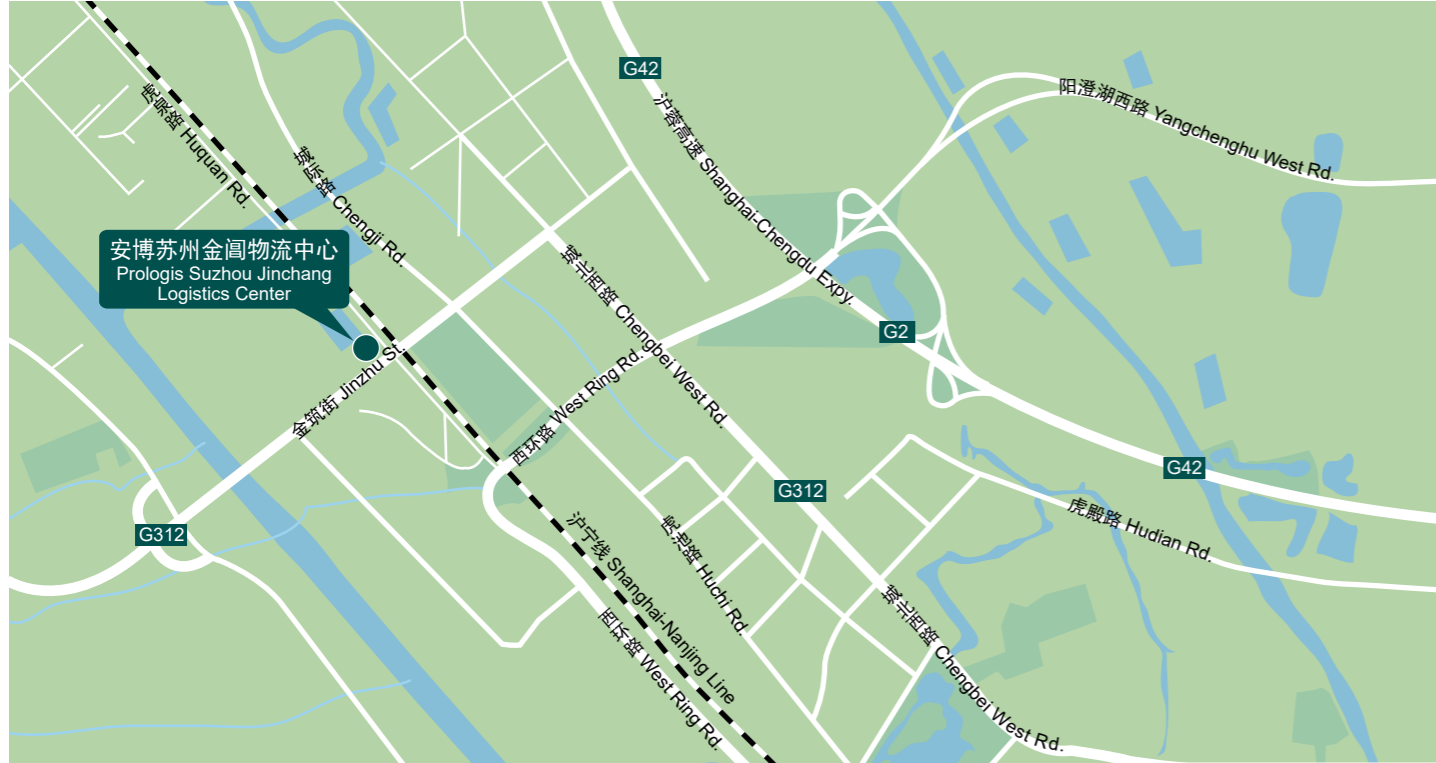


安博苏州金阊物流中心



Prologis Suzhou Jinchang Logistics Center



地理位置 Location

- 苏州市姑苏区金阊新城, 江苏省
Jinchang New Town, Gusu District, Suzhou, Jiangsu

周边交通设施 Accessibility

- 距苏州内环线车程1公里 To Suzhou Inner Ring Road: 1km drive
- 距苏州中环线车程1公里 To Suzhou Middle Ring Road: 1km drive
- 距苏州新区高铁站车程2公里 To Suzhou High-speed Railway SND Station: 2km drive
- 距G312国道车程1公里 To G312 National Road: 1km drive
- 距G42沪宁高速车程3公里 To G42 Expressway: 3km drive
- 距苏州市区车程10公里 To Suzhou City Center: 10km drive

路线指引 Direction

- 路线: 沪宁高速G42 > 苏州新区出口下向西沿苏州西互通行驶500米 > 进入金政街向西行驶2公里
> 右转进入虎泉路后向北行驶500米, 项目地块位于虎泉路西侧
- Route: Shanghai-Nanjing Expressway G42 > Take the Suzhou New District Exit and drive about 500 westward to Jinzheng Street
> Drive 2km westward on Jinzheng Street > Turn right to Huquan Road and drive 500m, reaching the Project site on the westside of Huquan Road

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安博苏州金阊物流中心



Prologis Suzhou Jinchang Logistics Center

108,000平方米

江苏省苏州市姑苏区金阊新城



FOR LEASE

租赁经理: 159 2180 5824 / 159 2190 4305

全国租赁热线: 400 630 8018

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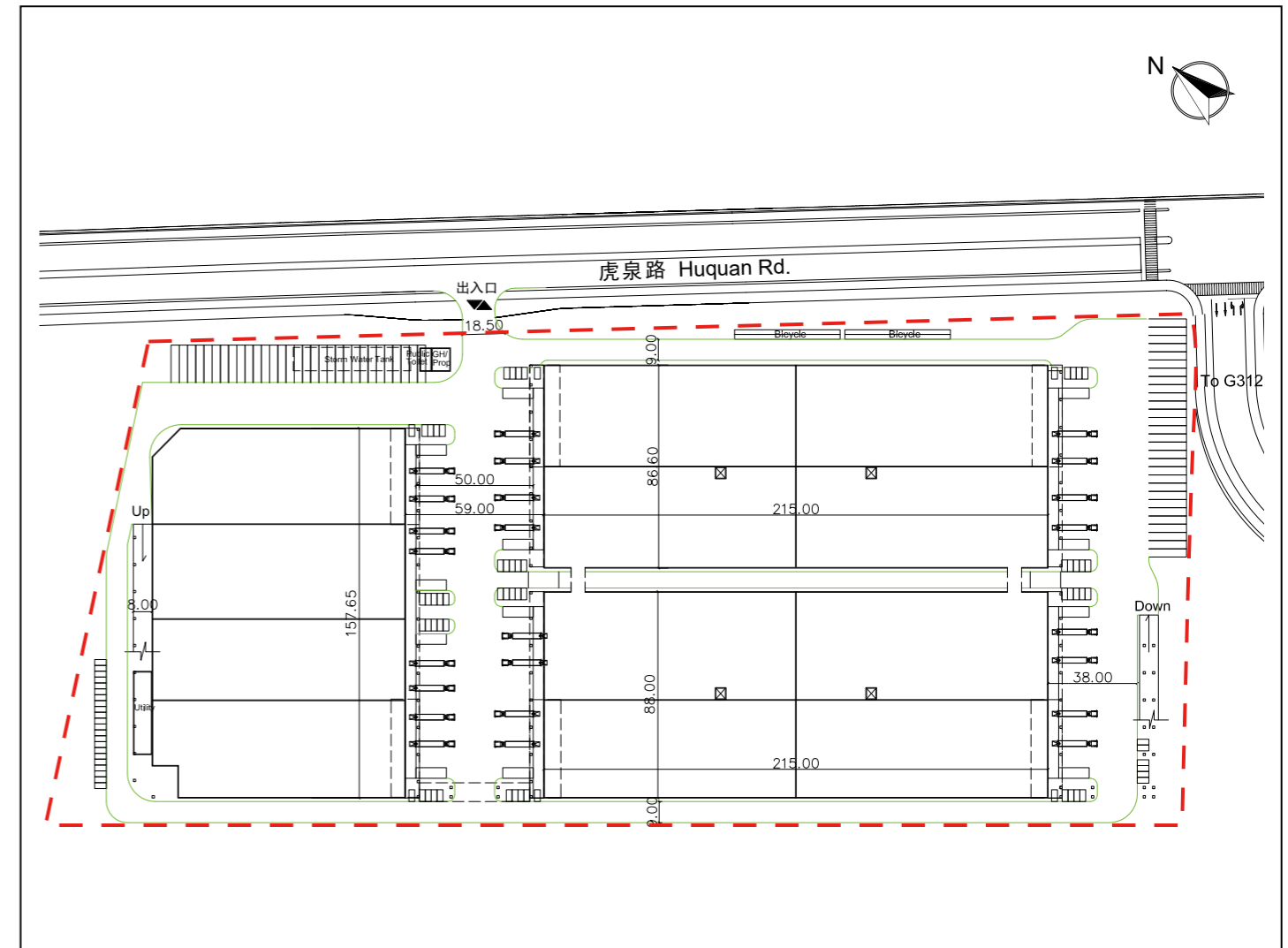
项目优势 Overview

城市配送、区域分拨的理想选择

- 优越的地理位置——距苏州市中心仅车程10公里，紧邻苏州内环、中环线
- 完善的交通网络——位于江苏省核心区域，紧邻G312国道和G42沪宁高速，车程80公里到达上海及浙江地区

国际化物流园区

- 高品质多层仓储设施
- 专业化物业管理服务



占地面积 Site Area:	98,600平方米
建筑面积 Gross Floor Area:	108,000平方米
租赁单元 Divisible Unit:	约3,800-4,800平方米
外月台宽度 Exterior Platform Depth:	4.5米
雨棚宽度 Canopy Width:	一层: 7.5米; 二层: 9米
仓库室内净高 Inside Clear Height:	一层: 9.5米(局部8.2米); 二层: 10米
室外周转场地宽 Outside Truck Court Width:	33.5米/50米
柱网 Column Spacing:	一层: 11.55米×11.0米; 二层: 11.55米×22.0米
室内地面承重 Inside Floor Loading Capacity:	3吨/平方米
屋面采光 Skylight Ratio:	不小于3%
停车位 Parking:	大车停车位60个/小车停车位94个
提升门 Dock Door:	10米×3米
坡道门 Ramp Door:	4米×4.5米
升降平台 Dock Leveler:	48个
防火等级 Fire Rating:	二级(储存物品: 丙二类)
消防系统 Fire Protection System:	消火栓、自动喷淋系统(ESFR)、消防报警系统、烟感系统
库内地面 Floor Finish:	硬化地坪
仓库照明 Lighting:	高效荧光灯
通风系统 Ventilation System:	仓库每小时换气2次