

安博齐河国际物流园



Prologis Jinan West Logistics Center



地理位置 Location

· 德州市齐河经济开发区，齐众大道北侧，永雅路西侧
North of Qizhong Ave, West of Yongya Road, Qihe Economic Development Zone of Dezhou, Shandong Province

周边交通设施 Accessibility

- 距G308国道(齐安大道)车程3.2公里 To 308 National Road (Qi'an Ave.): 3.2km drive
- 距京台高速G3齐河收费站车程3.7公里 To Beijing - Taipei Expressway (G3) Qihe Toll Station: 3.7km drive
- 距济南市区(二环)车程28.6公里 To Jinan Downtown: 28.6km drive
- 距济南西站车程30公里 To Jinan West Railway Station: 30km drive
- 距青银高速(G20)/济南绕城高速(G2001)齐河东收费站车程8.3公里
To Qingdao - Yinchuan Expressway (G20) / Jinan Beltway (G2001) Qihe East Toll Station: 8.3km drive

路线指引 Direction

路线(从市区方向): 沿济广高速向西行驶 ▶ 经济南槐荫枢纽立交进入京台高速, 北行12公里 ▶ 经齐河立交右转进入齐安大道 ▶ 左转进入顺京路
▶ 右转进入经七路(永雅路延线), 行驶1.8公里 ▶ 至齐众大道路口左转, 前行300米, 项目在道路右侧
Route(from Jinan Downtown): Drive westwards along Jinan - Guangzhou Expressway ▶ Take Huaiyin Overpass and enter Beijing - Taipei Expressway, head north for 12km
▶ Turn right on Qihe Overpass and enter Qi'an Ave ▶ Turn left into Shunjing Road ▶ Turn right into Jingqi Road, drive along 1.8km
▶ Turn left into Qizhong Ave and drive 300 meters, the project is on the right side of the road

Disclaimer

No warranties or representations, expressed or implied, are made as to the accuracy or completeness of the information contained herein and same is submitted subject to errors, commissions, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. All sizes are approximate. Prologis makes no commitment to update the information contained herein, and may make changes to these materials at any time without notice. In no event shall Prologis or its affiliates be liable for any damages whatsoever (including, without limitation, damages for loss of profits, business interruption, or loss of opportunity) arising out of the use of the information contained herein.

上述内容仅供参考，而非构成全部或部分的合同要约内容。安博中国有权根据需要进行更改而无需作出任何通知。

安博齐河国际物流园



Prologis Jinan West Logistics Center

143,400平方米
德州市齐河经济开发区



FOR LEASE

租赁经理: 185 1441 1107 / 132 6116 9683

全国租赁热线: 400 630 8018

安博齐河国际物流园

Prologis Jinan West Logistics Center



项目优势 Overview

优越的地理位置

- 区域分拨的优良节点——完善的交通网络，至京台高速(G3)、青银高速(G20)与济南绕城高速(G2001)车程距离分别为3.7公里和8.3公里，可辐射至河北及河南大部分城市
- 城市配送的理想选择——项目位于齐河经济开发区，至济南市区(二环)车程距离仅28.6公里
- 周边区域产业基础良好——打造济南新旧动能转换先行区，聚焦新能源汽车和高端装备制造产业，支持仓储物流企业发展

国际化物流园区

- 高品质仓储设施 and 专业化物业管理服务



占地面积 Site Area:	219,979平方米
建筑面积 Gross Floor Area:	143,416平方米
总租赁面积 Net Rentable Space:	143,416平方米
租赁单元 Divisible Unit:	4,300~6,600平方米
停车位 Parking:	大车81个, 小车130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:	73个
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/6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:	11.5×21.0米/11.5×25.8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