



Premium-grade double-storey ramp-access logistics facilities located in Langfang Hi-Tech Industrial Development Zone

位于河北省廊坊市廊坊高新技术产业开发区的高标双层坡道库

Forest Langfang HT Logistics Park 瀚溥廊坊高新物流园

PROXIMITY / 交通



10 km to G3 Beijing Taipei Expressway entrance
距离G3京台高速路口10公里



18.9 km to Beijing Shanghai Expressway (G2)
距离京沪高速 (G2)18.9公里



72 km to Beijing Daxing International Airport
距离北京大兴国际机场72公里



77.4 km to Tianjin Binhai International Airport
距离天津滨海国际机场77.4公里



28.2 km to downtown Langfang
距离廊坊市市中心28.2公里



37.2 km to Langfang Railway Station
距离廊坊火车站37.2公里

PARTICULARS / 详细情况



Address: East to Fengxiang Road, Langfang Hi-Tech Industrial Development Zone



地址: 廊坊市高新技术产业开发区凤翔路以东

Convenient transportation, adjacent to urban Langfang and Langfang main Expressway entrances
交通便利, 毗邻廊坊市区及廊坊主高速路口

2 premium-grade logistics facilities, with total leasable area of approximately **72,717 sqm**
2 幢高标仓库, 总可租赁面积约为 **72,717** 平方米

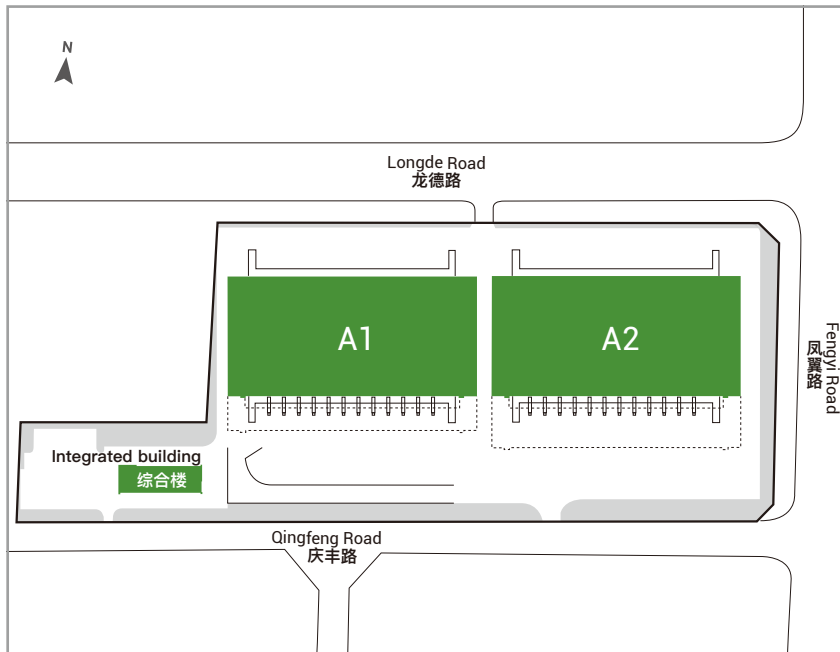
Offer unit size ranging from **4,000 sqm** to **5,300 sqm**
单元面积 **4,000** 平方米至 **5,300** 平方米

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	228 vehicle parking spaces and 1512 bicycle parking lots 228个停车位，1512个非机动车位
Loading Bay 装卸货位	121
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	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	33,512 sqm / 平方米
Warehouse A2 A2仓库	35,428 sqm / 平方米
Integrated building 综合楼	3,778 sqm / 平方米
Total Leasable Area 总可租赁面积	72,717 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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