



BRZ040

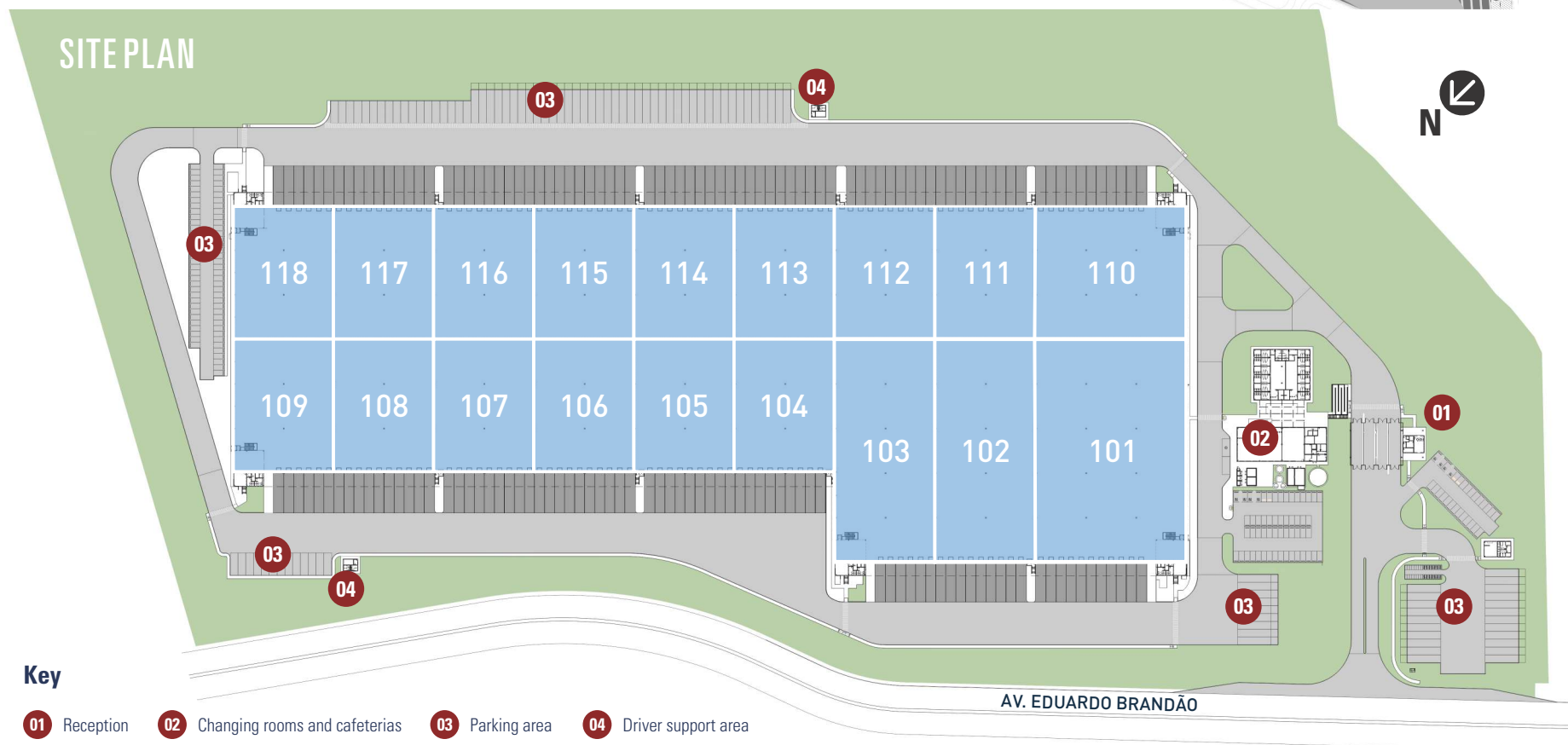
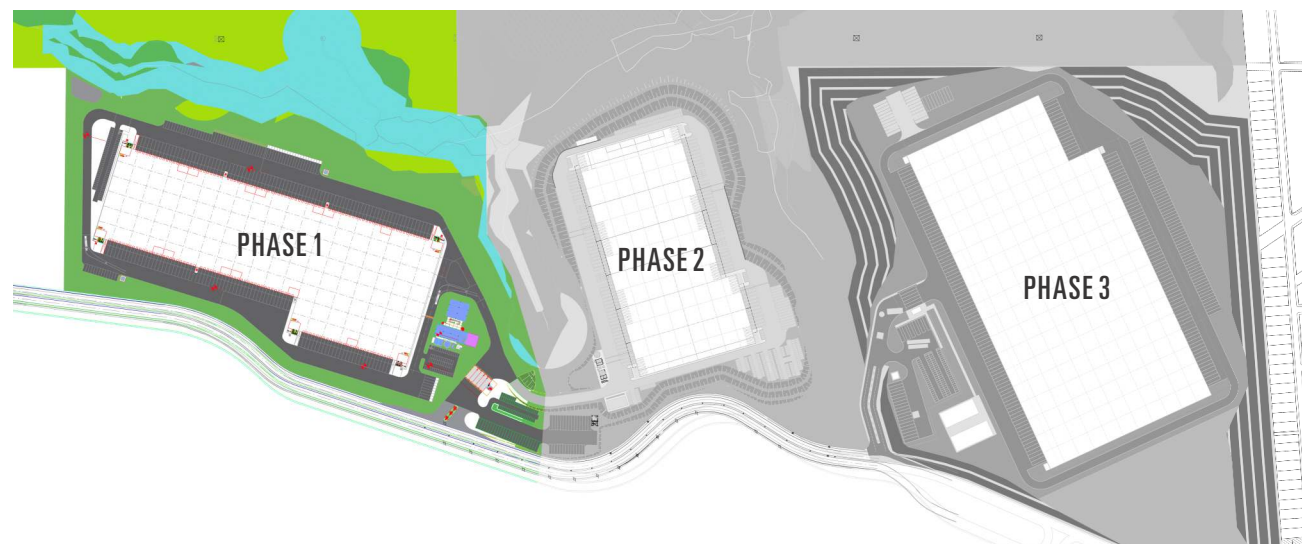




BRZ040 is a Triple A logistics park spanning 218,500 m², built in phases. The first phase, completed in January 2024, covers 66,641.89 m², with modular spaces starting at 3,000 m². The logistics park is distinguished by its exceptional construction quality, featuring 12-meter-high ceilings, highly resistant flooring (supporting up to 6 tons/m²), and on-site amenities, including a restaurant, meeting rooms, and an auditorium.

Designed for medium and large enterprises, BRZ040 is a modular logistics warehouse optimized for operational efficiency. It offers convenient access to the BR-040 highway and the metropolitan region of Belo Horizonte, making it an ideal location for businesses seeking a strategic and efficient logistics hub.

Leasable area: 66,641.89 m²



TECHINICAL INFORMATION

- 1. Height**
Free height – 12 m.
- 2. Floor**
Concrete floor with 5 tons/m² capacity.
- 3. Docks**
Modules with 6, 9 and 11 docks (according to the table below) delivered with levelers.
- 4. Power**
Generator with capacity to meet 100% of private areas.
- 5. Coverage**
Metallic coverage with thermoacoustic treatment and natural lighting.
- 6. Total Parking Spaces**
External parking spaces: 28 cars, 12 VUCs, 16 motorcycles and 28 bicycles
Internal parking spaces: 126 cars, 31 VUCs and 50 trucks.

- 7. Fire protection system**
J4 system with sprinklers, hydrants, extinguishers and smoke detectors.
- 8. Security**
Access control for cars, trucks and people. Vehicle containment area. Closed-circuit TV with external monitoring.
- 9. Amenities**
Restaurant, dining hall with more than 150 places, auditorium, and meeting rooms.
- 10. Differentials**
Modular space, docks equipped with levelers, charging points for electric vehicles/trucks, and rainwater harvesting and reuse system.
- 11. Structure**
Precast columns, with a modular size of 22.5 m x 20.0 m.

TABLE OF AREAS

MODULE	STORAGE	CANOPY	MEZZANINE	COMMON	GLA	Nº OF DOCKS
101	6.883 m²	324 m²	214 m²	299 m²	7.720 m²	11
102	4.500 m²	270 m²		192 m²	4.962 m²	9
103	4.633 m²	189 m²	214 m²	203 m²	5.239 m²	6
104	2.700 m²	270 m²		120 m²	3.090 m²	9
105	2.700 m²	270 m²		120 m²	3.090 m²	9
106	2.700 m²	270 m²		120 m²	3.090 m²	10
107	2.700 m²	270 m²		120 m²	3.090 m²	9
108	2.700 m²	270 m²		120 m²	3.090 m²	10
109	2.833 m²	189 m²	214 m²	130 m²	3.366 m²	6
110	4.183 m²	324 m²	214 m²	190 m²	4.911 m²	11
111	2.700 m²	270 m²		120 m²	3.090 m²	9
112	2.700 m²	270 m²		120 m²	3.090 m²	9
113	2.700 m²	270 m²		120 m²	3.090 m²	10
114	2.700 m²	270 m²		120 m²	3.090 m²	9
115	2.700 m²	270 m²		120 m²	3.090 m²	10
116	2.700 m²	270 m²		120 m²	3.090 m²	9
117	2.700 m²	270 m²		120 m²	3.090 m²	10
118	2.833 m²	189 m²	214 m²	130 m²	3.366 m²	6
TOTAL	58.265 m²	4.725 m²	1.070 m²	2.582 m²	66.642 m²	162

LOCATION



Avenida Eduardo Brandão, 2300 | Ribeirão das Neves | MG

MAIN DISTANCES

BR 040	1 Km
Belo Horizonte	16 km
Betim	18 km
Contagem	5 km
São Paulo	595 km



Thera Corporate



B500



Pinheiros Corporate



Pinheiros One



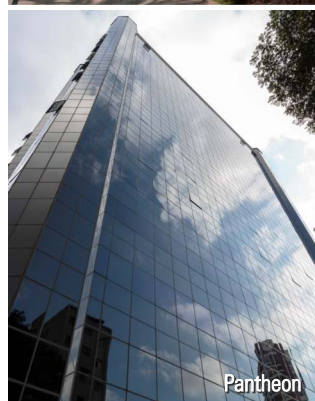
Condomínio São Luiz



FLBC



Aliança



Pantheon



Sompó



Centro Empresarial do Aço



Birmann 11 & 12



Quantum HBR



Citadel



Bonsucesso Logistics Park



CD1



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