



Premium-grade
double-storey ramp-access
logistics facilities located in
Beijing Daxing International
Airport Economic Zone

位于北京市大兴国际机场
临空经济区的高标准双层坡道库

Forest Beijing Daxing Airport Logistics Park 瀚溥北京大兴空港物流园

PROXIMITY / 交通



4.7 km from Nanzhongzhou Road S228
距离南中轴路S228入口4.7公里



6.5 km from Daxing Airport Line
Expressway S3501
距离大兴机场快线S3501高速入口6.5公里



6.9 km from Daxing Airport North
Line Expressway S3300
距离大型机场北快线S3300高速入口6.9公里



7.5 km from Beijing-Taiwan
Expressway G3
距离京台G3高速7.5公里



10.0 km from Capital Ring
Expressway G95
距离首都环线G95高速入口10.0公里



8.0 km from Beijing Daxing
Int'l Airport
距离北京大兴国际机场8.0公里



48.0 km from Downtown Beijing
距离北京市中心48.0公里

PARTICULARS / 详细情况



Address: South of Qiansi Road, West of Guangying Fifth Street, Beijing Daxing International Airport Economic Zone, Daxing District, Beijing



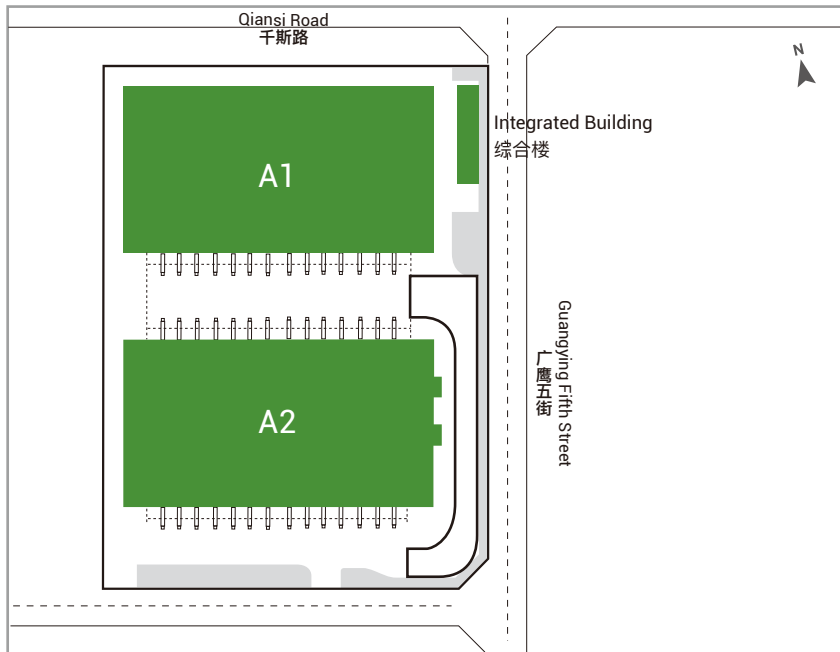
地址: 北京市大兴区大兴国际机场临空经济区千斯路以南, 广鹰五街以西

Conveniently located in the Comprehensive Bonded Zone within Beijing Daxing International Airport Economic Zone, adjacent to Beijing Daxing International Airport and entrances of multiple expressways 交通便利, 坐落于北京大兴国际机场临空经济区的综保区, **毗邻**大兴机场和高速路口

2 premium-grade logistics facilities, with total leasable area of approximately **68,636** sqm
2 幢高标仓库, 总可租赁面积约为 **68,636** 平方米

Offer unit size ranging from **3,100** sqm to **4,500** sqm
单元面积 **3,100** 平方米至 **4,500** 平方米

Completion expected in **Q4 2023**
项目预计于 **2023** 年 **4** 季度消防验收



SPECIFICATIONS / 细节

| | |
|----------------------------|---|
| Building Structure 建筑结构 | Double-storey ramp-access logistics facilities with concrete structure and steel roof truss 双层坡道库 一层混凝土框架结构+门式刚架结构 |
| Fire Rating 防火等级 | Class C-II 丙二类仓库 |
| Parking 停车位 | 69 vehicle parking spaces and 1,197 bicycle parking spaces 69个机动车停车位, 1,197个非机动车停车位 |
| Loading Bay 装卸货位 | 92 |
| Loading Platform 卸货平台 | 1.3m raised platform with hydraulic dock levelers 1.3米高带液压升降平台卸货平台 |
| Clear Height 净高 | 9m |
| Floor Loading 地面承重量 | 1F: 3T/sqm; 2F: 2T/sqm 1层: 3吨/平方米; 2层: 2吨/平方米 |
| Floor Finish 库内地面 | Dust-free abrasion resistance flooring 无尘耐磨地坪 |
| Available Date 交付时间 | Expected in Q4 2023 预计2023年4季度消防验收 |

DEVELOPMENT PLAN / 面积规划

| | |
|---------------------------------------|-------------------------|
| Warehouse A1 A1仓库 | 29,787 sqm / 平方米 |
| Warehouse A2 A2仓库 | 30,273 sqm / 平方米 |
| Basement 地下室 | 6,026 sqm / 平方米 |
| Integrated Building 综合楼 | 2,550 sqm / 平方米 |
| Total Leasable Area 总可租赁面积 | 68,636 sqm / 平方米 |

FIRE SAFETY FEATURES / 消防设施

Class C II fire-safety grade
All buildings are fully equipped with automatic sprinkler, fire alarm systems, and both indoor and outdoor hydrant systems

丙II类消防设施
整个园区设有专业消防系统, 包括自动喷淋灭火系统
室内外消火栓系统、火灾自动报警系统等相关设备

LIGHTING FEATURES / 明照功能

| | |
|--------------------------------|---------|
| Facility Sorting Area 仓库分拣区 | 250 lux |
| Facility Storage Area 库内储存区 | 200 lux |

LEASING ENQUIRIES / 招商咨询

Please contact 请联系
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