

Passo Fundo:

An ecosystem
that drives investment

450,000.00 m²
(45 hectares | 111 acres)

available for new developments in
the former Manitowoc industrial area



PREFEITURA DE
**PASSO
FUNDO**
Cidade melhor, vida melhor.

OPPORTUNITY OVERVIEW

Total Area	Paved area:	Built area:	Industrial warehouse:	Administrative building:	Cafeteria facility:
450,000.00 m²	56,435.00 m²	27,081.00 m²	20,684 m²	1,166.84 m²	766.54 m²

- #1** regional hub in Rio Grande do Sul for job creation.
- #2** region with the largest economy in the state.
- #3** healthcare hub in southern Brazil. exporting city in Rio Grande do Sul.
- #4** municipality in agribusiness. best municipality to do business in Rio Grande do Sul

Why invest in

PASSO FUNDO

A city with infrastructure, skilled workforce, and a forward-looking vision, ready to welcome new investments.

Why This

OPPORTUNITY MATTERS

The former Manitowoc industrial site represents one of the greatest economic development opportunities in the interior of Rio Grande do Sul.

Located along one of the city's main logistics corridors, it is ideal for new industries, logistics centers, and large-scale business operations.

History and Current Status

Location: RS-324 Highway, Km 123 – Valinhos District – Passo Fundo

- Origin: Manitowoc industrial complexes, internationally recognized for metal structure manufacturing
- Current status: area returned to the Municipality and authorized for sale to new developments
- Legal basis: Municipal Law No. 4,769/2025, authorizing auction sale with a minimum bid of BRL 32 million

Federal Savings Bank (Caixa Econômica Federal) appraisal: **BRL 81 million.**


Demonstrating strong appreciation potential and excellent cost-benefit for investors.



AIRPORT EXPANSION. A REGION IN MOTION

Airport modernization, runway expansion, and a new cargo terminal.

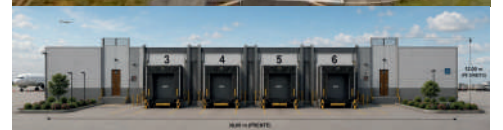
Passo Fundo is advancing with investments in airport infrastructure, connectivity, and cargo operations.



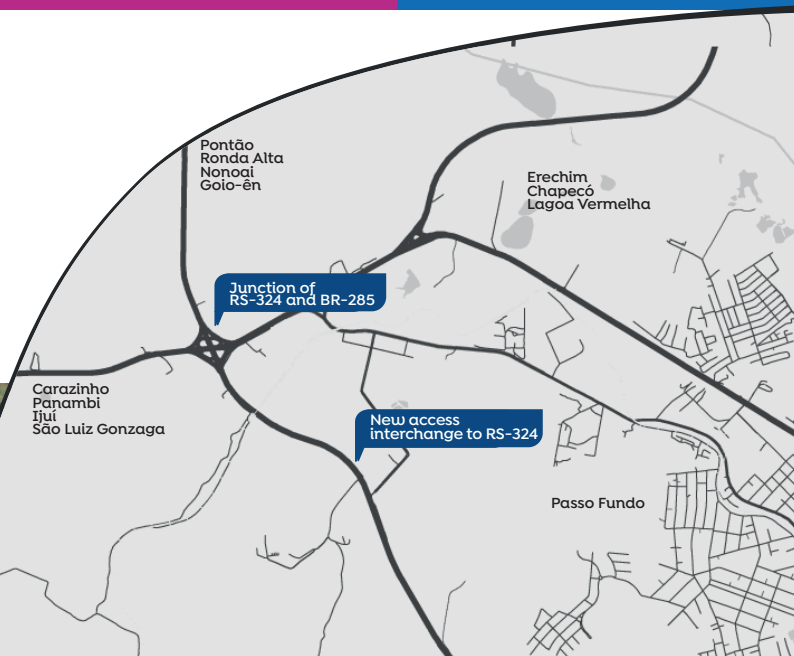
19km
21 min

Expansion forecast through 2029

- Just minutes from Lauro Kurtz Airport, the strategic Manitowoc area connects businesses to a new landscape of logistics, mobility, and regional competitiveness.
- The airport expansion will enable more efficient operations, multimodal integration, and increased potential for attracting distribution centers and large logistics operations.



- Just a few meters from the new RS-324 access interchange, currently under construction, which will improve safety and reduce logistics time for truck access and departure.
- Expanding industrial region, close to multiple logistics modes and large-scale business operations.



Strategic Location

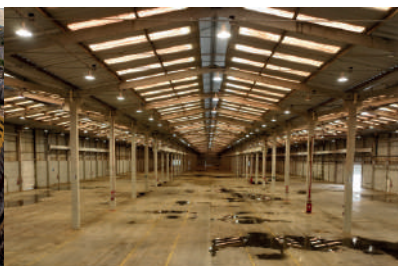
- Direct access via RS-324, near BR-285
- New RS-324 interchange (under construction) will reduce bottlenecks and improve logistics flow in the region
- Just minutes from Lauro Kurtz Airport • Complete urban infrastructure: water, power supply, telecommunications, paving
- Classification: Good within the district / Average within the city

Sustainability and ESG

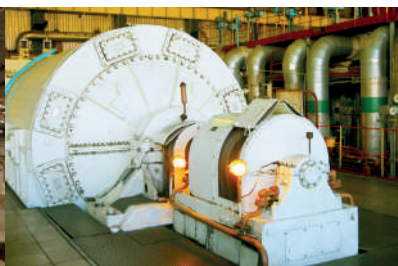
- Area suitable for renewable energy projects (solar and hybrid)
- Structures compatible with environmental certifications
- Potential for green industrial redevelopment
- Municipal incentives for sustainable practices



Strategic Location



Large Warehouse Facility



Electrical Infrastructure



Support for Entrepreneurship

Passo Fundo welcomes you with open arms

an innovative, connected city
prepared for the future.

**For more
information:**



sde@pmpf.rs.gov.br
+55 54 9 9981 2651



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