

# 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

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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



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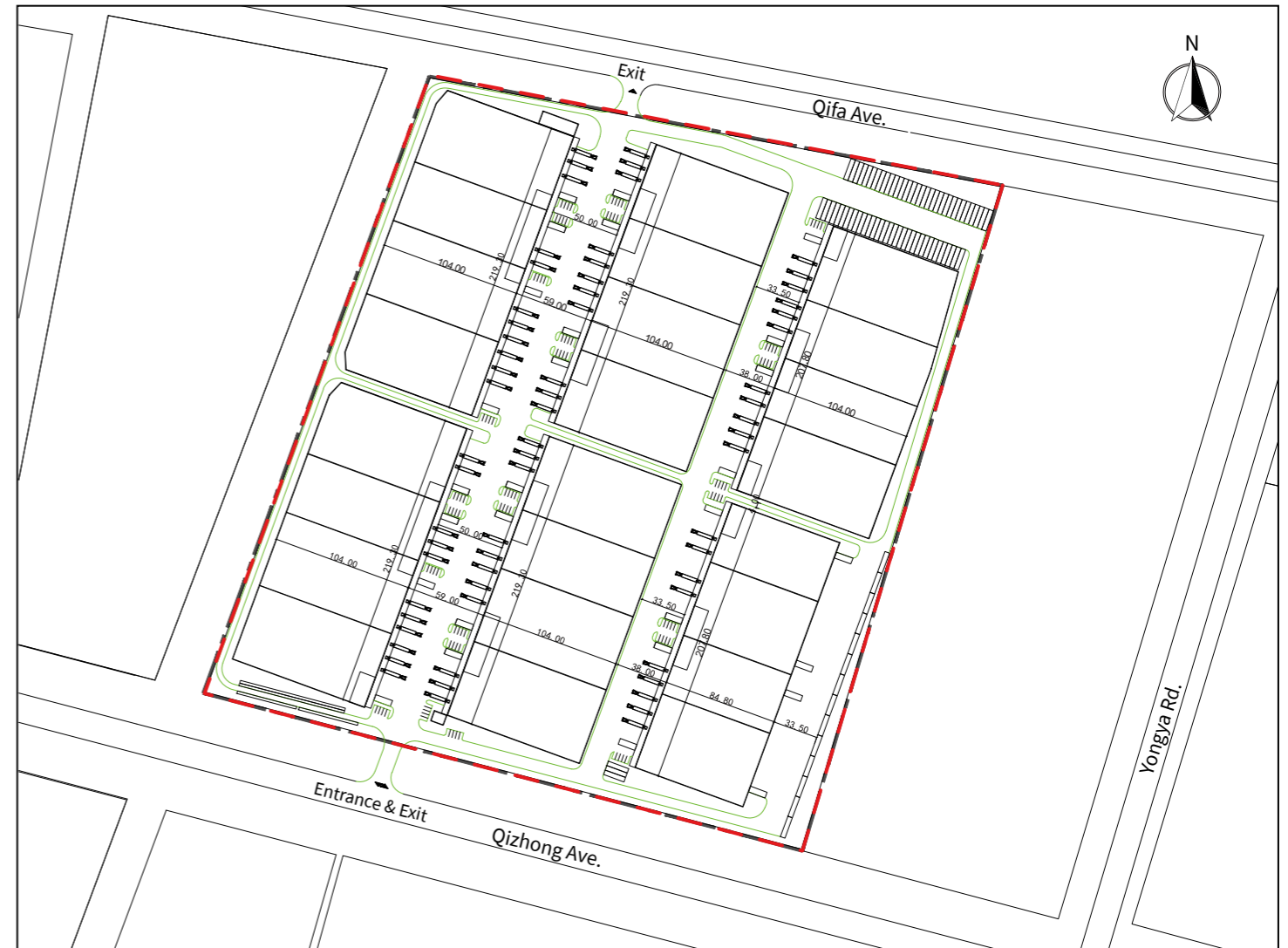
### 项目优势 Overview

#### 优越的地理位置

- 区域分拨的优良节点——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