

安博沈阳于洪物流产业园



Prologis Shenyang Shenxi Logistics Center



地理位置 Location

- 沈阳市于洪区，西四环路以东，京哈高速(G1)以北
East of West 4th Ring Road, North of Beijing-Harbin Expressway (G1), Yuhong District of Shenyang, Liaoning Province

周边交通设施 Accessibility

- 距沈阳绕城高速(三环)车程8公里 To Shenyang Beltway (3rd Ring Road): 8km drive
- 距沈阳机场车程45.5公里 To Shenyang International Airport: 45.5km drive
- 位于西四环路与京哈高速(G1)交叉口 Located at the corner of the West 4th Ring Road and the Beijing-Harbin Expressway (G1)
- 距地铁1号线车程6.7公里 To Metro Line 1: 6.7km drive
- 距沈阳市区车程8公里 To Shenyang Downtown: 8km drive

路线指引 Direction

路线(从市区方向): 沿沈辽东路向西行驶 ▶ 进入沈新路, 继续西行进入102国道 ▶ 左转进入西四环路 ▶ 向南行驶1公里
▶ 至银岭路路口左转, 前行100米, 项目在道路右侧

Route(from Shenyang Downtown): Drive westwards along Shenliao East Road ▶ Head West to Shenxin Road, and to G102 thereafter

- ▶ Enter the cross, turn left and drive into West 4th Ring Road ▶ Head South for around 1km
- ▶ Turn left and drive into Yinling Road for 100 meters, the project is on the right side of the road

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69,400平方米(一期); 118,200平方米(二期)
沈阳市于洪区



FOR LEASE

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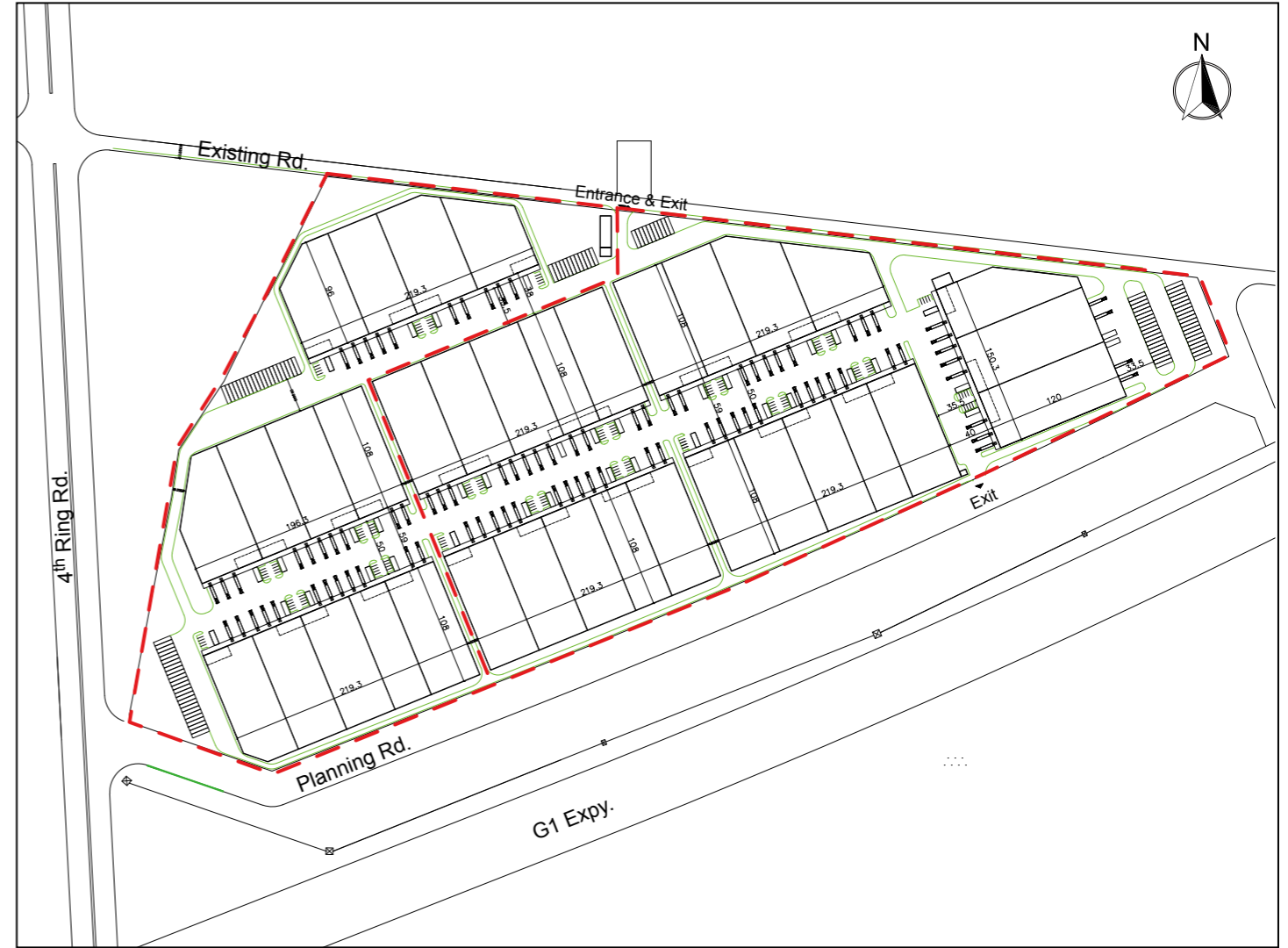
项目优势 Overview

优越的地理位置

- 区域分拨的优良节点——位于沈阳市重要物流聚集地，紧邻西四环路与京哈高速(G1)两条干道交叉口，可辐射联通东北与华北大多数省市市场
- 城市配送的理想选择——未来规划毗邻高速出口，至沈阳市区(三环)车程距离仅为8公里，是东北区域配送、城市配送及工业类客户服务的优势地段
- 周边区域产业基础良好——毗邻沈阳经济技术开发区，区内吸引了优质项目，支持仓储物流企业发展

国际化物流园区

- 高品质仓储设施
- 专业化物业管理服务



占地面积 Site Area:	106,937平方米(一期); 183,352平方米(二期)
建筑面积 Gross Floor Area:	69,427平方米(一期); 118,166平方米(二期)
总租赁面积 Net Rentable Space:	69,427平方米(一期); 118,166平方米(二期)
租赁单元 Divisible Unit:	约3,500~5,700平方米
停车位 Parking:	大车107个, 小车170个
净高 Clear Height:	10米
室内地面承重 Inside Floor Loading Capacity:	3吨/平方米
升降平台 Dock Leveler:	32个(一期); 54个(二期)
室外周转场地宽 Outside Truck Court Width:	33.5米/50米
提升门 Dock Door:	2.5×3.5米
坡道门 Drive-in Door:	4.0×4.5米
雨棚宽度 Canopy Width:	9米
屋面采光 Skylight Ratio:	屋面采光带3-5%
外月台宽度 Exterior Platform Width:	4.5米
柱网 Column Spacing:	11.5×21.4米/11.5×23.8米
防火等级 Fire Rating:	用于存储丙类二项物品, 耐火等级一级
消防系统 Fire Protection System:	自动喷淋系统、消防报警系统、烟感系统
照明系统 Lighting:	T5节能灯
通风系统 Ventilation System:	每小时换气2次
库内地面 Floor Finish:	硬化地坪