



Premium-grade double-storey ramp-access logistics facilities located in Changsha Jinxia Economic Development Zone

位于湖南省长沙市金霞经济开发区的高标双层坡道库

Forest Changsha Jinxia Logistics Park 瀚溥长沙金霞物流园

PROXIMITY / 交通



9 km to Changsha Port
距离长沙港**9**公里



37 km to Changsha Huanghua International Airport
距离长沙黄花国际机场**37**公里



1.7 km to G0401 Expressway Entrance
距离G0401长沙绕城高速**1.7**公里



16.0 km to Kaifu downtown
距离开福区市中心**16.0**公里



10.5 km to Changsha North Cargo Station
距离长沙货运北站**10.5**公里



17.9 km to Changsha Railway Station
距离长沙火车站**17.9**公里

PARTICULARS / 详细情况



Address: Intersection of Zhongqing Road and Mawan Road, Changsha



地址: 长沙市中青路和马湾路交叉口

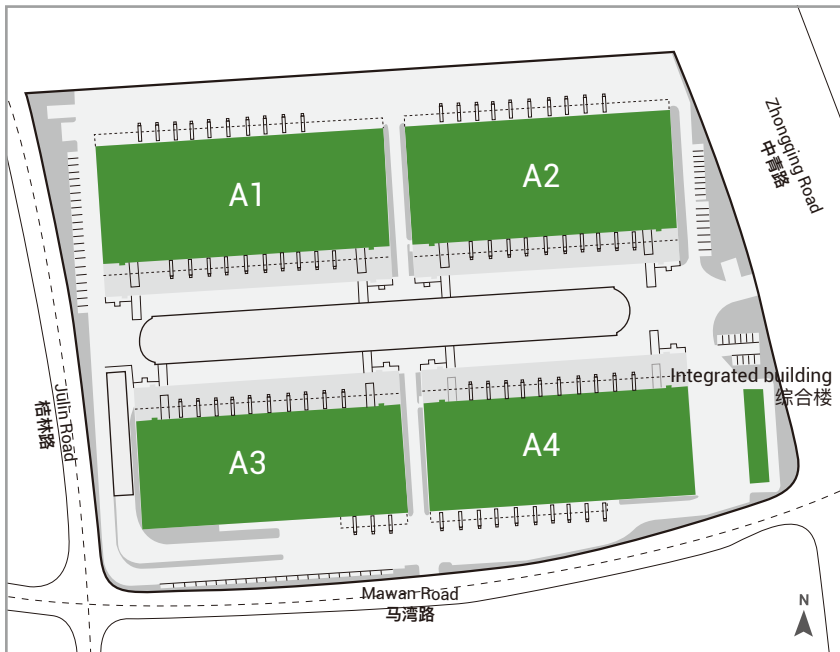
Conveniently located within close proximity to Changsha Port and main city beltway
毗邻 长沙港及长沙绕城高速路口

4 premium-grade logistics facilities and a 6-storey integrated building, with total leasable area of **95,265 sqm**

4 幢高标仓库和 **1** 幢6层综合楼，总可租赁面积为**95,265**平方米

Offer unit size ranging from **3,200 sqm** to **5,570 sqm**
单元面积 **3,200** 平方米至 **5,570** 平方米

Completed in **2021 Q3**
项目 **2021** 年三季度已消防验收



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	162 vehicle parking spaces and 120 bicycle parking lots 162个停车位，120个非机动车位
Loading Bay 装卸货位	106
Loading Platform 卸货平台	1.3m raised platform with hydraulic dock levelers 1.3米高带液压升降台卸货平台
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	2021 Q3 2021年三季度

DEVELOPMENT PLAN / 面积规划

Warehouse A1 A1仓库	25,216 sqm / 平方米
Warehouse A2 A2仓库	23,356 sqm / 平方米
Warehouse A3 A3仓库	21,630 sqm / 平方米
Warehouse A4 A4仓库	21,986 sqm / 平方米
Integrated building 综合楼	3,078 sqm / 平方米
Total Leasable Area 总可租赁面积	95,265 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 and 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 Interior Area 库内储存区	200 lux

LEASING ENQUIRIES / 招商咨询

Please contact 请联系

T: 张敏敏189 1713 7271 / 范豹181 5533 8163 E: leasing@forest-logistics.com



Take a virtual tour of our facility
扫码VR实景参观



Follow us on Wechat
瀚溥官方微信公众号

DISCLAIMER / 免责声明

This document has been prepared by Forest Logistics Properties. The information in this document is general information only and is not intended as investment or financial advice and must not be relied upon as such. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. Images contained in this document have been used to enable the customer to visualize the development concepts only, and are not intended to definitively represent the final product. 本文件系由瀚溥物流地产出具，其内容仅供一般参考，并不应作为投资或财务的意见或指引、使用或依赖。瀚溥物流地产已尽力注意所提供文件及资料的准确性，但不对该等准确性作出任何形式的承诺或保证。此外本文件所刊之图片仅供客户了解物业开发概念之用，并不当然为物业的最终之准确描述。