



4 premium-grade single-storey ramp-access logistics facilities located in Fuzhou Lianjiang District and one block of 4-storey Integrated Building

位于福建省福州市连江县的4幢高标准单层库和1幢4层综合楼

Forest Fuzhou Lianjiang Logistics Park 瀚溥福州连江物流园

PROXIMITY / 交通



0 km from Expressway G104
距离G104高速入口**0**公里



4.0 km from Fuzhou Ring Expressway G105
距离福州绕城高速路G105入口**4.0**公里



8.0 km from Shenyang-Haikou Expressway G15
距离沈阳-海口G15高速入口**8.0**公里



33.0 km from Zulu Island (Pelagic Fishery Base)
距离粗芦岛(远洋渔业基地) **33.0**公里



35.0 km from Fuzhou Downtown
距离福州市中心**35.0**公里



60.0 km from Fuzhou Changle International Airport
距离福州长乐国际机场**60.0**公里



37.0 km from Fuzhou Railway Station
距离福州火车站**37.0**公里

PARTICULARS / 详细情况



Address: West of Expressway G104, east of Xincheng North Road, Lianjiang District, Fuzhou City



地址: 福建省福州市连江县丹阳镇, 104 国道以西, 新城北路以东

Conveniently located within Fuzhou Lianjiang District, adjacent to downtown of Fuzhou and entrances of multiple expressways

交通便利, 坐落于福州市连江县, **毗邻**福州市中心和高速公路口

4 premium-grade logistics facilities, with total leasable area of approximately **75,213** sqm

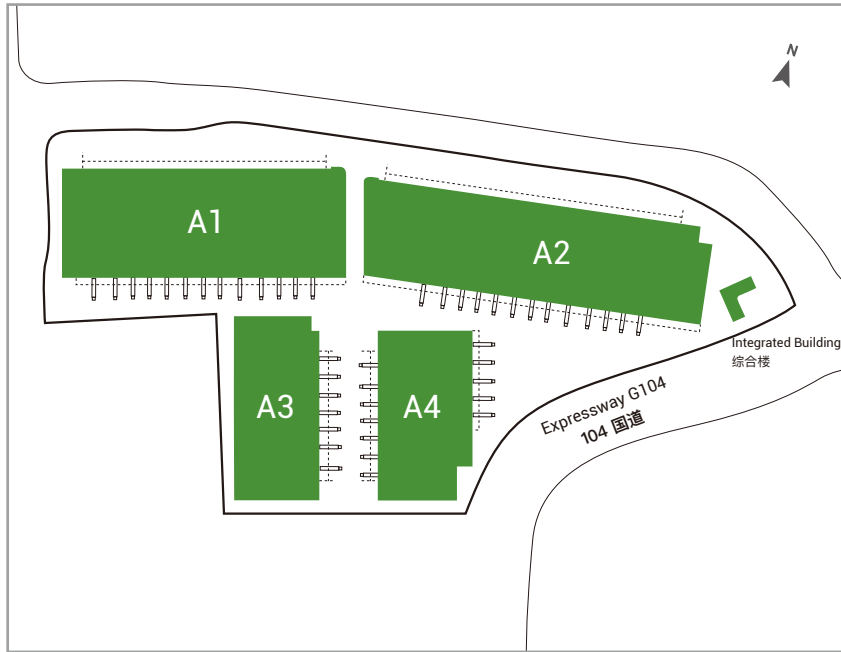
4 幢高标仓库, 总可租赁面积约为 **75,213** 平方米

Offer unit size ranging from **4,266** sqm to **5,605** sqm

单元面积 **4,266** 平方米至 **5,605** 平方米

Completion expected in **Q2 2024**

项目预计于 **2024** 年 **2** 季度消防验收



SPECIFICATIONS / 细节

Building Structure 建筑结构	Single-storey ramp-access logistics facilities with concrete structure and steel roof truss 单层坡道库 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	93 vehicle parking spaces and 837 bicycle parking lot 93个机动车停车位, 837个非机动车停车位
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	Completion expected in Q2 2024 项目预计于2024年2季度消防验收

DEVELOPMENT PLAN / 面积规划

Warehouse A1 A1仓库	23,806 sqm / 平方米
Warehouse A2 A2仓库	25,975 sqm / 平方米
Warehouse A3 A3仓库	11,241 sqm / 平方米
Warehouse A4 A4仓库	12,149 sqm / 平方米
Integrated Building 综合楼	2,042 sqm / 平方米
Total Leasable Area 总可租赁面积	75,213 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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