

安博昆山陆家物流中心

Prologis Kunshan Lujia Logistics Center



地理位置 Location

- 江苏省昆山市陆家镇金阳东路与望石路交叉处
Junction of East Jinyang Road and Wangshi Road, Lujia Town, Kunshan City, Jiangsu Province

周边交通设施 Accessibility

- 距G2京沪高速公路车程3公里 To G2 Beijing-Shanghai Expressway: 3km drive
- 距G1501高速公路车程10公里 To G1501 Highway: 10km drive
- 距上海虹桥机场车程40公里 To Shanghai Hongqiao Airport: 40km drive
- 距上海浦东机场车程90公里 To Shanghai Pudong Airport: 90km drive
- 距312国道车程5公里 To 312 National Road: 5km drive
- 距苏州工业园区车程30公里 To Suzhou Industrial Park: 30km drive
- 距上海港车程60公里 To Shanghai Port: 60km drive

路线指引 Direction

路线1(从上海方向): G2京沪高速陆家出口下 ▶ 右转上金阳东路直行 ▶ 至与望石路交叉处即本项目所在
Route 1 (From Shanghai): G2 Beijing-Shanghai Expressway Lujia Exit ▶ Turn right onto East Jinyang Road
▶ Prologis site at the junction of East Jinyang Road and Wangshi Road

路线2(从苏州方向): 沿312国道东行至松花江路口左拐前行 ▶ 至G2京沪高速入口 ▶ 走左车道前行上金阳东路 ▶ 直行至与望石路交叉处即本项目所在
Route 2 (From Suzhou): G312 National Road ▶ Turn left onto Songhuajiang Road ▶ G2 Beijing-Shanghai Expressway Entrance
▶ Take the left lane onto East Jinyang Road ▶ Prologis site at the junction of East Jinyang Road and Wangshi Road

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23,500平方米(一期), 20,300平方米(二期)
江苏省昆山市陆家镇金阳东路与望石路交叉口



FOR LEASE

租赁经理: 159 2180 5824 / 159 2190 4305

全国租赁热线: 400 630 8018

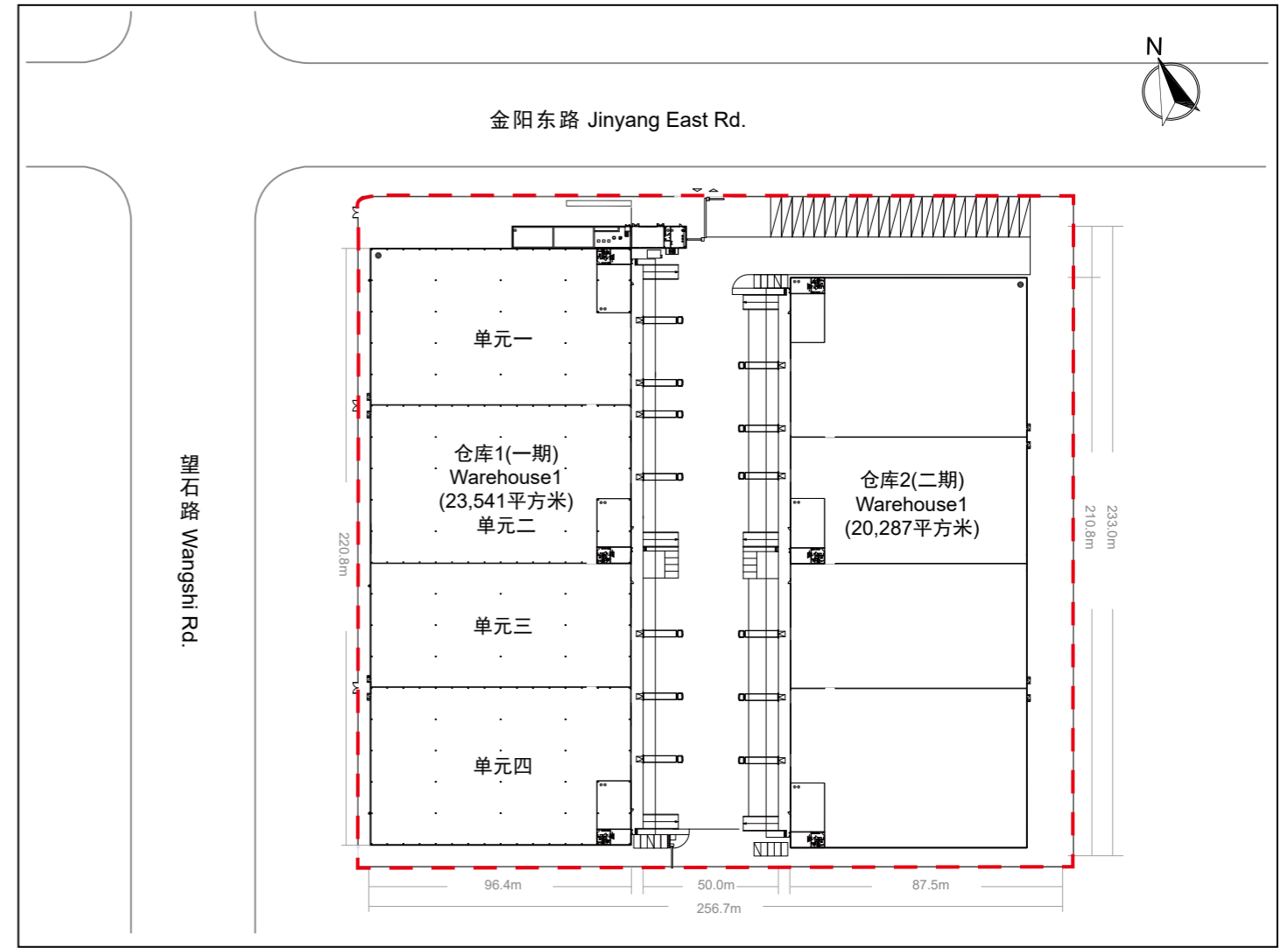
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项目优势 Overview

- 地处长江三角洲中心腹地和长三角黄金运输节点，战略区位优势明显
- 位于中国沿海经济开发区与长江经济带交汇处，地区经济基础雄厚
- 发达的立体交通体系与长江三角洲重要经济中心和制造中心紧密相连，对外交通相当便捷
- 毗邻昆山陆家综合保税区和昆山花桥商贸区，政策配套齐全，物流整合功能优势明显
- 完善的园区设施配套，专业的现场物业管理团队，保障租户在园区内成功运作



占地面积 Site Area:	66,666.7平方米
总租赁面积 Net Rentable Space:	23,541平方米(一期); 20,287平方米(二期)
租赁单元 Divisible Unit:	约6,000平方米
物业类型 Property Type:	单层仓库
净高 Clear Height:	9.0米
地面承重 Floor Loading Capacity:	3吨/平方米
停车位 Parking:	24部卡车
升降平台 Dock Leveler:	8副升降平台(每单元2副)4条驶入式车道(一期)
周转场地 Truck Court:	50米
提升门/卸货门/坡道门 Dock Door:	8个提升门/卸货门(每单元2个)及4个坡道门(一期)
雨棚宽度 Canopy Width:	9米
屋面采光 Skylight Ratio:	5%
外月台宽度 Exterior Platform Width:	4.5米
柱网 Column Spacing:	11.6米×24米
防火等级 Fire Rating:	丙二等
消防系统 Fire Protection System:	消火栓、烟感系统、火灾自动报警系统、自动喷淋系统(ESFR)
仓库照明 Lighting:	节能型卤素灯
叉车充电电源 Power Outlets for Forklift Chargers:	380V, 20A(2个/3,000平方米)
避雷接地系统 Lightning Protection & Earthing System:	有
通风系统 Ventilation System:	每小时至少1次, 并有自然通风设计
总用电容量 Total Power Supply:	500KVA(一期)
备用柴油发电机 Backup Power Generator:	480KVA
建筑建构 Superstructure:	预制钢结构