

A wide-angle photograph of the Chongqing skyline at sunset. The sun is low on the horizon, casting a warm orange and yellow glow over the city. The Jialing River flows through the center, with several bridges crossing it. The city is densely packed with buildings, including many skyscrapers in the background. In the foreground, there are green hills and a winding road.

# 嘉民重庆优质空间 GOODMAN CHONGQING

# 目录 CONTENTS

重庆 CHONGQING

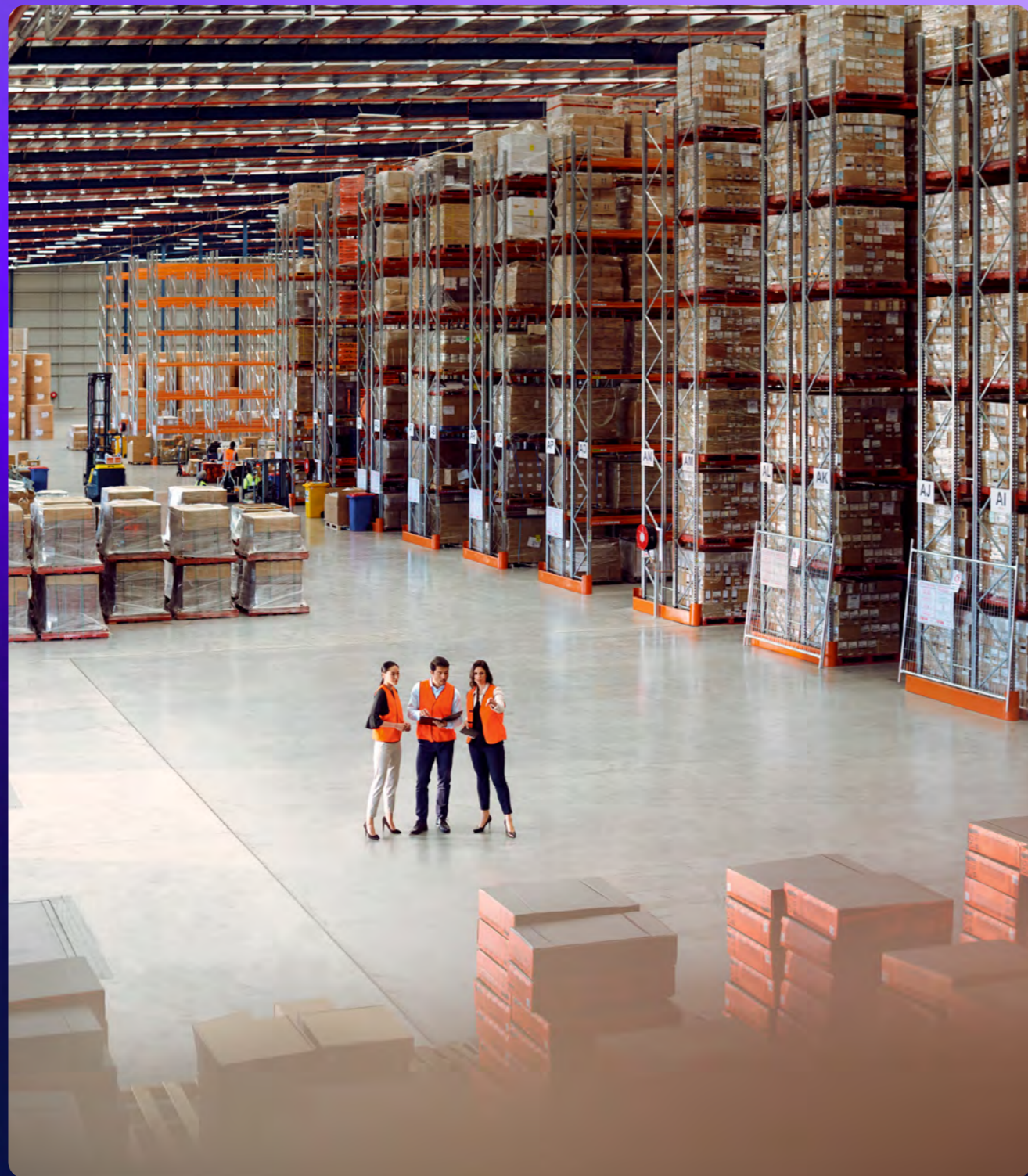
04

嘉民概况 GOODMAN OVERVIEW

20

联系 CONTACT

24



# CHONGQING

嘉民重庆空港物流中心  
GOODMAN CHONGQING AIRPORT LOGISTICS PARK

嘉民重庆两江物流中心  
GOODMAN CHONGQING LIANGJIANG LOGISTICS CENTRE

嘉民重庆西部物流中心  
GOODMAN CHONGQING WESTERN LOGISTICS CENTRE



# 嘉民重庆空港 物流中心

GOODMAN CHONGQING AIRPORT LOGISTICS PARK

## 区域优势 WELL CONNECTED

位于重庆空港工业园国际物流中心。项目毗邻重庆江北国际机场，便捷前往重庆市中心及成渝经济圈。共提供15幢单层仓储空间及1幢厂房。

Located in the Chongqing Airport Industrial Park International Logistics Centre, in proximity to the Chongqing Jiangbei International Airport. The property provides fifteen single-storey warehouses and one workshop.

 **4KM** 至重庆外环高速上道口  
to Chongqing Outer Ring Road

 **7KM** 至重庆江北国际机场  
to Chongqing Jiangbei Airport

 **22KM** 至重庆北站  
to Chongqing North Station

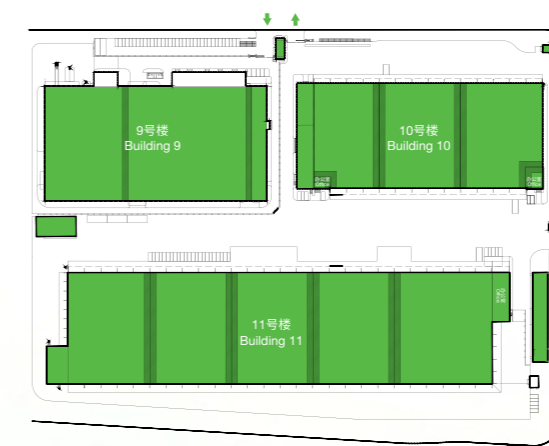
 **30KM** 至果园港  
to Guoyuan Port



## 平面图 FLOORPLAN

### 面积表 AREA SCHEDULE 平方米 SQM

<b>1号楼 Building 1</b>	<b>19,708</b>
仓库 Warehouse	17,615
办公室 Office	408
雨棚 Canopy	1,536
公摊 Allocation	149
<b>2号楼 Building 2</b>	<b>23,377</b>
仓库 Warehouse	18,205
雨棚 Canopy	1,598
办公楼 Office Building	2,785
充电间 Charging Room	320
维修间 Repair Room	318
公摊 Allocation	151
<b>3号楼 Building 3</b>	<b>24,305</b>
仓库 Warehouse	21,335
办公室 Office	2,226
雨棚 Canopy	561
公摊 Allocation	183
<b>4号楼 Building 4</b>	<b>25,414</b>
仓库 Warehouse	22,401
办公室 Office	2,225
雨棚 Canopy	596
公摊 Allocation	192
<b>综合楼 Complex Building</b>	<b>6,890</b>
<b>5A号楼 Building 5A</b>	<b>7,446</b>
仓库 Warehouse	5,932
办公室 Office	1,349
雨棚 Canopy	118
公摊 Allocation	47
<b>5B号楼 Building 5B</b>	<b>11,672</b>
仓库 Warehouse	10,204
办公室 Office	1,140
雨棚 Canopy	253
公摊 Allocation	75
<b>6号楼 Building 6</b>	<b>19,564</b>
仓库 Warehouse	16,298
办公室 Office	1,721
雨棚 Canopy	1,420
公摊 Allocation	126



<b>7号楼 Building 7</b>	<b>14,605</b>
仓库 Warehouse	12,286
办公室 Office	968
雨棚 Canopy	1,257
公摊 Allocation	94
<b>8号楼 Building 8</b>	<b>18,545</b>
仓库 Warehouse	16,037
办公室 Office	703
雨棚 Canopy	1,685
公摊 Allocation	119
<b>危险品库 D.G.warehouse</b>	<b>56</b>
<b>休息间 Rest room</b>	<b>88</b>
<b>厂区宿舍 Dormitory</b>	<b>13,658</b>

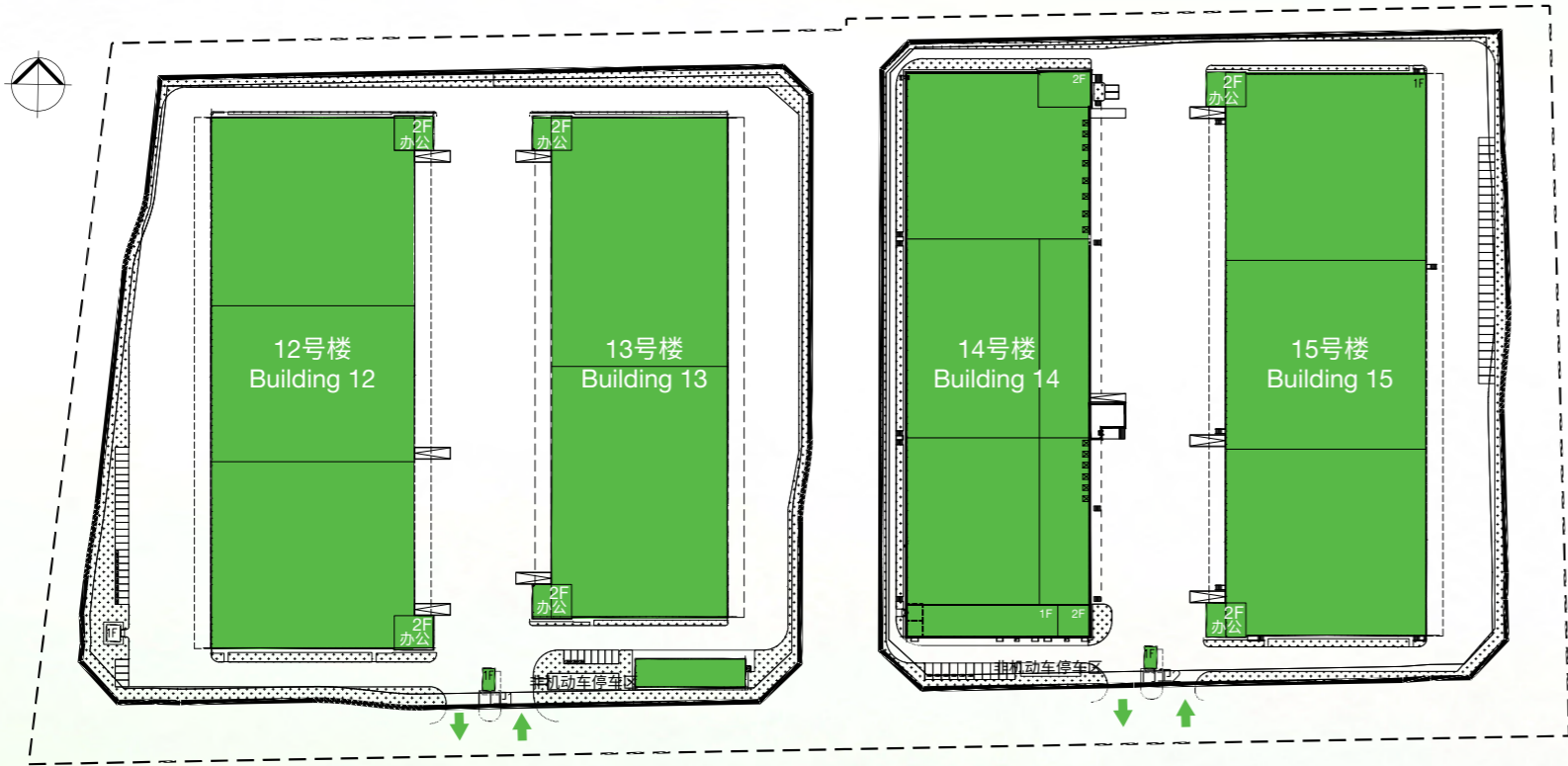
<b>9号楼 Building 9</b>	<b>14,092</b>
仓库 Warehouse	11,304
办公室 Office	2,414
雨棚 Canopy	96
公摊 Allocation	278
<b>10号楼 Building 10</b>	<b>13,892</b>
仓库 Warehouse	11,706
办公室 Office	868
雨棚 Canopy	1,044
公摊 Allocation	274
<b>11号楼 Building 11</b>	<b>27,833</b>
仓库 Warehouse	23,195
办公室 Office	1,286
雨棚 Canopy	2,802
公摊 Allocation	550
<b>宿舍及餐厅 Dorm. &amp; Dining Room</b>	<b>3,548</b>
<b>垃圾房 Garbage Room</b>	<b>31</b>



**306,603** 总面积  
SQM

平面图  
FLOORPLAN

面积表 AREA SCHEDULE	平方米 SQM
<b>12号楼 Building 12</b>	<b>16,213</b>
仓库 Warehouse	14,296
办公室 Office	526
雨棚 Canopy	1,093
公摊 Allocation	298
<b>13号楼 Building 13</b>	<b>13,415</b>
仓库 Warehouse	11,618
办公室 Office	525
雨棚 Canopy	1,025
公摊 Allocation	247
<b>14号楼 Building 14</b>	<b>13,751</b>
仓库 Warehouse	12,748
办公室 Office	496
雨棚 Canopy	254
公摊 Allocation	253
<b>15号楼 Building 15</b>	<b>16,938</b>
仓库 Warehouse	14,939
办公室 Office	525
雨棚 Canopy	1,162
公摊 Allocation	312
<b>宿舍 Dormitory</b>	<b>1,413</b>
<b>制冷间 Refrigerating Station</b>	<b>149</b>
<b>总计 Total building</b>	<b>306,603</b>



EXCELLENT  
AMENITY

## 优质配套 EXCELLENT AMENITY



# 嘉民重庆两江物流中心

GOODMAN CHONGQING LIANGJIANG LOGISTICS CENTRE

## 区域优势 WELL CONNECTED

位于发展成熟的产业区 - 重庆两江新区鱼复工业园区。开发项目分两阶段建造，共提供 1 幢单层和 2 幢双层仓储设施的优质物流空间。  
Located in the Chongqing Liangjiang New Area Yufu Industrial Park, a well-established logistics district. The property comprises one single-storey warehouse and two double-storey warehouses.

 **4.2KM** 至沪渝高速  
to Huyu Expressway

 **10KM** 至果园港  
to Guoyuan Port

 **25KM** 至重庆江北国际机场  
to Chongqing Jiangbei Airport

 **30KM** 至重庆北站  
to Chongqing North Station

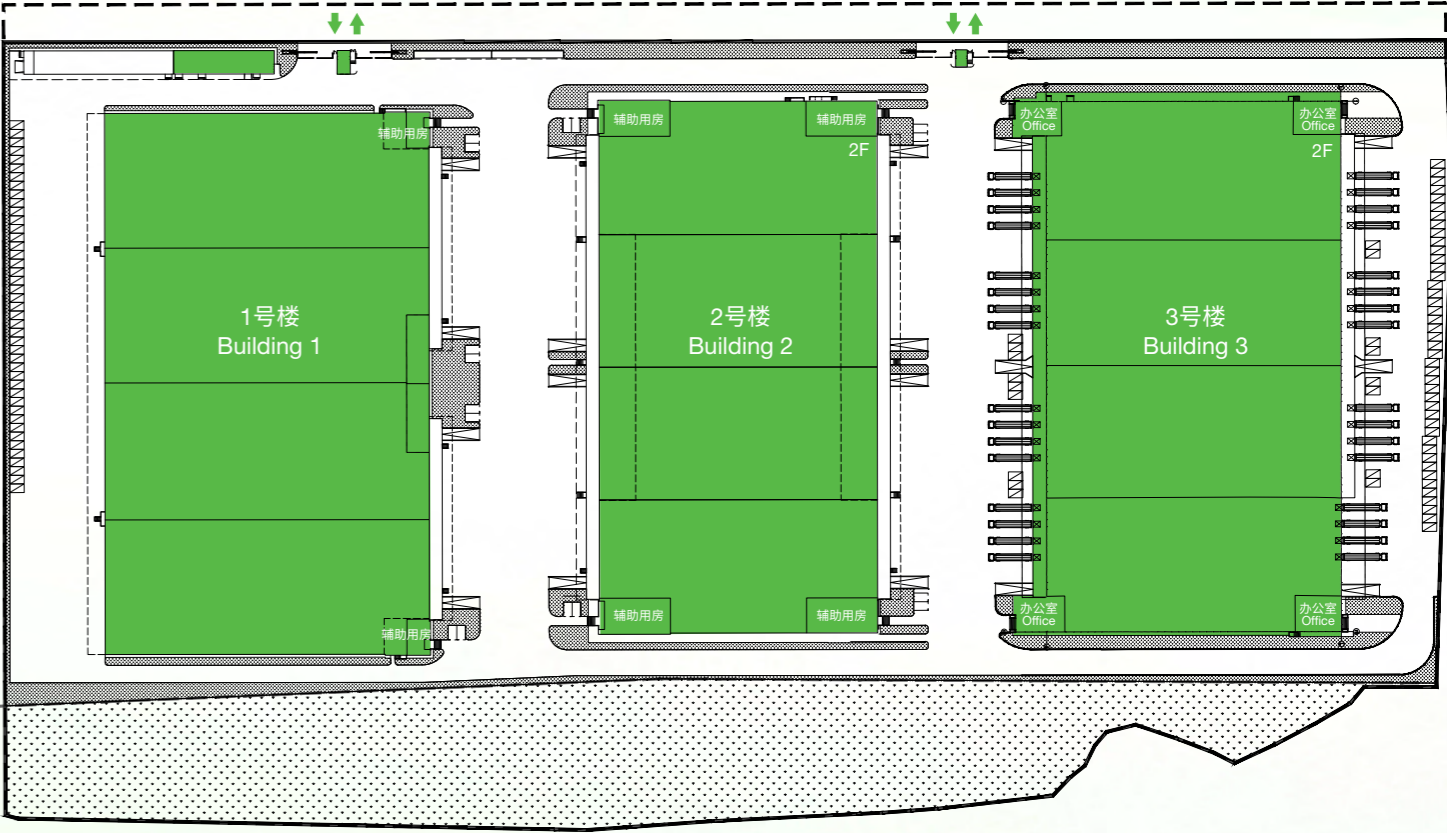


**104,949** 总面积  
SQM

## 平面图 FLOORPLAN

### 面积表 AREA SCHEDULE 平方米 SQM

<b>1号楼 Building 1</b>	<b>23,371</b>
仓库 Warehouse	20,696
办公室 Office	1,218
雨棚 Canopy	1,218
公摊 Allocation	239
<b>2号楼 Building 2</b>	<b>40,907</b>
仓库 Warehouse	34,114
办公室 Office	5,088
雨棚 Canopy	1,287
公摊 Allocation	418
<b>3号楼 Building 3</b>	<b>40,671</b>
仓库 Warehouse	37,276
办公室 Office	1,501
雨棚 Canopy	1,289
通风机房 Ventilator room	165
公摊 Allocation	440
<b>总计 Total building</b>	<b>104,949</b>





# 嘉民重庆西部物流中心

GOODMAN CHONGQING WESTERN LOGISTICS CENTRE

## 区域优势 WELL CONNECTED

位于重庆西部物流园，紧邻团结村铁路集装箱站。距重庆市区 18 公里，紧邻成渝高速，共提供 4 幢单层仓储设施的优质物流空间。  
Located in Chongqing Western Logistics Park of Shapingba, adjacent to Tuanjiecun Cargo Transportation Terminal. Only 18km away from Chongqing downtown and close to the Chengdu-Chongqing Expressway. The property comprises four single-storey warehouses.

 **2KM** 至团结村站  
to Tuanjiecun Railway Station

 **4KM** 至成渝高速  
to Chengyu Expressway

 **8KM** 至微电园轻轨站  
to Micro-electronics LRT Station

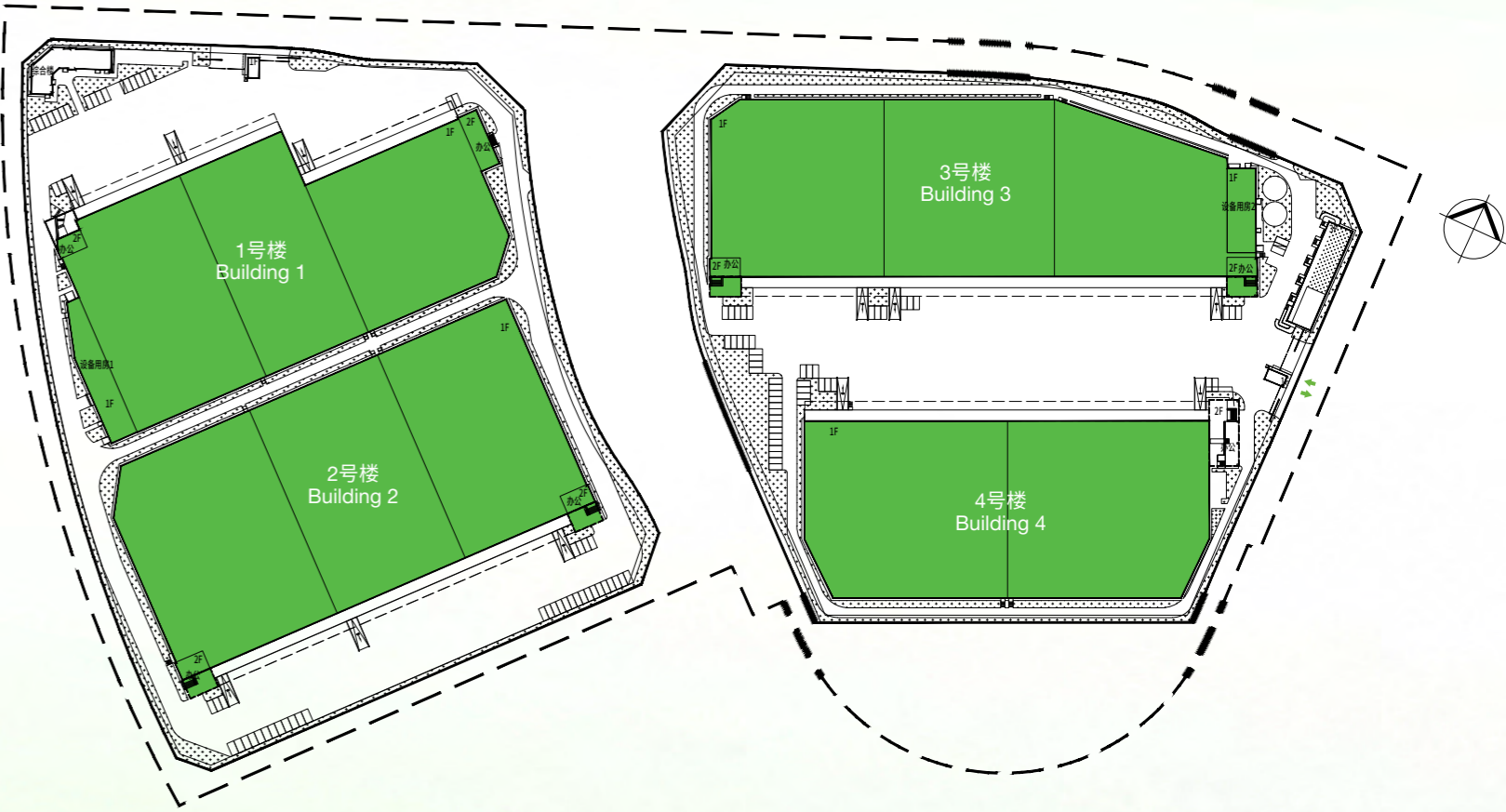
 **18KM** 至重庆市  
to Chongqing downtown



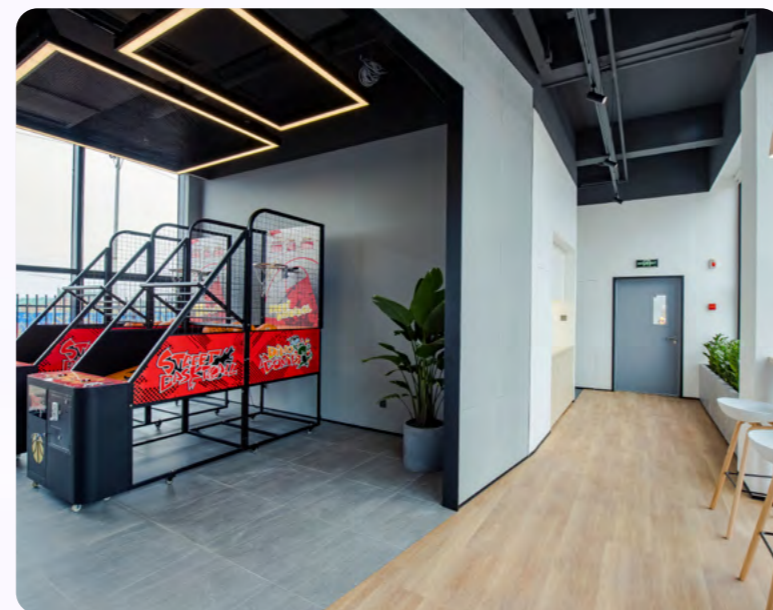
**63,853** 总面积  
SQM

## 平面图 FLOORPLAN

面积表 AREA SCHEDULE	平方米 SQM
<b>1号楼 Building 1</b>	<b>15,140</b>
仓库 Warehouse	13,466
办公室 Office	680
雨棚 Canopy	638
公摊 Allocation	356
<b>2号楼 Building 2</b>	<b>17,894</b>
仓库 Warehouse	16,244
办公室 Office	593
雨棚 Canopy	637
公摊 Allocation	420
<b>3号楼 Building 3</b>	<b>16,097</b>
仓库 Warehouse	14,295
办公室 Office	594
雨棚 Canopy	797
公摊 Allocation	411
<b>4号楼 Building 4</b>	<b>13,178</b>
仓库 Warehouse	11,708
办公室 Office	472
雨棚 Canopy	661
公摊 Allocation	337
宿舍 Dormitory	1,544
总计 Total building	<b>63,853</b>



## 优质配套 EXCELLENT AMENITY



## 宿舍楼 DORMITORY



# 我们是谁 WHO WE ARE

嘉民集团在全球主要城市提供核心的基础设施。我们持有、开发并管理着高质量、可持续的物流和数据中心，这些设施对数字经济至关重要。

Goodman provides essential infrastructure. We own, develop and manage high-quality, sustainable logistics and data centres in major global cities, that are critical to the digital economy.

嘉民在遍布15个国家的主要消费市场开展业务，包括亚太、欧洲和美洲。作为澳大利亚证券交易所上市的最大地产集团，嘉民通过合作伙伴平台，协同资本合作伙伴投资。

Goodman has operations in key consumer markets in 15 countries across Asia Pacific, Europe and the Americas. We are the largest property group listed on the Australian Securities Exchange and invest significantly alongside our capital partners in our investment Partnerships.

不止于此，嘉民团队致力于为客户、员工和业务所在社区带来切实的影响。嘉民相信创新、决心、诚信和可持续性——努力在所有业务活动中为卓越智造空间。But we're more than that. We're a collaborative team who work together to make a tangible difference for our customers, our people and the communities we operate in. We believe in innovation, determination, integrity and sustainability – and we strive to make space for greatness in everything we do.



# 集团概况 KEY FACTS

\$52.2BN

总管理资产价值  
TOTAL PORTFOLIO

97.1%\*

出租率  
OCCUPANCY

\$8.2BN

开发中的资产价值  
DEVELOPMENT WORK  
IN PROGRESS

423

管理物业项目  
PROPERTIES

23.6M

总管理资产面积(平方米)  
TOTAL SPACE (SQM)

2.9M

出租面积(平方米) (过去12个月)  
SPACE LEASED OVER 12  
MONTHS (SQM)

15

个国家  
TOTAL NUMBER OF  
COUNTRIES

1,000

专业人员 (大约)  
DEDICATED PROPERTY  
PROFESSIONALS (APPROX.)

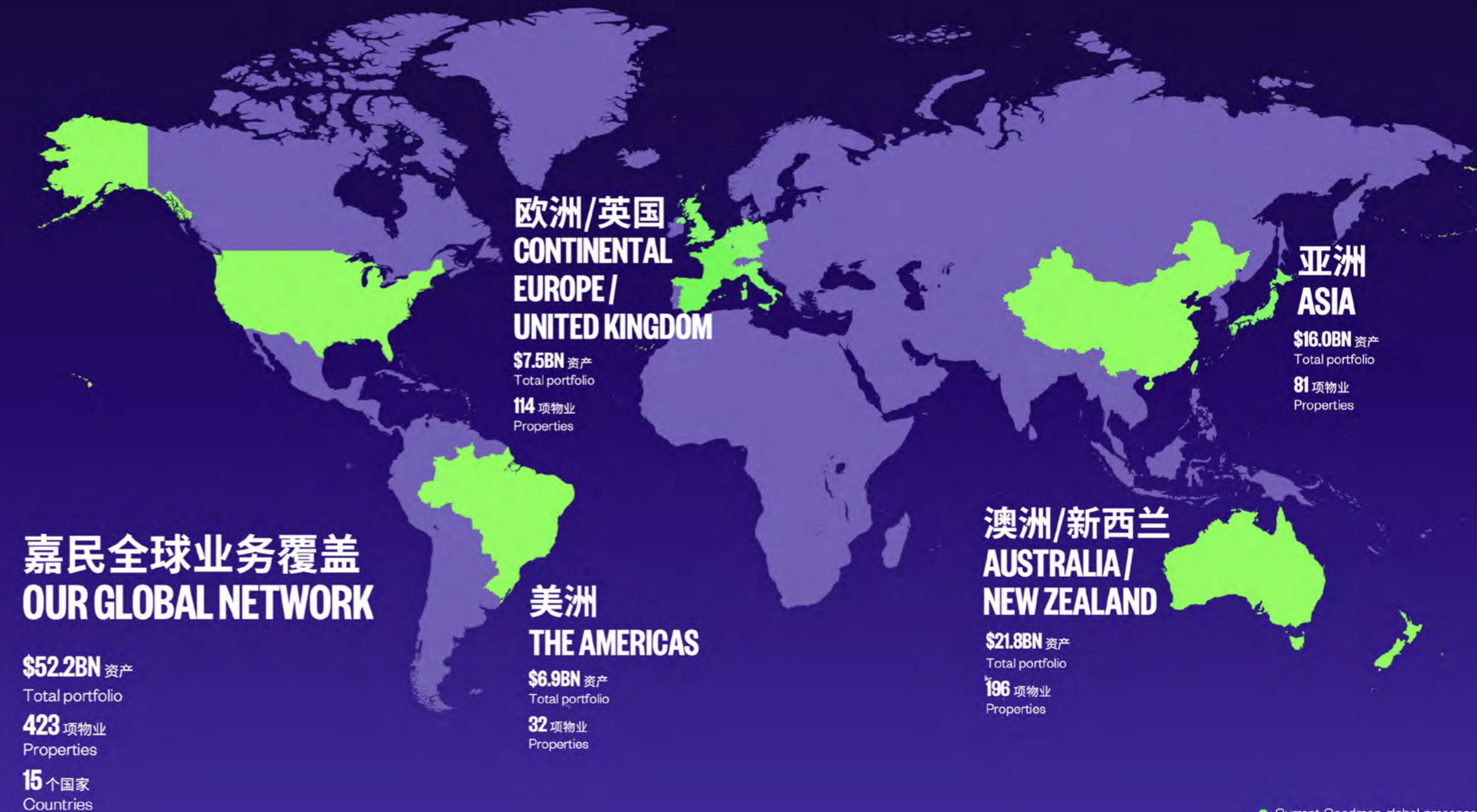
1,700

客户 (大约)  
CUSTOMERS (APPROX.)

As at 31 December 2024 (USD)

\*High occupancy maintained at 97.1% and WALE of 4.7 years

# GLOBAL NETWORK



# 联系我们 CONTACT US

Goodman

廖紫薇 Vivi Liao

M. +158 2303 0526  
[vivi.liao@goodman.com](mailto:vivi.liao@goodman.com)

贺紫璇 Selina He

M. +158 2322 3389  
[selina.he@goodman.com](mailto:selina.he@goodman.com)



[cn.goodman.com](http://cn.goodman.com)

**免责声明 Disclaimer**

本文件系由嘉民出具，其内容仅供一般参考。不能作为前述提及的任何物业的租赁要约。嘉民已尽力注意所提供的文件及数据的准确性，但不对该等准确性作出任何形式的承诺或保证且提供的文件及数据会随时发生变化。嘉民可能已经提出租赁任何前述提及的物业。在做出任何与本文提及的物业有关的决定前，请征询独立专业意见。此外，本文件中刊载之图片仅用于了解物业可视概念之用，而不是为了明确展示最终产品。This document has been prepared by Goodman for general information purposes only. It is not an offer to lease any of the properties mentioned. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied and is subject to change. We may have already offered to lease any of properties mentioned. Interested parties should obtain independent advice before making any decisions about the property referred to in this document. Images contained in this document have been used to enable the visualisation of the building concepts only, and are not intended to definitively represent the final product.