



智造空间 赞到超乎想象

嘉民青浦现代产业园
Goodman Qingpu Centre

上海市青浦区,天瑞路88号、168号
No. 88 & 168 Tianrui Road, Qingpu District, Shanghai City



俯视图 VIEW FROM ABOVE



位置优势

地处上海-昆山-苏州走廊，位于国家级青浦开发区内，距上海地铁17号线仅5公里，地铁连接青浦和虹桥火车站及机场。

Strategically located in the corridor of Shanghai, Kunshan and Suzhou, within the state-level Qingpu Development Zone. Metro Line 17 Station is located 5km away which connects Hongqiao railway station/airport to Qingpu.

获得LEED金级认证，安装了750千瓦的屋顶太阳能电源。
LEED Gold certified with 750 KW roof-top solar power installed.

紧邻上海外环高速(2公里)、沪常高速(5公里)等高速网络。地理位置优越，距昆山花桥14公里，距上海虹桥国际机场22公里。

The property with easy access to an expressway network including Shanghai Outer Ring Expressway (2km) and Shanghai-Changzhou Highway (5km), close to Huaqiao Kunshan (14km), Shanghai Hongqiao International Airport (22km).

110,294 SQM

总建筑面积 Total area



Strategic location



区域优势

位于国家级上海张江高新青浦园区, 毗邻上海虹桥交通枢纽, 借助完善的交通网络可为上海及周边地区提供快速有效的工业服务, 项目由3幢3层坡道及电梯建筑设施组成。

Situated in the heart of the Zhangjiang Hi-Tech Qingpu Park, within the State Level Development Zone, the property offers prompt and efficient industrial services to the Greater Shanghai area with easy access to Shanghai Hongqiao transportation hub. Developed with 3 triple-storey ramp-up buildings with cargo lifts.

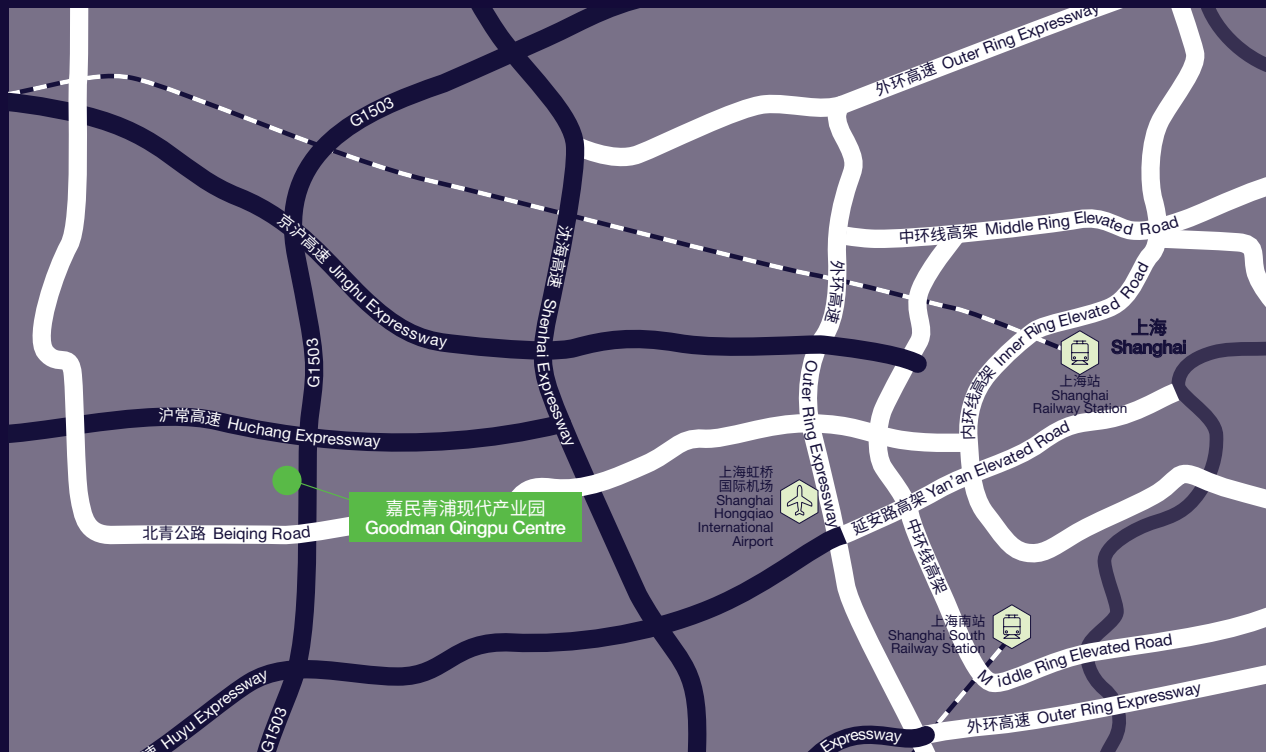


CENTRAL CONNECTION

ACCESS



Easy access



2KM

至上海绕城高速(G1501)
to Shanghai Ring Expressway (G1501)



14KM

至昆山花桥
to Kunshan Huaqiao



22KM

至上海虹桥国际机场
to Hongqiao Airport



35KM

至上海市中心
to Shanghai CBD

EXCELLENT
AMENITY



EXCELLENT AMENITY



EXCELLENT AMENITY





HIGH QUALITY SPACE



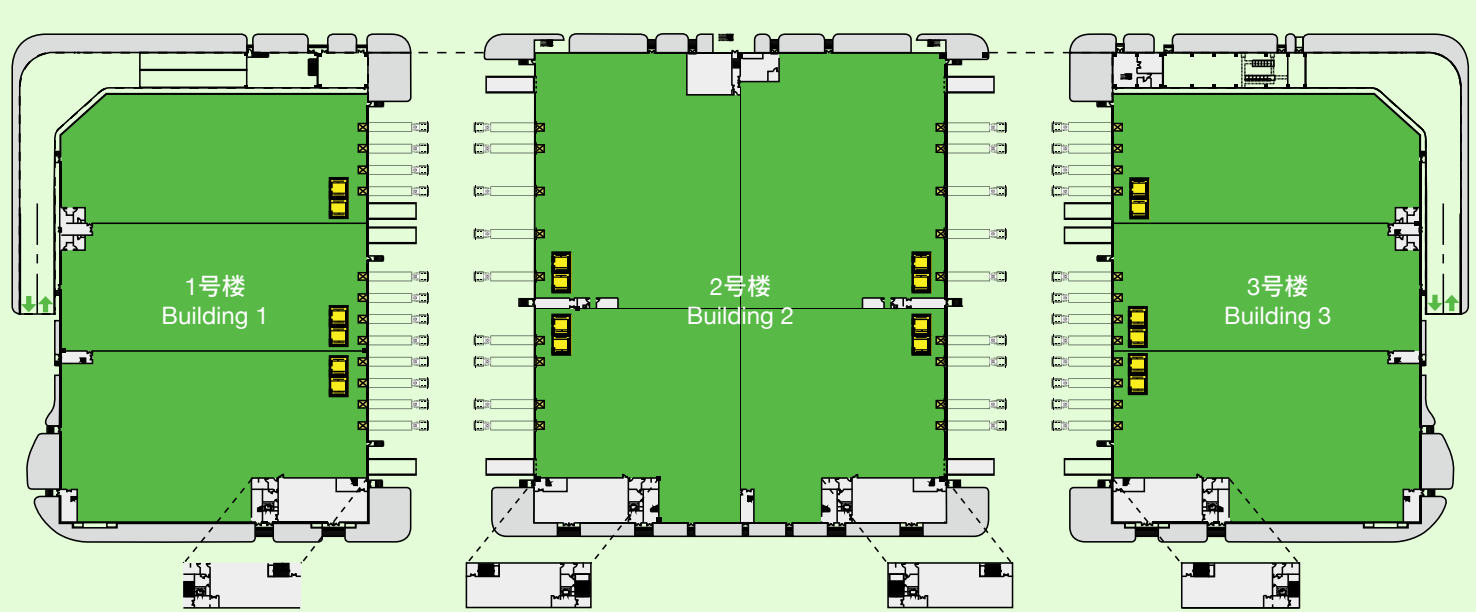
高品质空间

占地面积 (平方米) Site area (sqm)	66,667
总建筑面积 (平方米) Total area (sqm)	110,294
室内净高 (米) Inside clear height (m)	1F: 9.0, 2F: 9.0, 3F: 7.5
地面承重 (吨/平方米) Floor loading (T/sqm)	1F: 3.0, 2F: 2.2, 3F: 2.2
柱网 (米) Column spacing (m)	B1 & B3 (1F & 2F): 11.5 X 10 B1 & B3 (3F): 11.5 X 20 B2 (1F & 2F): 11.5 X 11 B2 (3F): 11.5 X 22
室外周转场地宽 (米) Outside truck court width (m)	面对面装卸货: 45 Face to face loading: 45
防火等级 Fire rating	丙二类 Class C II
消防系统 Fire protection system	喷淋系统、烟感系统、消火栓 Sprinkler system, smoke detectors system, hosereel and fire hydrant

平面图 FLOORPLAN

面积表 AREA SCHEDULE 平方米 SQM

1号楼 Building 1	31,381
作业区 Operation area	29,103
办公室 Office	2,278
2号楼 Building 2	47,532
作业区 Operation area	42,657
办公室 Office	4,875
3号楼 Building 3	31,381
作业区 Operation area	29,103
办公室 Office	2,278
总计 Total building	110,294



货梯
Cargo lift

建筑一层平面图 FLOOR PLAN-1F

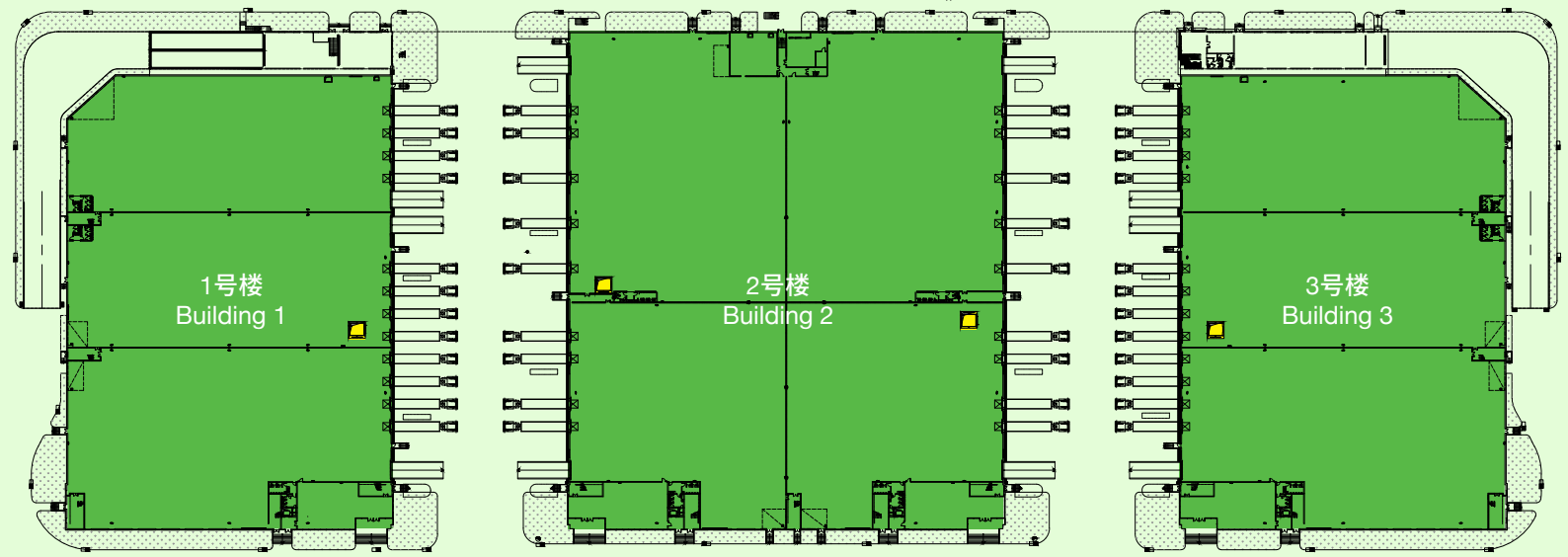
项目技术资料

SUMMARY OF SPECIFICATIONS

净高 Clear height 9.0 m

承重 Floor loading 3 T/sqm

卸货平台 Dock leveller
1号楼-1F: 12 units
2号楼-1F: 18 units
3号楼-1F: 12 units



货梯
Cargo lift

建筑二层平面图 FLOOR PLAN-2F

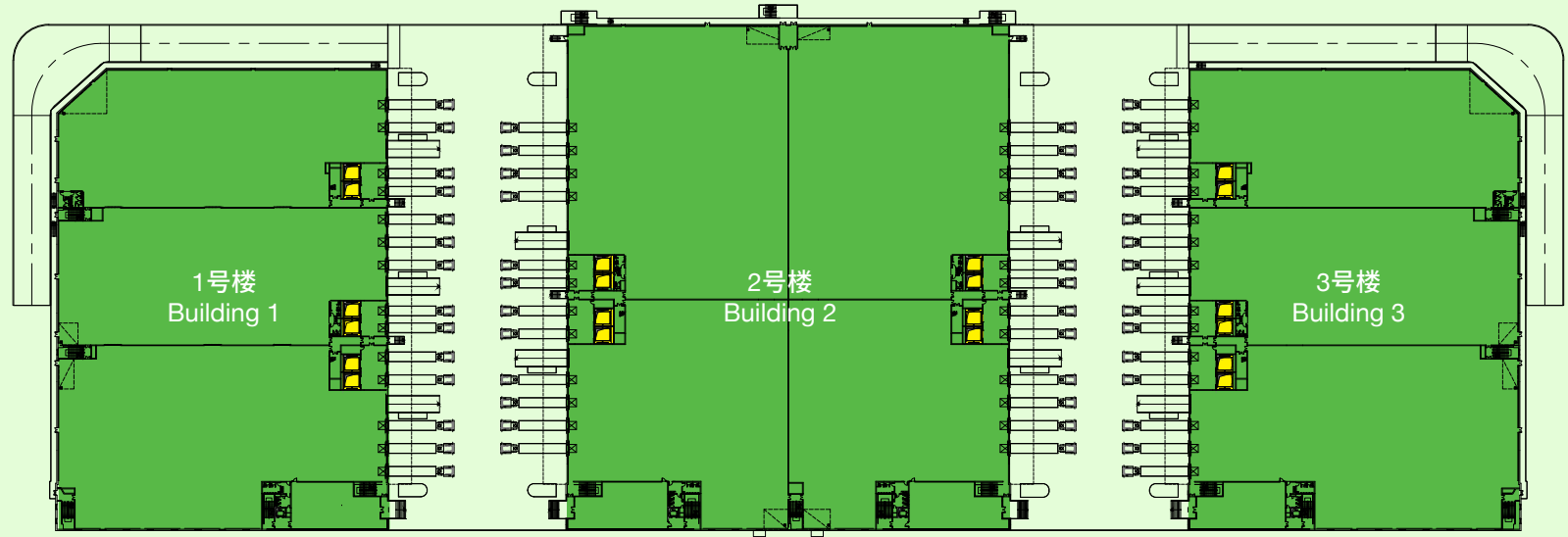
项目技术资料

SUMMARY OF SPECIFICATIONS

净高 Clear height 9.0 m

承重 Floor loading 2.2 T/sqm

卸货平台 Dock leveller
1号楼-2F: 14 units
2号楼-2F: 24 units
3号楼-2F: 14 units



货梯
Cargo lift

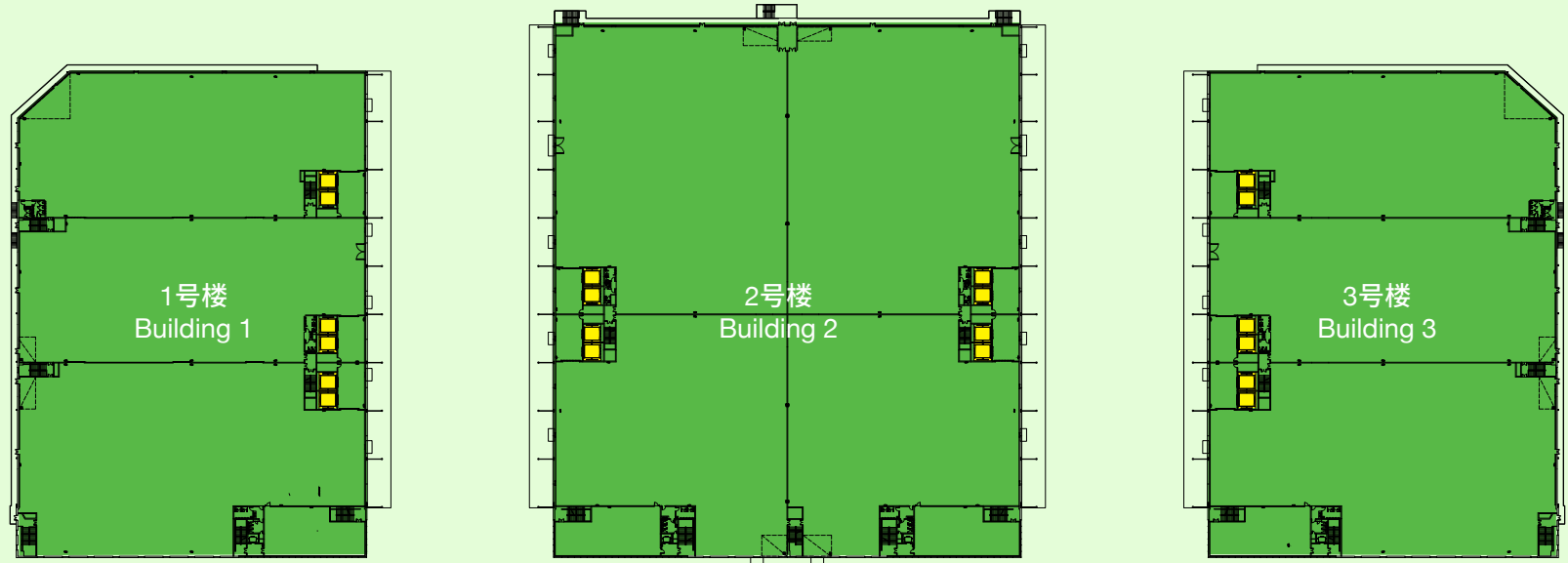
建筑三层平面图 FLOOR PLAN-3F

项目技术资料

SUMMARY OF SPECIFICATIONS

净高 Clear height 7.5 m

承重 Floor loading 2.2 T/sqm



货梯
Cargo lift

SUSTAINABILITY



SUSTAINABILITY LEED GOLD CERTIFICATION



GOODMAN QINGPU CENTRE

Shanghai, China

HAS FULFILLED THE REQUIREMENTS OF THE LEED GREEN BUILDING RATING SYSTEM CERTIFICATION ESTABLISHED BY THE U.S. GREEN BUILDING COUNCIL, AND VERIFIED BY GREEN BUSINESS CERTIFICATION INC.

LEED 2009
CORE AND SHELL DEVELOPMENT

GOLD

August 2018

Mahesh Ramanujam

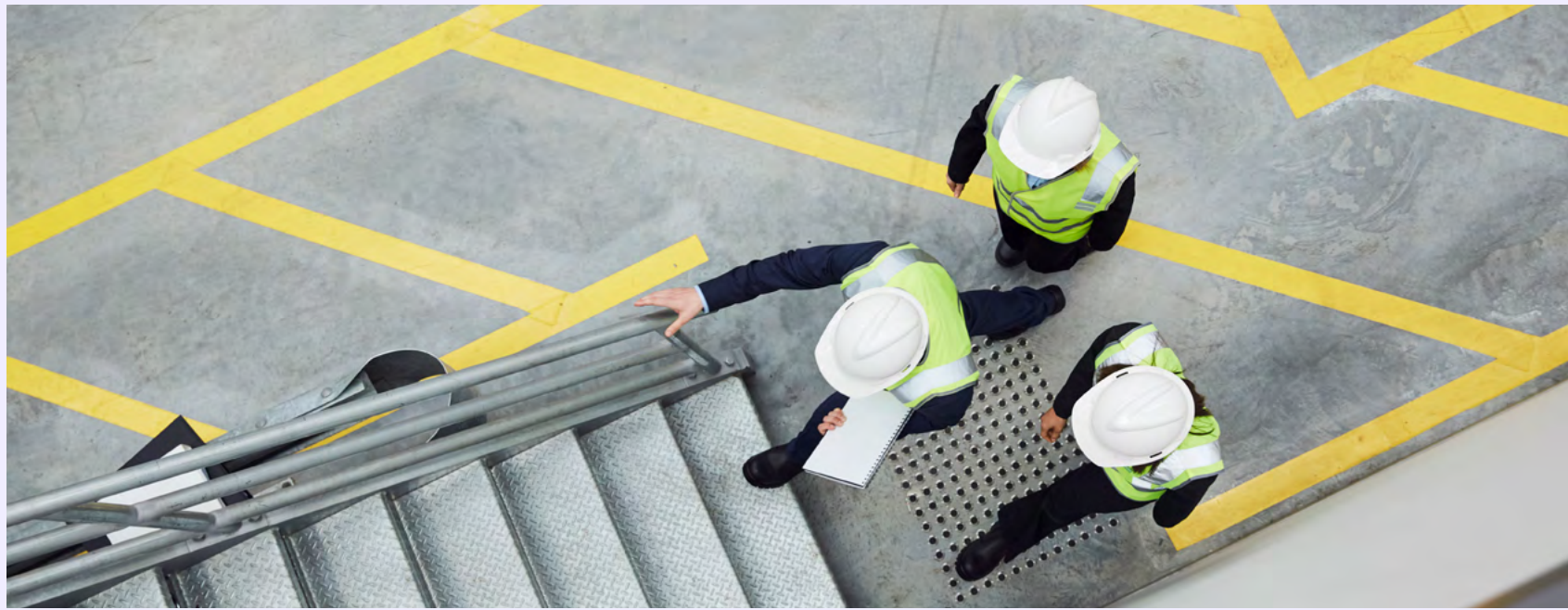
MAHESH RAMANUJAM, PRESIDENT & CEO, U.S. GREEN BUILDING COUNCIL,
PRESIDENT & CEO, GREEN BUSINESS CERTIFICATION INC.



EXCELLENT AMENITY



完善的 物业服务



+ 配有室外监控摄像头和周界报警系统
Equipped with CCTV and boundary alarm system

+ 24小时安保巡查
24 hours security provided for common areas

+ 绿化保养包含:园艺施肥,灌溉,修剪景观
Landscaping maintenance: gardening includes fertilizing, irrigation and trimming for landscape

+ 公共区域的日常清洁、垃圾分类和移除
Public area cleaning: cleaning service involves the routine day-to-day housekeeping activities, trash sorting and removal

+ 7*24小时园区运作
7*24 operation hours



SERVICE

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