



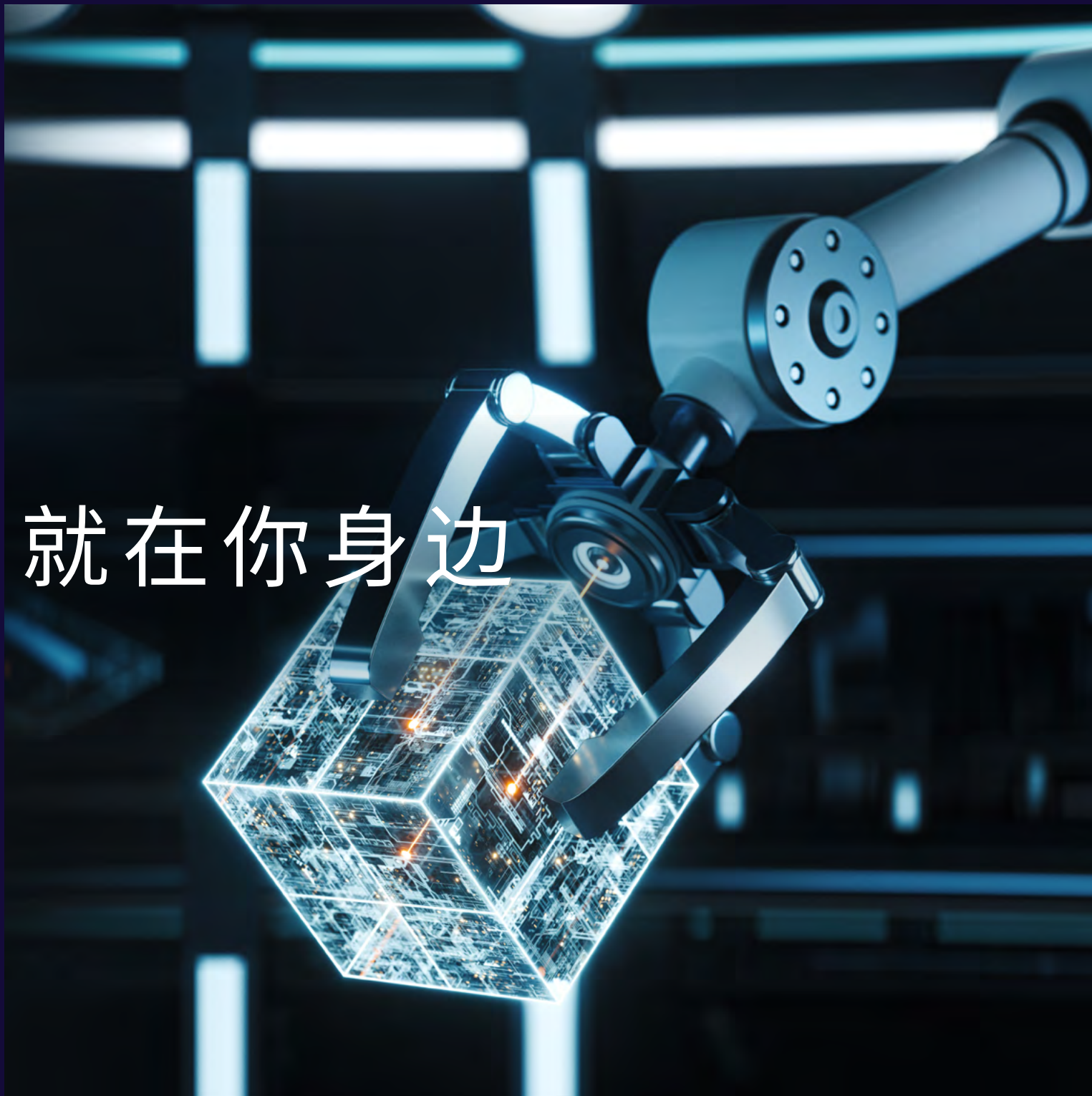
智造空间 就在你身边

嘉民青浦工业园

Goodman Qingpu Industrial Park

上海市青浦区嘉松中路3088号

No.3088, Middle Jiasong Road, Qingpu District, Shanghai



俯视图 VIEW FROM ABOVE



位置优势

嘉民青浦工业园位于青浦区华新镇，地理位置优越，距上海市中心25公里，距虹桥综合交通枢纽20公里。

Goodman Qingpu Industrial Park (GQIP) is located in Huaxin Town, 25 km from the Shanghai CBD, very good location to Hongqiao Integrated Transport Project (20km).

华新镇东邻虹桥商务区，处于长三角一体化示范区的重要节点，拥有青浦首个千亿级的产业集群，适用于全国工业制造类客户。隶属“长三角数字物流装备港”，嘉民青浦工业园将为上海及周边城市客户提供便利的服务和丰富的产业集群资源。

Qingpu Huaxin Town is adjacent to Hongqiao Business District in the east, an important node of the Yangtze River Delta Integration Demonstration Zone, and has Qingpu's first 100-billion-level industrial cluster, which is suitable for industrial manufacturing customers across the country. Belonging to Yangtze Delta Digital Logistics Equipment Port, GQIP will serve clients in the Greater Shanghai area and cities around with convenience and abundant industrial resources.



36,465 SQM

总建筑面积 Area



Strategic location



区域优势

项目紧挨上海省道嘉松中路，位于沪常高速出入口2公里，可为上海及长三角城市群提供高效的工业服务平台。项目为双层坡道建筑。

Immediate adjacent to S224 expressway Entrance and only 2 km to S26 Expressway, covering Shanghai and the major Yangtze Delta region, an industrial service platform for cities around. The property comprises 2 double-storey ramp-up buildings.



CENTRAL CONNECTION

ACCESS



Easy access



2KM

至沪常高速出入口
to S26 Expressway Entrance



2KM

至徐乐北路站轨交(建设中)
to Xule North Road Metro Station (under planning)



20KM

至上海虹桥国际机场
to Hongqiao Airport



20KM

至上海市中心
to Shanghai CBD

HIGH QUALITY SPACE

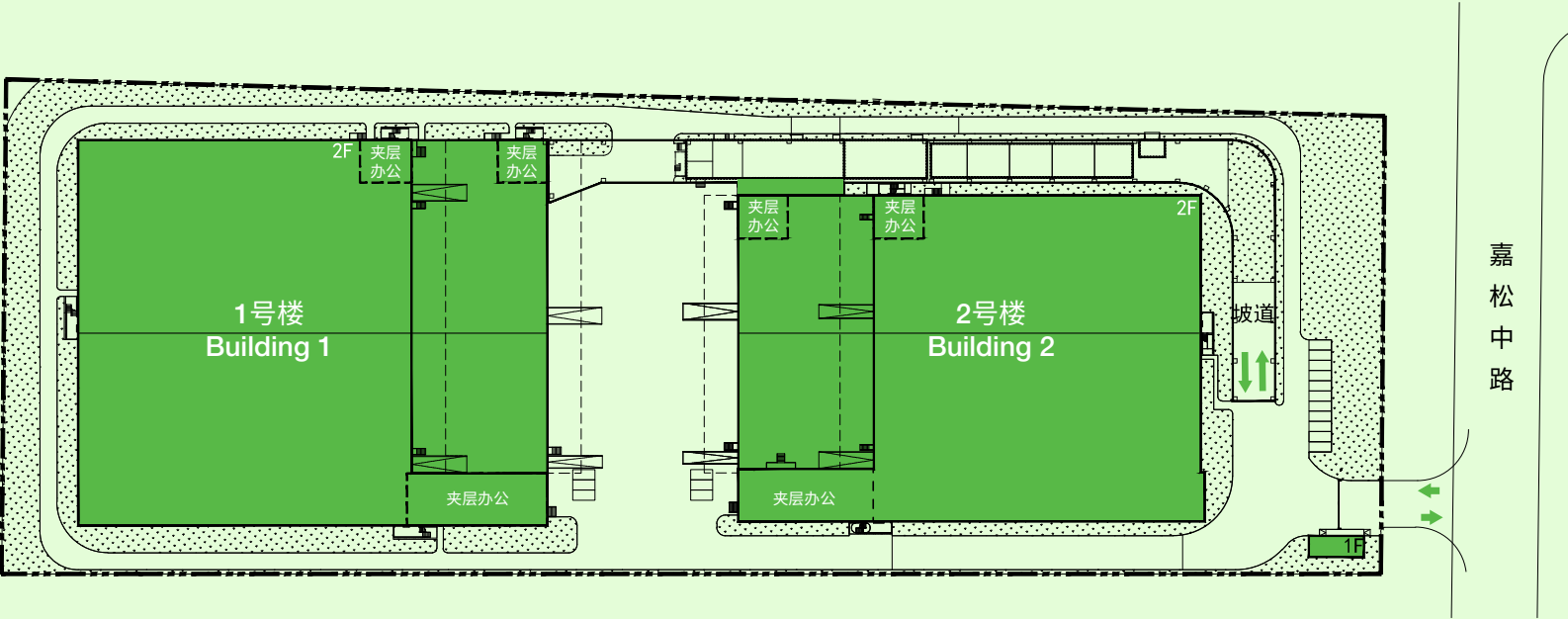


高品质空间

占地面积 (平方米) Site area (sqm)	36,490.28
总建筑面积 (平方米) Total area (sqm)	36,465
室内净高 (米) Inside clear height (m)	1F:9.5/7.7 2F:10
地面承重 (吨/平方米) Floor loading (T/sqm)	1F:3.0 2F:2.5
柱网 (米) Column spacing (m)	1F: 11.6X11/11.5 2F: 11.6X22/22.5
室外周转场地宽 (米) Outside truck court width (m)	面对面/单面装卸货: 45/32 Face to face/Single loading: 45/32
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

规划 PLAN

面积表 AREA SCHEDULE	平方米 SQM
1号楼 Building 1	19,772
仓库 Warehouse	17,126
办公室 Office	1,659
雨棚 Canopy	628
公摊 Allocation	359
2号楼 Building 2	16,693
仓库 Warehouse	14,269
办公室 Office	1,601
雨棚 Canopy	519
公摊 Allocation	304
总计 Total building	36,465



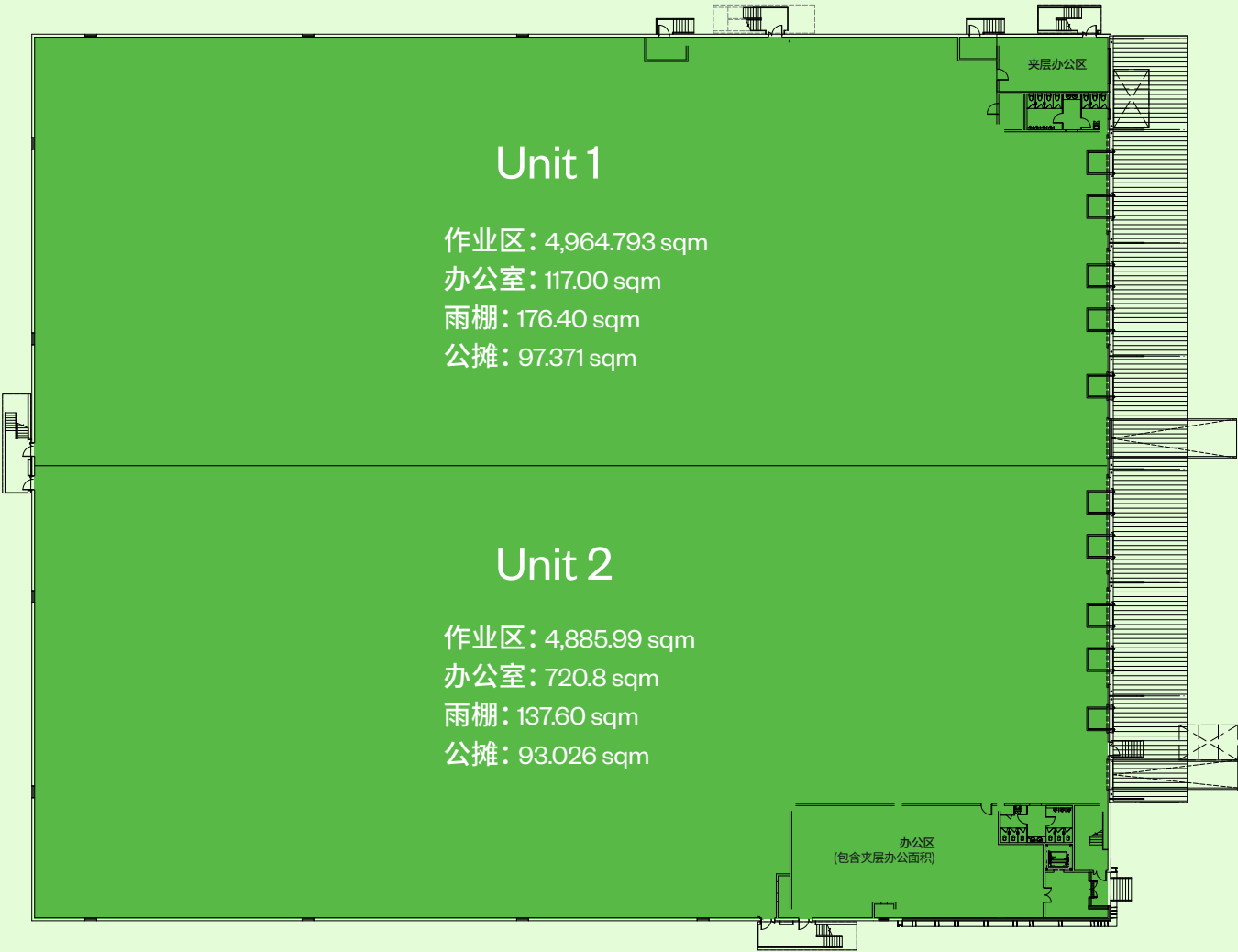
一号楼一层平面图

FLOOR PLAN B1-1F

项目技术资料

SUMMARY OF SPECIFICATIONS

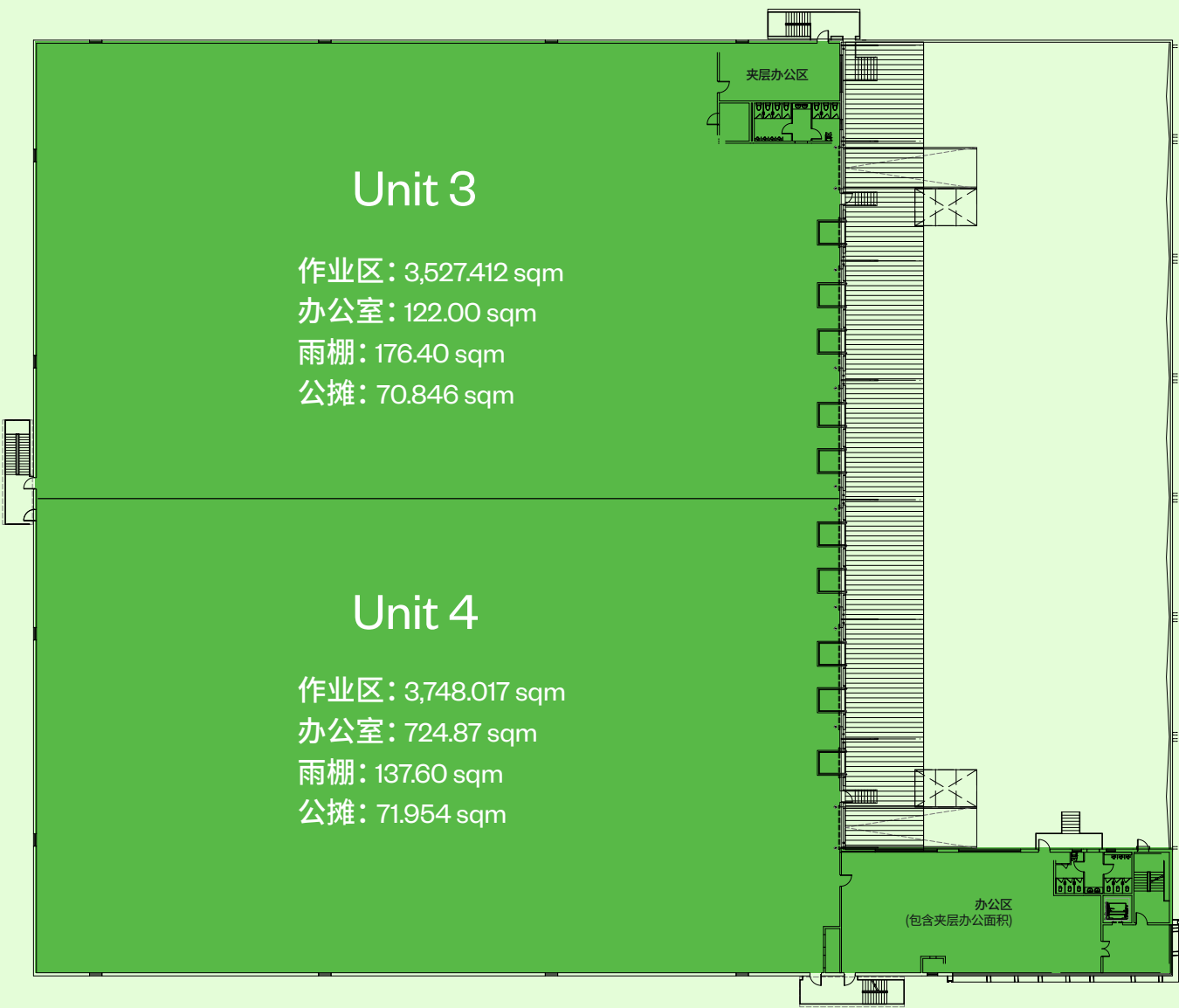
面积 Total area	11,192.98 sqm
承重 Floor loading	3.0 T/sqm
室内净高 Clear height	9.5/7.7 m



一号楼二层平面图

FLOOR PLAN B1-2F

项目技术资料	
SUMMARY OF SPECIFICATIONS	
面积 Total area	8,579.10 sqm
承重 Floor loading	2.5 T/sqm
室内净高 Clear height	10 m



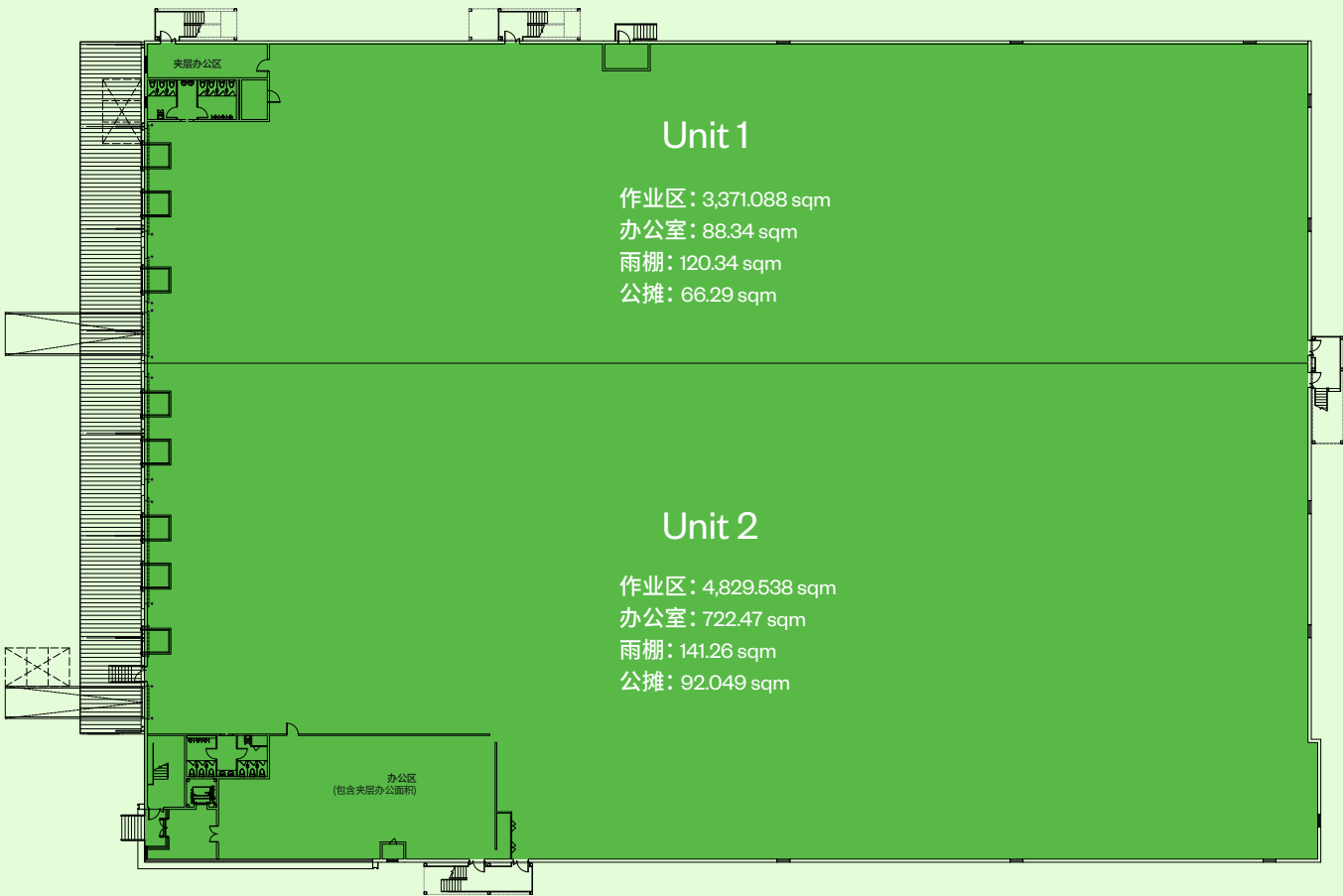
二号楼一层平面图

FLOOR PLAN B2-1F

项目技术资料

SUMMARY OF SPECIFICATIONS

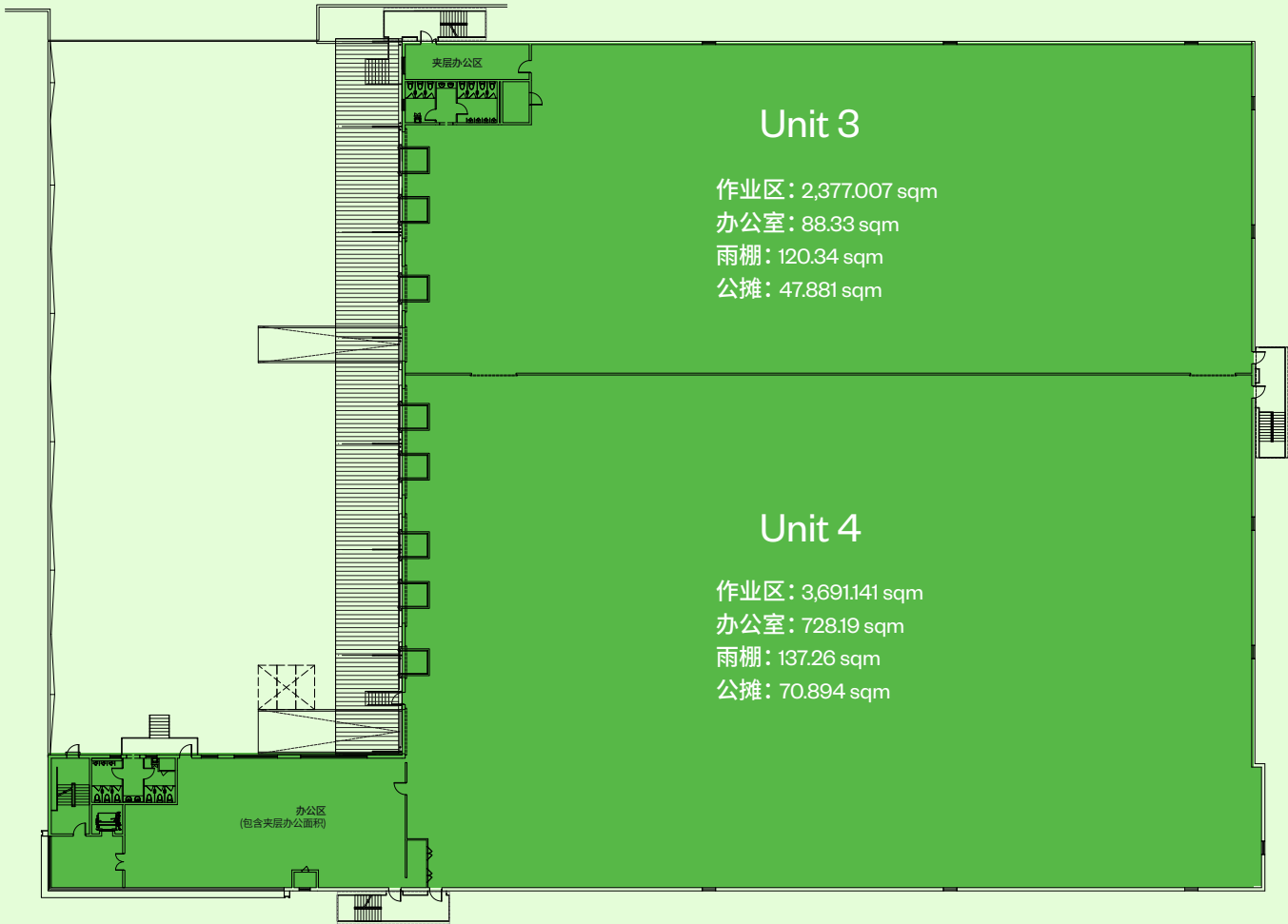
面积 Total area	9,431.38 sqm
承重 Floor loading	3.0 T/sqm
室内净高 Clear height	9.5/7.7 m



二号楼二层平面图

FLOOR PLAN B2-2F

项目技术资料	
SUMMARY OF SPECIFICATIONS	
面积 Total area	7,261.04 sqm
承重 Floor loading	2.5 T/sqm
室内净高 Clear height	10 m





SERVICE

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

联系我们 CONTACT US



朱海霞 Stanie Zhu

M. +182 2125 0172
T. +86 21 6133 2055
stanie.zhu@goodman.com

陈伟丽 Stephanie Chen

M. +182 2123 9517
T. +86 21 6132 0631
stephanie.chen@goodman.com

上海 SHANGHAI

上海市静安区南京西路1539号嘉里中心办公楼2期10楼
10/F, Tower 2, Jing An Kerry Centre 1539 Nanjing Road West, Jing An District, Shanghai 200040
T. +86 21 6133 2000



cn.goodman.com

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