



PRIME SPACE IN NORTHERN CHINA

嘉民华北区优质空间

AUGUST 2024



嘉民华北区拥有 1,260,302 平方米 优质空间

GOODMAN HAS 1,260,302 SQM OF PRIME SPACE IN NORTHERN CHINA

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嘉民北京机场北科技产业园
Goodman Beijing Northgate Industrial and Technology Park

嘉民北京机场物流中心
Goodman Beijing Airport Logistics Centre

北京首都国际机场
Beijing Capital International Airport

北京
Beijing

嘉民燕郊物流中心
Goodman Citylink

嘉民北京京南现代产业园
Goodman Beijing Southgate Industrial Park

嘉民宝坻现代产业园
Goodman Baodi Industrial Park

嘉民固安产业园
Goodman Guan Industrial Park

北京大兴国际机场
Beijing Daxing International Airport

嘉民武清物流中心
Goodman Wuqing Logistics Centre

嘉民宁河物流园
Goodman Ninghe Logistics Park

嘉民陆路港物流中心
Goodman Landport Logistics Estate

天津
Tianjin

天津滨海国际机场
Tianjin Binhai International Airport

嘉民天津现代产业园
Goodman Tianjin Centre

嘉民西青物流中心
Goodman Xiqing Logistics Park

保定
Baoding

GREATHER BEIJING PORTFOLIO OVERVIEW





北京及周边地区 优质仓储概览 PROPERTY

嘉民北京机场物流中心
GOODMAN BEIJING AIRPORT LOGISTICS CENTRE

嘉民北京机场北科技产业园
GOODMAN BEIJING NORTHGATE INDUSTRIAL AND
TECHNOLOGY PARK

嘉民北京京南现代产业园
GOODMAN BEIJING SOUTHGATE INDUSTRIAL PARK

嘉民燕郊物流中心
GOODMAN CITYLINK

嘉民固安产业园
GOODMAN GUAN INDUSTRIAL PARK

嘉民北京机场 物流中心

GOODMAN BEIJING AIRPORT LOGISTICS CENTRE

区域优势 WELL CONNECTED

位于北京市唯一包含航空、公路的国际货运枢纽型物流基地 - 北京空港物流园, 嘉民北京机场物流中心拥有4幢优质单层仓库, 适用第三方物流国际货运公司的转拨及城市配送中心。

Located in the Beijing Airport Logistics Park, the only international air-road freight logistics hub in the Beijing municipality, comprising four high quality single storey warehouses. It is an ideal choice for intercity distribution centres of international 3PL companies.



2KM

至北京六环路(北)
to Beijing Sixth Ring Road (North)



8.2KM

至北京首都国际机场
to Beijing Capital Airport



3KM

至机场北线高速
to Airport North Expressway



26KM

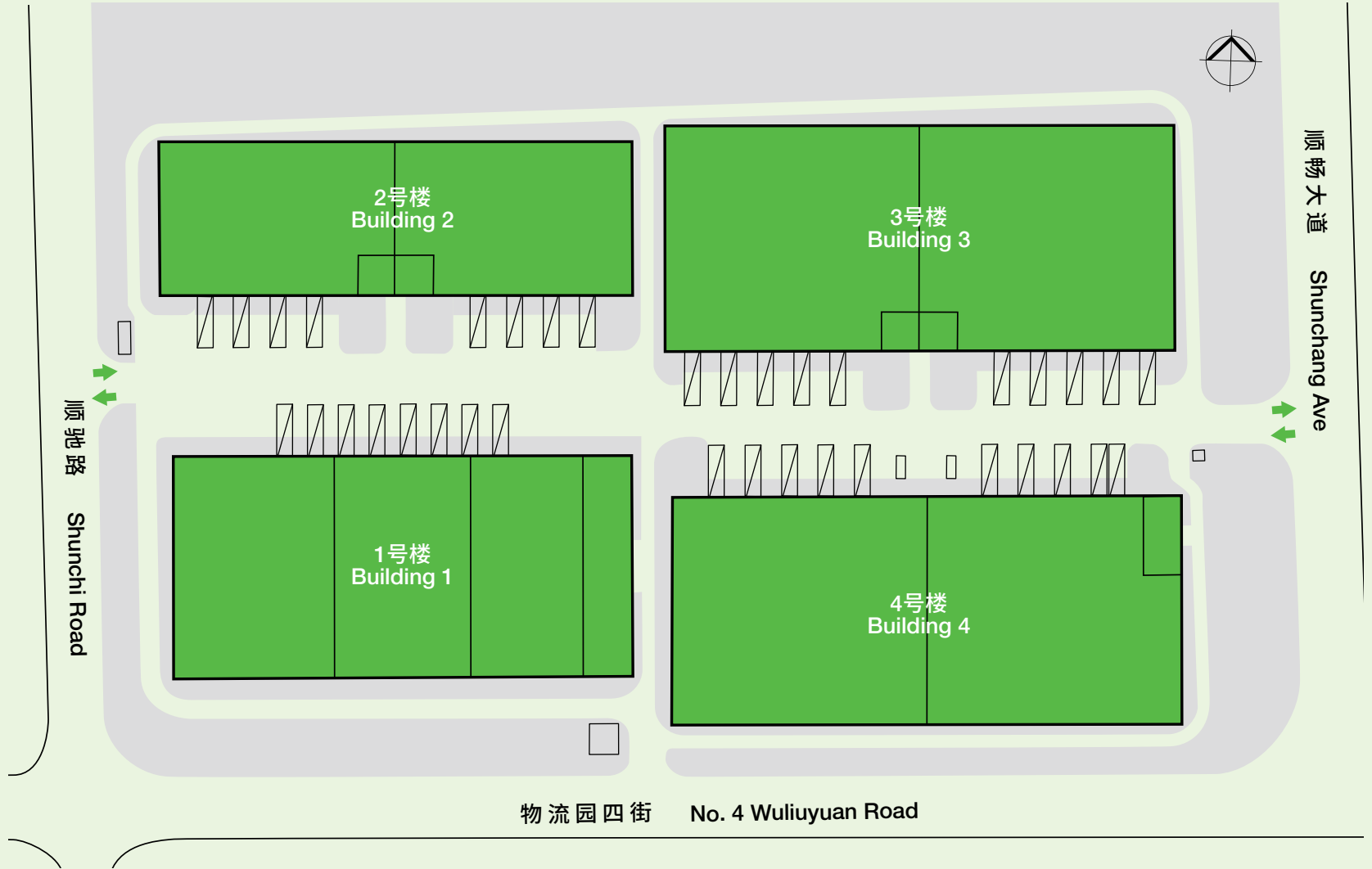
至北京市
to Beijing Downtown

42,214 总面积
SQM



平面图 FLOORPLAN

面积表 AREA SCHEDULE	平方米 SQM
1号楼 Building 1	11,005
仓库 Warehouse	8,665
办公室 Office	1,945
雨棚 Canopy	281
公摊 Allocation	114
2号楼 Building 2	7,600
仓库 Warehouse	6,339
办公室 Office	615
雨棚 Canopy	272
公摊 Allocation	77
3号楼 Building 3	11,780
仓库 Warehouse	10,703
办公室 Office	613
雨棚 Canopy	343
公摊 Allocation	121
4号楼 Building 4	11,829
仓库 Warehouse	10,721
办公室 Office	598
雨棚 Canopy	389
公摊 Allocation	121
总计 Total building	42,214



嘉民北京机场 北科技产业园

GOODMAN BEIJING NORTHGATE INDUSTRIAL
AND TECHNOLOGY PARK

区域优势 WELL CONNECTED

项目位于北京首都国际机场北部的重要工业园—北京牛栏山工业园，包括三幢三层建筑设施并获得了LEED金级认证。

Strategically located in Beijing Niulanshan Industrial Park, a key industrial hub to the north of Beijing Capital International Airport, the property comprises three three-storey buildings with LEED Gold certificate.



1KM

至京沈，京密高速
to Jingshen and Jingmi Expressway



5KM

至大广高速
to Daguang Expressway



10KM

至北京六环路
to Beijing Sixth Ring Road



17KM

至北京首都国际机场
to Beijing Capital Airport

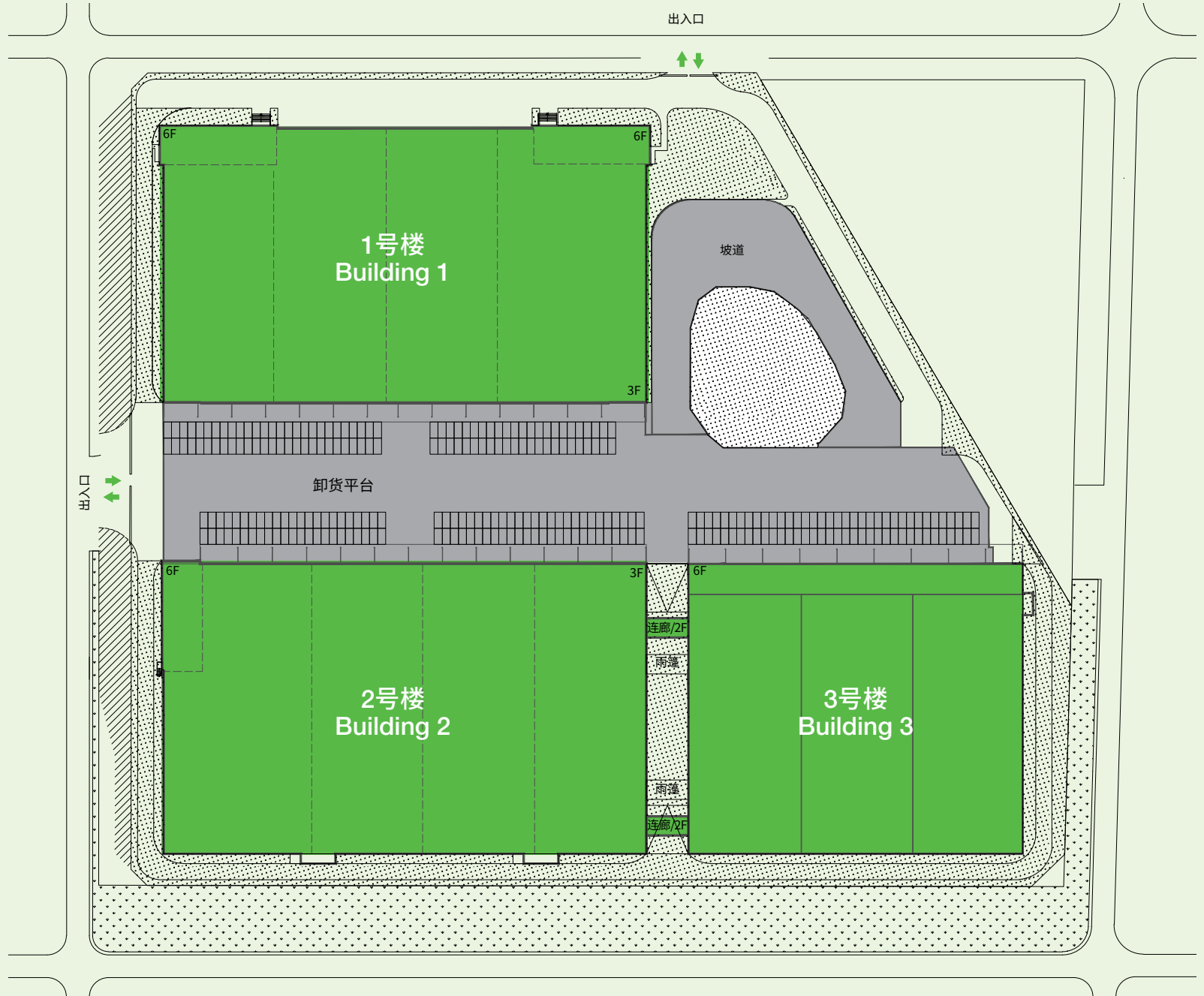


119,233 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	42,633
作业区1F Operation area 1F	11,521
作业区2F Operation area 2F	11,933
作业区3F Operation area 3F	11,937
办公室 Office	5,571
雨棚 Canopy	1,346
公摊 Allocation	326
2号楼 Building 2	43,609
作业区1F Operation area 1F	13,072
作业区2F Operation area 2F	13,150
作业区3F Operation area 3F	13,150
办公室 Office	2,553
雨棚 Canopy	1,244
室外楼梯 External Stair	106
公摊 Allocation	334
3号楼 Building 3	32,991
作业区1F Operation area 1F	9,315
作业区2F Operation area 2F	9,393
作业区3F Operation area 3F </td <td>9,393</td>	9,393
办公室 Office	3,672
雨棚 Canopy	931
室外楼梯 External Stair	34
公摊 Allocation	253
总计 Total building	119,233



嘉民北京京南 现代产业园

GOODMAN BEIJING SOUTHGATE INDUSTRIAL PARK

区域优势 WELL CONNECTED

坐落于北京南部发展最蓬勃的区域--房山区。项目尽享便利的交通网络，紧邻京港澳高速，是城市智能配送中心及产业创新空间的理想之选。项目获得LEED金级认证。Strategically located in the southern part of Beijing - Fangshan Area, with an excellent transportation network, this development is an ideal venue for city intelligent distribution and industrial innovation space. LEED Gold rated building.



1KM

至京港澳高速
to G4 Expressway



13KM

至北京六环路
to Beijing Sixth Ring Road



40KM

至北京大兴机场
to Beijing Daxing Airport



53KM

至北京市
to Beijing Downtown

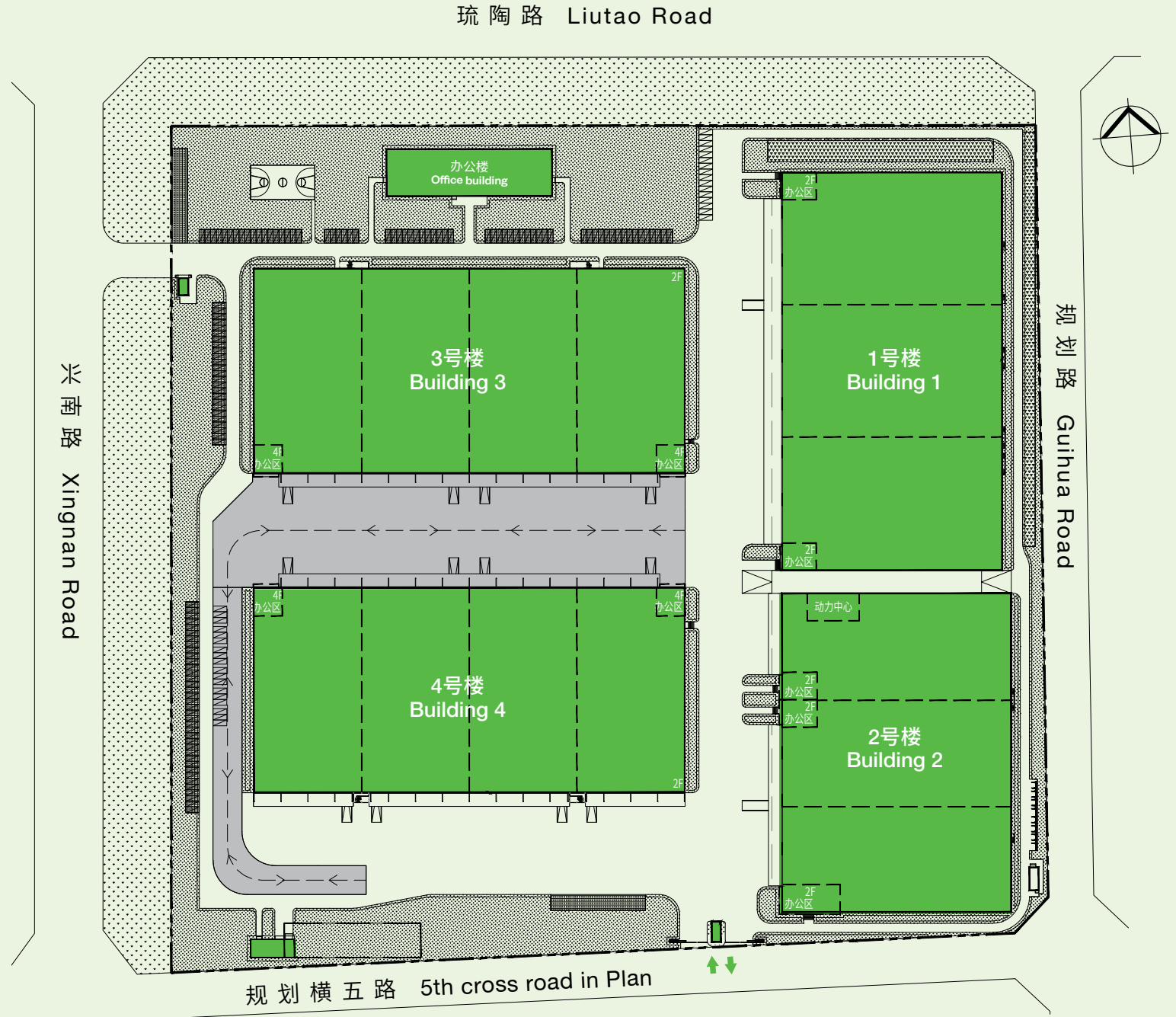


112,124 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	17,976
作业区 Operation area	16,690
办公室 Office	531
雨棚 Canopy	611
公摊 Allocation	144
2号楼 Building 2	15,016
作业区 Operation area	13,111
办公室 Office	1,467
雨棚 Canopy	317
公摊 Allocation	121
3号楼 Building 3	36,262
作业区 Operation area	33,477
办公室 Office	1,397
雨棚 Canopy	1,002
室外楼梯 Exterior stair	95
公摊 Allocation	291
4号楼 Building 4	36,637
作业区 Operation area	33,351
办公室 Office	1,397
雨棚 Canopy	1,529
室外楼梯 Exterior stair	66
公摊 Allocation	294
办公楼 Office building	6,233
总计 Total building	112,124



嘉民燕郊 物流中心

GOODMAN CITYLINK

区域优势 WELL CONNECTED

位于廊坊燕郊经济技术开发区, 毗邻北京六环, 便捷连通北京市区, 是区域配送中心的理想选择。

Located in the Yanjiao Economic and Technological Development Zone, Langfang is in close proximity to the Sixth Ring Road, linking to downtown Beijing. This is an ideal location for a regional distribution centre.



1KM

至G102高速
to G102 Expressway



5KM

至北京六环路
to Beijing Sixth Ring Road



25KM

至北京首都国际机场
to Beijing Capital Airport



30KM

至北京市
to Beijing Downtown



129,251 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE	平方米 SQM
1号楼 Building 1	19,357
仓库 Warehouse	17,588
办公室 Office	1,180
雨棚 Canopy	426
公摊 Allocation	163
2号楼 Building 2	24,770
仓库 Warehouse	23,878
雨棚 Canopy	684
公摊 Allocation	208
3号楼 Building 3	19,513
仓库 Warehouse	17,276
办公室 Office	1,709
雨棚 Canopy	413
公摊 Allocation	115
4号楼 Building 4	16,707
仓库 Warehouse	14,922
办公室 Office	1,378
雨棚 Canopy	338
公摊 Allocation	69
5号楼 Building 5	21,029
仓库 Warehouse	18,472
办公室 Office	2,054
雨棚 Canopy	416
公摊 Allocation	87
6号楼 Building 6	26,484
仓库 Warehouse	25,504
公摊 Allocation	980
乙类仓库	1,391
总计 Total building	129,251



嘉民固安 产业园

GOODMAN GUAN INDUSTRIAL PARK

区域优势 WELL CONNECTED

地处北京南缘成熟工业区—河北省廊坊市固安县固安经济开发区，距北京第二国际机场仅18公里。通过高速能连接渤海经济圈内城市并直通北京七环路。

Strategically located in GDA, Gu'an County, Langfang, Hebei Province, a mature industrial area to the southern border of Beijing, and only 18km away from the 2nd Beijing International Airport. Direct access to key highway connecting cities in the Bohai Economic Rim and the Beijing 7th ring road.



6KM

至廊涿高速
to Langzhuo Expressway



10KM

至大广高速
to Daguang Expressway



18KM

至北京大兴机场
to Beijing Daxing Airport



32KM

至北京大兴京南物流基地
to Beijing Daxing Logistics Base



77,681 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	30,761
作业区 Operation area	28,261
办公室 Office	1,483
雨棚 Canopy	751
公摊 Allocation	266
2号楼 Building 2	27,171
作业区 Operation area	24,581
办公室 Office	1,535
雨棚 Canopy	820
公摊 Allocation	235
3号楼 Building 3	19,749
作业区 Operation area	17,500
办公室 Office	1,535
雨棚 Canopy	544
公摊 Allocation	170
总计 Total building	77,681



TIANJIN PORTFOLIO OVERVIEW





天津优质仓储概览 PROPERTY

嘉民陆路港物流中心
GOODMAN LANDPORT LOGISTICS ESTATE

嘉民天津现代产业园
GOODMAN TIANJIN CENTRE

嘉民武清物流中心
GOODMAN WUQING LOGISTICS CENTRE

嘉民西青物流中心
GOODMAN XIQING LOGISTICS PARK

嘉民宝坻现代产业园
GOODMAN BAODI INDUSTRIAL PARK

嘉民宁河物流园
GOODMAN NINGHE LOGISTICS PARK

嘉民陆路港 物流中心

GOODMAN LANDPORT LOGISTICS ESTATE

区域优势 WELL CONNECTED

地处北天津区域重要的物流基地-天津陆路港物流基地，交通便捷地理位置优越。整个园区包含建造13幢单层标准仓库并获得LEED银级认证建筑。

Strategically located in Landport Logistics Park, a key logistics hub in northern Tianjin, the property consists of 13 single-storey warehouses with LEED silver certificate.



1KM

至天津外环路
to Tianjin Outer Ring Road



10KM

至天津滨海国际机场
to Tianjin Binhai Airport



12KM

至天津市中心
to Tianjin Downtown



40KM

至天津港
to Tianjin Port



269,202 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	19,210
仓库 Warehouse	16,828
办公室 Office	1,744
雨棚 Canopy	517
公摊 Allocation	121
2号楼 Building 2	18,053
仓库 Warehouse	16,074
办公室 Office	1,273
雨棚 Canopy	503
公摊 Allocation	203
3号楼 Building 3	18,052
仓库 Warehouse	16,080
办公室 Office	1,271
雨棚 Canopy	498
公摊 Allocation	203
4号楼 Building 4	22,179
仓库 Warehouse	19,191
办公室 Office	1,743
雨棚 Canopy	1,106
公摊 Allocation	140
5号楼 Building 5	23,091
仓库 Warehouse	20,106
办公室 Office	1,737
雨棚 Canopy	1,103
公摊 Allocation	145
6号楼 Building 6	23,044
仓库 Warehouse	20,017
办公室 Office	1,704
雨棚 Canopy	1,064
公摊 Allocation	259
7号楼 Building 7	22,194
仓库 Warehouse	20,294
办公室 Office	1,139
雨棚 Canopy	621
公摊 Allocation	140

8号楼 Building 8	16,215
仓库 Warehouse	14,881
办公室 Office	596
雨棚 Canopy	636
公摊 Allocation	102
9号楼 Building 9	25,544
仓库 Warehouse	22,507
办公室 Office	1,352
雨棚 Canopy	1,466
公摊 Allocation	219
10号楼 Building 10	18,855
仓库 Warehouse	16,834
办公室 Office	897
雨棚 Canopy	963
公摊 Allocation	161
11号楼 Building 11	25,394
仓库 Warehouse	22,177
办公室 Office	1,176
雨棚 Canopy	1,824
公摊 Allocation	217

12号楼 Building 12	18,684
仓库 Warehouse	16,956
办公室 Office	609
雨棚 Canopy	959
公摊 Allocation	160
13号楼 Building 13	18,687
仓库 Warehouse	16,955
办公室 Office	608
雨棚 Canopy	964
公摊 Allocation	160
总计 Total building	269,202



嘉民天津 现代产业园

GOODMAN TIANJIN CENTRE

区域优势 WELL CONNECTED

位于环渤海经济圈内发展最蓬勃的地区-滨海高新区,项目共包括2幢单层丙类设施,已于2014年11月竣工交付。

Strategically located in Binhai Hi-Tech Park, Binhai New Area, one of the most developed areas in the economic circle of Beijing - Tianjin - Hebei, this property comprises two single storey facilities. It was completed in November 2014.



1KM

至津汉公路
to Jinhan Highway



2.5KM

至京津高速
to Jingjin Expressway



9KM

至天津滨海国际机场
to Tianjin Binhai Airport



16KM

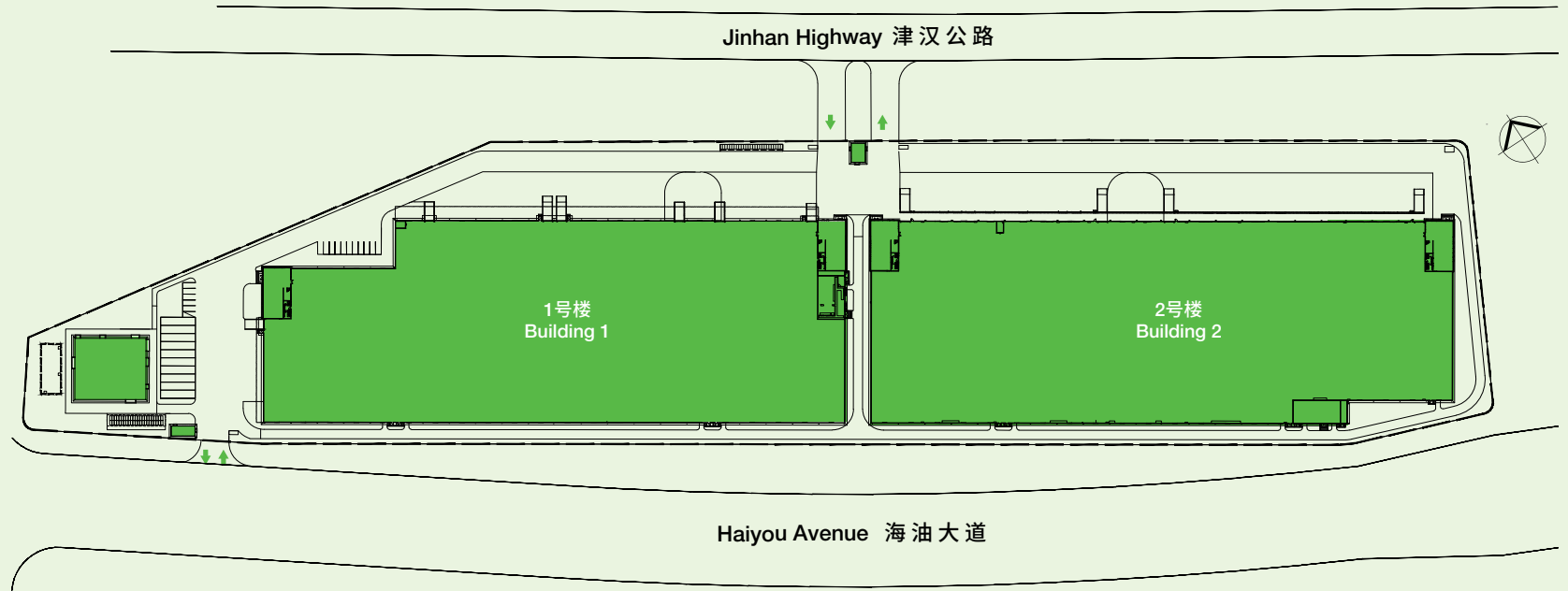
至天津外环路
to Tianjin Outer Ring Road



44,617 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE	平方米 SQM
1号楼 Building 1	21,934
厂房 Workshop	20,025
办公室 Office	1,110
雨棚 Canopy	799
2号楼 Building 2	22,683
厂房 Workshop	20,787
办公室 Office	1,098
雨棚 Canopy	798
总计 Total building	44,617



嘉民武清 物流中心

GOODMAN WUQING LOGISTICS CENTRE

区域优势 WELL CONNECTED

位于天津市成熟的工业区-武清经济开发区，地理位置优越可服务北京 - 天津经济走廊增长迅速的配送需求，项目共提供4幢单层优质仓储空间。

Located in Wuqing Economic Development Area and strategically located to serve the growing intra-city distribution demand within the Beijing-Tianjin Economic Corridor, this property comprises four single storey warehouses.



25KM

至天津市
to Tianjin Downtown



35KM

至天津滨海国际机场
to Tianjin Binhai Airport



71KM

至北京市
to Beijing Downtown



71KM

至天津港
to Tianjin Port

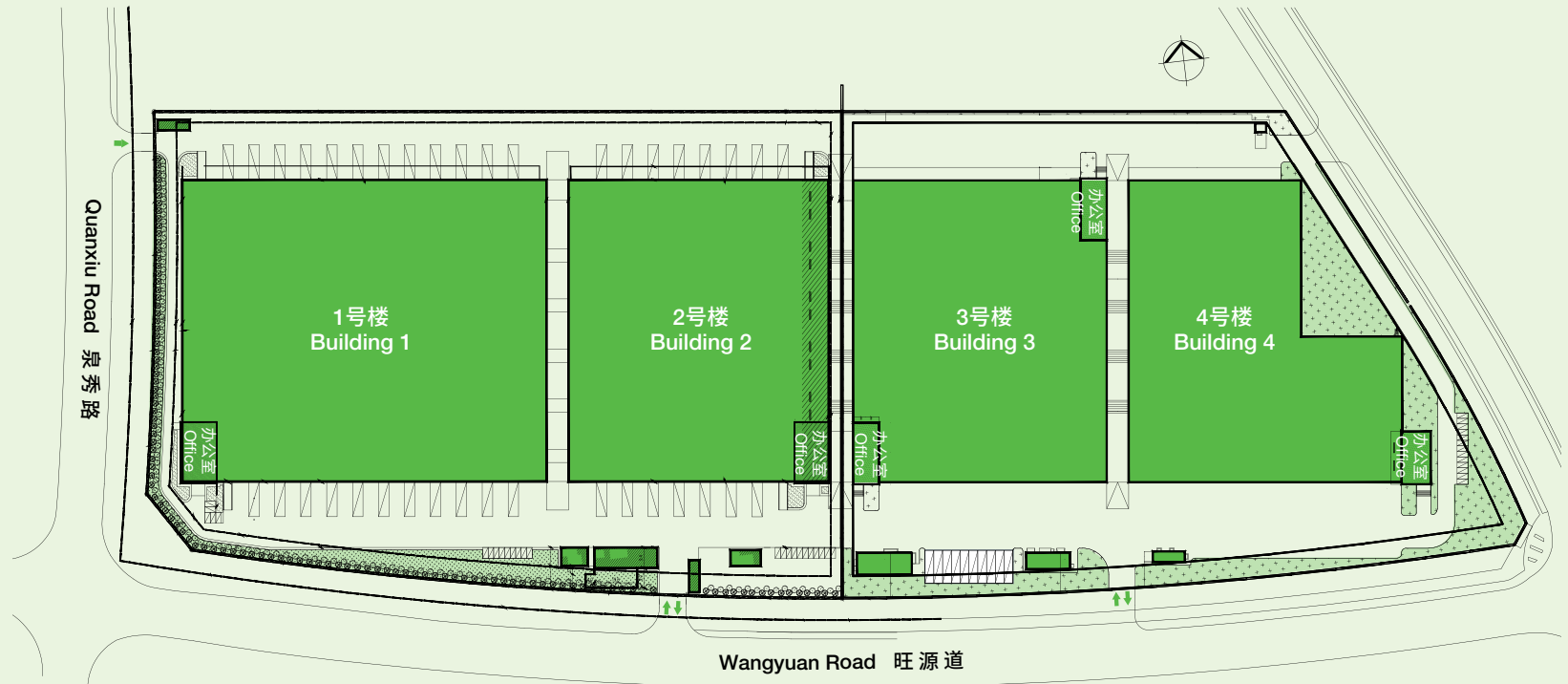


75,688 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	24,685
仓库 Warehouse	22,385
办公室 Office	928
雨棚 Canopy	953
公摊 Allocation	419
2号楼 Building 2	17,835
仓库 Warehouse	15,942
办公室 Office	928
雨棚 Canopy	662
公摊 Allocation	303
3号楼 Building 3	17,498
仓库 Warehouse	15,245
办公室 Office	1,333
雨棚 Canopy	623
公摊 Allocation	297
4号楼 Building 4	15,670
仓库 Warehouse	13,862
办公室 Office	960
雨棚 Canopy	582
公摊 Allocation	266
总计 Total building	75,688



嘉民西青 物流中心

GOODMAN XIQING LOGISTICS PARK

区域优势 WELL CONNECTED

地处天津最重要的开发区—西青经济开发区, 周围覆盖便捷交通运输网, 项目由多幢现代化仓储设施组成并分多期开发。项目获得LEED银级认证。

Modern warehouse facilities in Tianjin's leading development zone - Xiqing Economic Development Area (XEDA), with easy access to an integrated transport network. This property comprises in multiple phases, with LEED silver certificate.



ADJACENT

紧邻津淄公路
to Jinzi Highway



400M

至唐津高速公路
to Tangjin Expressway



28KM

至京沪高速
to Jinghu Expressway



30KM

至天津市
to Tianjin Downtown

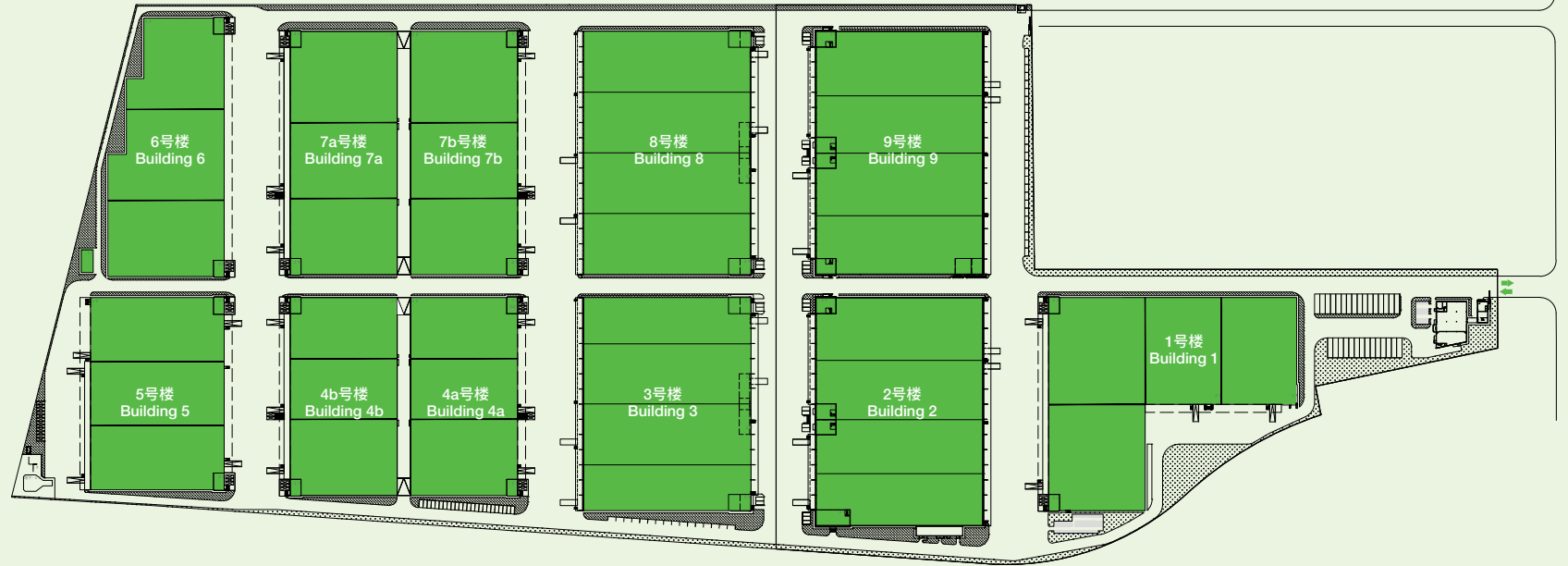


208,566 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	22,689
仓库 Warehouse	20,393
办公室 Office	1,171
雨棚 Canopy	954
公摊 Allocation	171
2号楼 Building 2	23,693
仓库 Warehouse	20,682
办公室 Office	1,822
雨棚 Canopy	894
公摊 Allocation	295
3号楼 Building 3	22,106
仓库 Warehouse	19,707
办公室 Office	1,146
雨棚 Canopy	1,000
公摊 Allocation	253
4a号楼 Building 4a	12,965
仓库 Warehouse	11,774
办公室 Office	613
雨棚 Canopy	481
公摊 Allocation	97
4b号楼 Building 4b	13,101
仓库 Warehouse	11,790
办公室 Office	614
雨棚 Canopy	599
公摊 Allocation	98
5号楼 Building 5	16,051
仓库 Warehouse	14,321
办公室 Office	590
雨棚 Canopy	1,019
公摊 Allocation	121
6号楼 Building 6	16,139
仓库 Warehouse	14,786
办公室 Office	616
雨棚 Canopy	616
公摊 Allocation	121



7a号楼 Building 7a	16,006
仓库 Warehouse	14,533
办公室 Office	616
雨棚 Canopy	737
公摊 Allocation	120
7b号楼 Building 7b	15,851
仓库 Warehouse	14,543
办公室 Office	613
雨棚 Canopy	576
公摊 Allocation	119
8号楼 Building 8	25,018
仓库 Warehouse	22,351
办公室 Office	1,132
雨棚 Canopy	1,248
公摊 Allocation	287

9号楼 Building 9	24,791
仓库 Warehouse	21,977
办公室 Office	1,543
雨棚 Canopy	962
公摊 Allocation	309
充电间 Charging Room	156
总计 Total building	208,566

嘉民宝坻 现代产业园

GOODMAN BAODI INDUSTRIAL PARK

区域优势 WELL CONNECTED

位于宝坻区最南部的工业园区—紧邻武清，周边有多条通往北京和天津的高速走廊；距离成熟的武清电子商务园不足10公里，可借助武清电商园的上下游及配套，项目由两栋双层坡道建筑组成。

Located in the most South industrial park of Baodi, close to Wuqing boarder with various expressways linking to Beijing and Tianjin. Less than 10km distance from well-established Wuqing E-commerce Park with completed facilities/ amenities for E-commerce industry. 2 2-story ramp-up buildings will be developed.



30KM

至京津高速
to Beijing-Tianjin Expressway



50KM

至北京7环路
to Beijing 7th Ring Road



60KM

至北京市
to Beijing Downtown



60KM

至天津市
to Tianjin Downtown

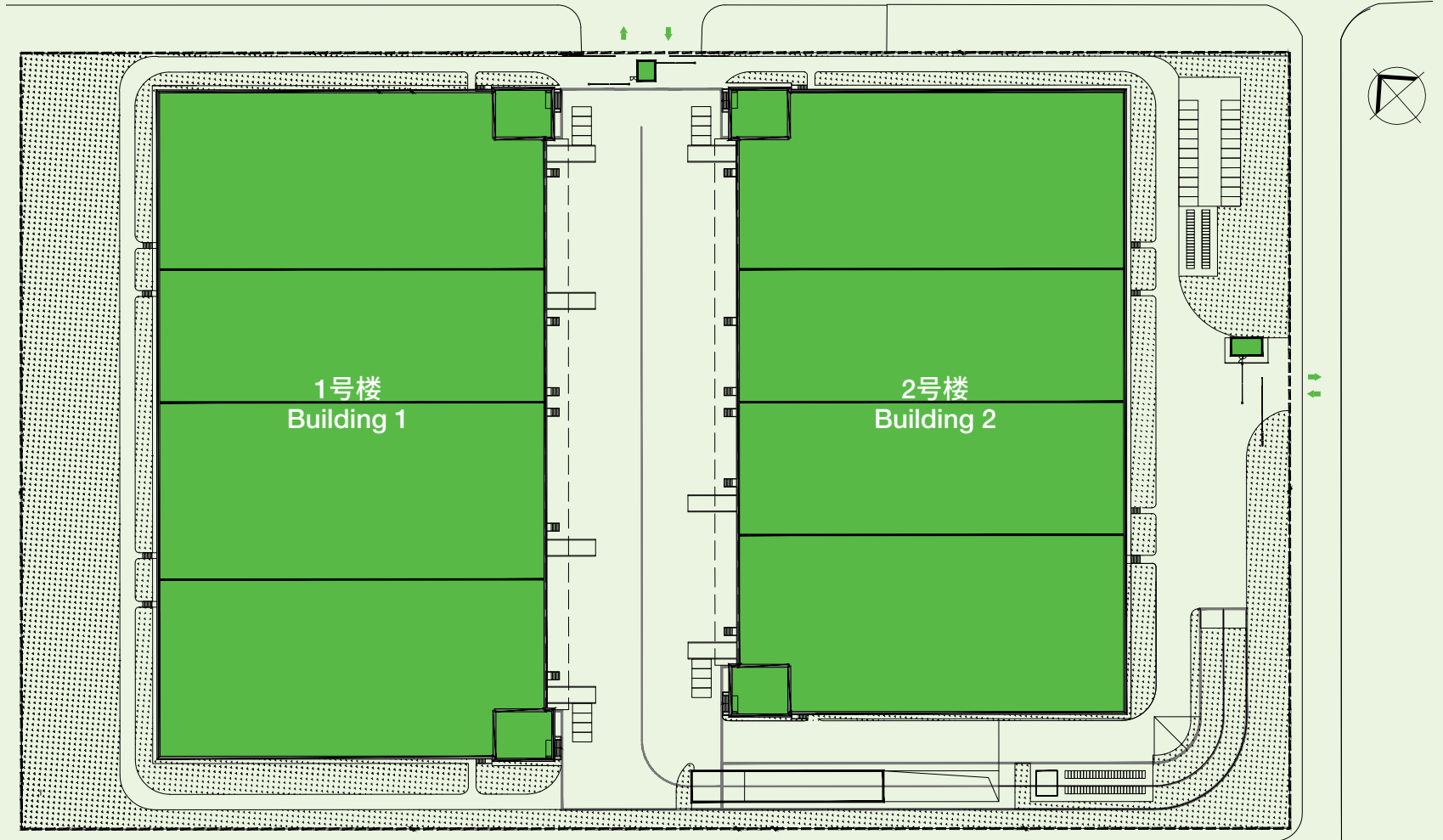


71,890 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	37,151
作业区 Operation area	34,213
办公室 Office	1,577
雨棚 Canopy	889
公摊 Allocation	472
2号楼 Building 2	34,739
作业区 Operation area	31,901
办公室 Office	1,577
雨棚 Canopy	820
公摊 Allocation	441
总计 Total building	71,890



嘉民宁河 物流园

GOODMAN NINGHE LOGISTICS PARK

区域优势 WELL CONNECTED

位于宁河现代产业园，周边有多条通往北京和天津的高速走廊。园区内基础设施及各种配套设施齐备。

Located in the Ninghe Modern Industrial Park with various expressways linking to Beijing and Tianjin. Mature infrastructure and amenity around the property within the Park.



20KM

至天津滨海国际机场
to Tianjin Binhai Airport



23KM

至天津市
to Tianjin Downtown



100KM

至北京六环
to Beijing 6th Ring Road



100KM

至北京大兴机场
to Beijing Daxing Airport

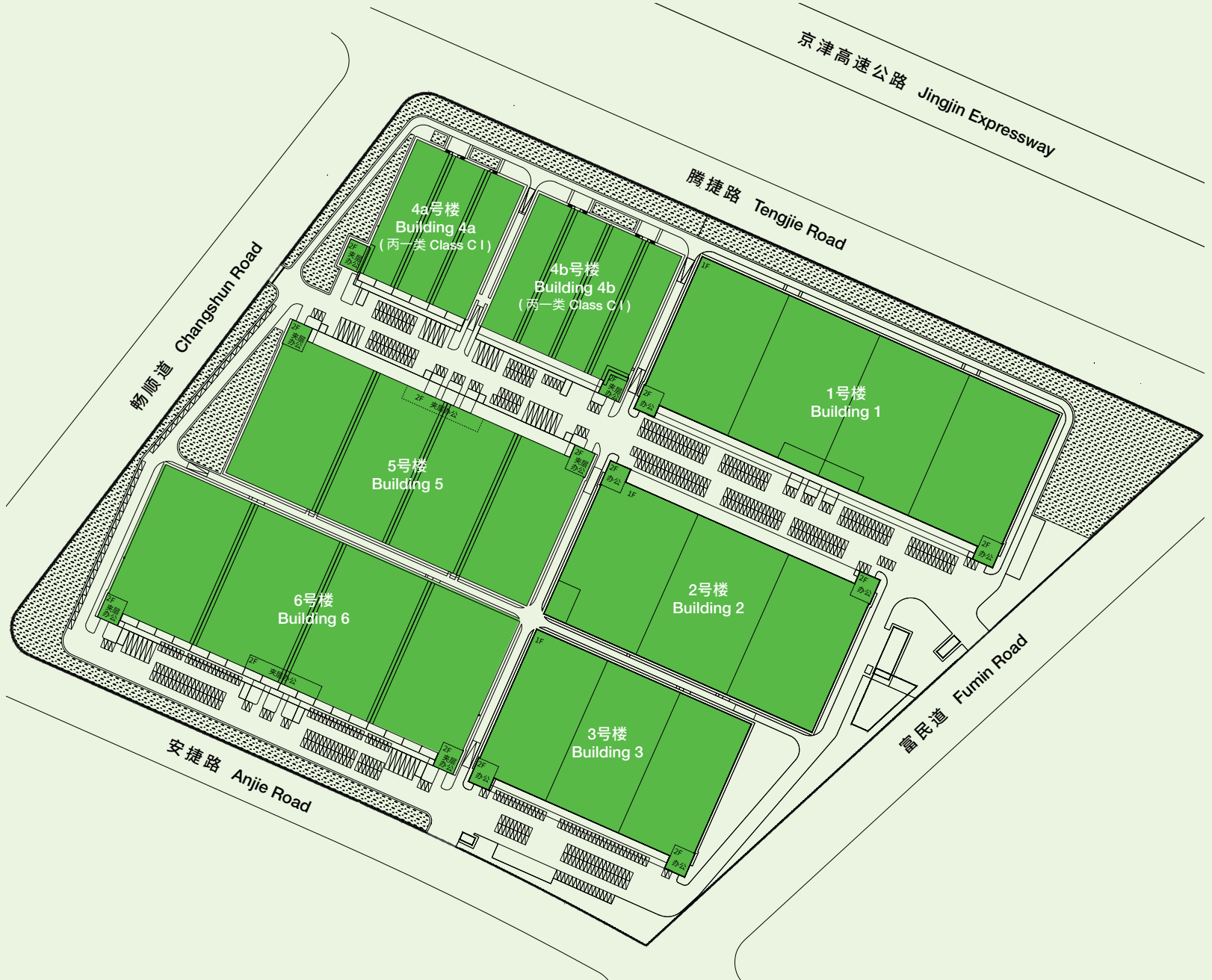


109,836 总面积
SQM

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	22,773
仓库 Warehouse	20,503
办公室 Office	1,152
雨棚 Canopy	822
公摊 Allocation	296
2号楼 Building 2	16,597
仓库 Warehouse	15,210
办公室 Office	579
雨棚 Canopy	592
公摊 Allocation	216
3号楼 Building 3	13,574
仓库 Warehouse	12,365
办公室 Office	579
雨棚 Canopy	454
公摊 Allocation	176
4a号楼 Building 4a	6,619
仓库 Warehouse	5,843
办公室 Office	418
雨棚 Canopy	272
公摊 Allocation	86
4b号楼 Building 4b	8,426
仓库 Warehouse	7,712
办公室 Office	287
雨棚 Canopy	318
公摊 Allocation	109
5号楼 Building 5	19,285
仓库 Warehouse	17,213
办公室 Office	1,143
雨棚 Canopy	678
公摊 Allocation	251
6号楼 Building 6	22,562
仓库 Warehouse	20,311
办公室 Office	1,143
雨棚 Canopy	815
公摊 Allocation	293
总计 Total building	109,836



THIS IS GOODMAN





嘉民集团是一家全球工业地产和数字基础设施的专业集团。嘉民持有、开发和管理贴近消费者的高质量、可持续的地产，并为数字经济提供必要的基础设施。

Goodman is a specialist global industrial property and digital infrastructure group. We own, develop and manage high-quality, sustainable properties that are close to consumers and provide essential infrastructure for the digital economy.



嘉民在遍布14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，协同资本伙伴投资。

Goodman operates in key consumer markets in 14 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.

嘉民集团

KEY FACTS

总管理资产价值
Total assets under management

\$52.5 bn



出租率
Occupancy

97.8%



开发中的资产价值
Development work in progress

\$8.4 bn



管理物业项目
Properties under management

439



总管理资产面积
Square metres under management

24.4m



出租面积(平方米) (过去12个月)
Space leased over 12 months

2.3m



国家
Total number of countries

14



专业人员 (大约)
Dedicated property professionals (approx.)

1,000



客户 (大约)
Customers (approx.)

1,700



嘉民全球业务覆盖

GLOBAL NETWORK

\$52.5bn 资产

Assets under
Management (AUM)



439 项物业

Properties



14 个国家

Countries



美洲
THE AMERICAS

65亿资产

\$6.5bn

AUM

31项物业

Properties

欧洲/英国
CONTINENTAL EUROPE/UK

74亿资产

\$7.4bn

AUM

133项物业

Properties

亚洲
ASIA

163亿资产

\$16.3bn

AUM

78项物业

Properties

澳洲/新西兰
AUS/NZ

222亿资产

\$22.2bn

AUM

197项物业

Properties

● Current Goodman global presence.
As at 31 March 2024. All figures are in USD.

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