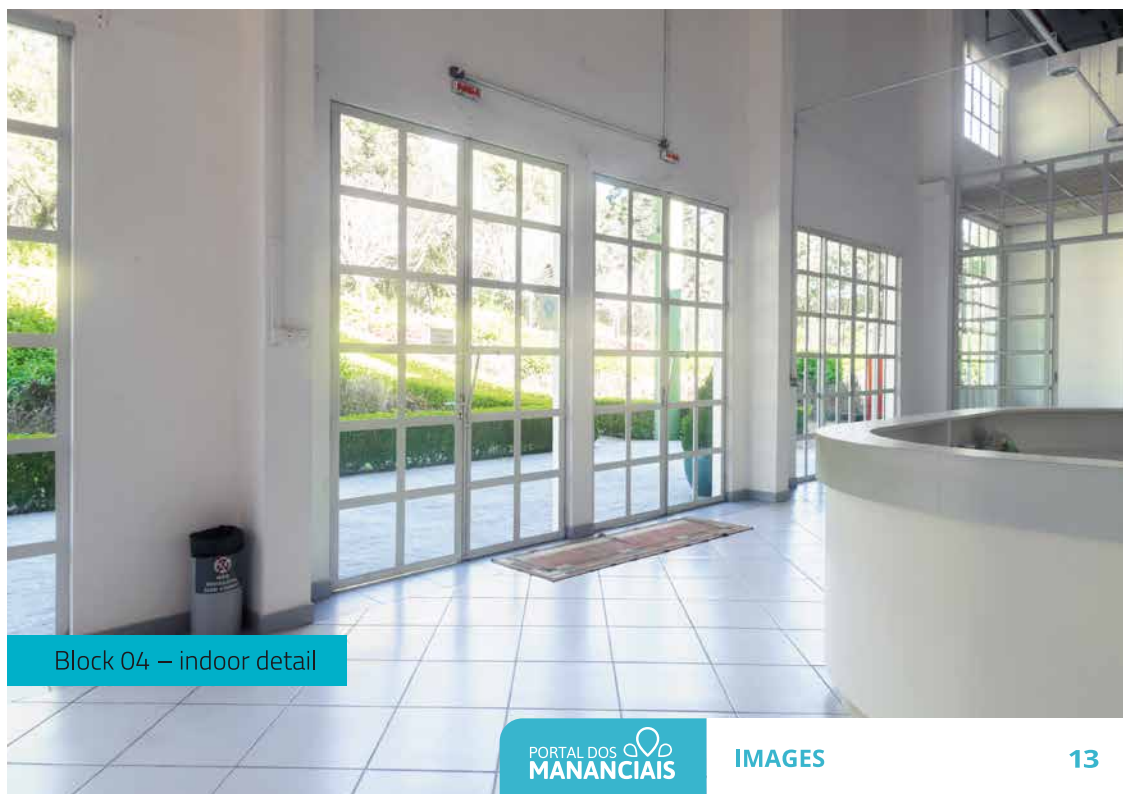
Block 02 and 03



Covered loading and unloading docks



Block 04 – indoor detail



Block 04 – indoor detail



OFFICES

- Customizable offices with mezzanine for 300kg/m² load
- Modular EPS (Expanded Polystyrene) ceiling
- 2X32 W fluorescent light fixture lighting system
- Abrasion-resistant ceramic floor PEI5 (Porcelain Enamel Institute) and wooden doors
- Iron frame and smooth glass windows



CONSTRUCTION TECHNOLOGY

- Reinforced concrete floor with distributed load capacity of 6 tf/m²
- 1.3m high, covered loading and unloading docks with sliding gates
- Street-level warehouse access with 5.00 m x 5.00 m tilting gates and cover height of 5.00 m
- Water mains with individual water meters and tanks
- Lightning discharge protection system
- 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 medium hazard level
- Thermal, 0.65 m trapezoidal aluminum roof
- Enclosed in masonry, 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



PARKING LOTS

- Internal for admin and visitors
- External for trucks and visitors



SECURITY

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



STRUCTURE

- 6 tonnes/m² accredited heliport OACI (Original Civil Aviation Organization) SJJ5, coordinates **25° 27' 41" S and 49° 06' 10" W** with night lighting
- 24X7 reception with waiting area and bathroom
- 315-place auditorium, PA room, projection screen and lectern
- Truck driver comfort space with waiting area, meal area, washrooms and showers
- Design and planning including architecture and landscaping
- 8 m wide internal granite cobblestone lanes and sidewalks
- Truck loading and unloading area with ample space for maneuvers
- 25 m free span and 8.20 m ceiling height
- Large plant cover, environmental preservation area
- Gardening and external maintenance services



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CONSTRUCTION AND ADMINISTRATION



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