



Premium-grade double-storey and single-storey ramp-access logistics facilities located in Jinan Lingang Economic and Technological Development Zone

位于山东省济南市临港经济技术开发区的高标准双层和单层坡道库

Forest Jinan EDZ Logistics Park 瀚溥济南经开物流园

PROXIMITY / 交通



7.3 km from Yaoqiang Int'l Airport Road
距离遥墙机场路7.3公里



8.5 km from Jinan-Guangzhou Expressway G35
距离济南-广州G35高速入口8.5公里



9.3 km from Jinan 2nd Ring Expressway
距离济南二环高速入口9.3公里



0.5 km from Dongjia Town Railway Station
距离董家镇火车站0.5公里



17.5 km from Jinan East Railway Station
距离济南东站17.5公里



19.2 km from Yaoqiang International Airport
距离遥墙国际机场19.2公里



32.0 km from Jinan Downtown
距离济南市中心32.0公里

PARTICULARS / 详细情况



Address: South of Wenliang Road, East of Vertical No.3 Road, Lingang Economic and Technological Development Zone, Licheng District, Jinan



地址: 济南市历城区临港经开区温梁路以南, 纵三路以东

Conveniently located within Jinan Lingang Economic and Technological Development Zone, adjacent to Yaoqiang International Airport and entrances of multiple expressways
交通便利, 坐落于济南临港经开区, **毗邻**遥墙国际机场和高速路口

3 premium-grade logistics facilities, with total leasable area of approximately **88,095** sqm
3 幢高标仓库, 总可租赁面积约为 **88,095** 平方米

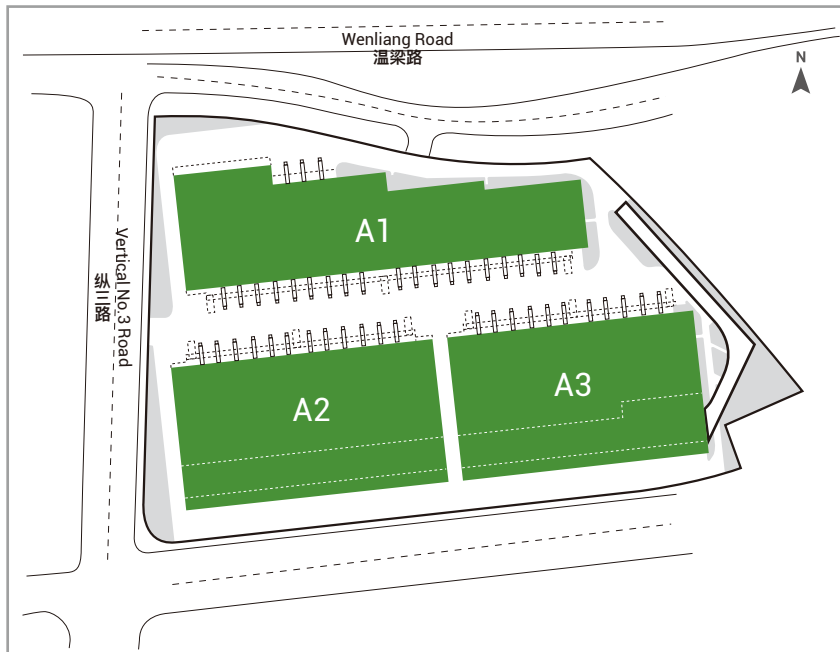
Offer unit size ranging from **3,600** sqm to **6,600** sqm
单元面积 **3,600** 平方米至 **6,600** 平方米

Completed in **2023 Q3**
项目 **2023** 年三季度已消防验收



SPECIFICATIONS / 细节

Building Structure 建筑结构	Double-storey ramp-access and single-storey logistics facilities with concrete structure and steel roof truss 双层坡道库和单层库，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	470 vehicle parking spaces and 1,000 sqm bicycle parking lot 470个机动车停车位，1,000平方米非机动车停车场
Loading Bay 装卸货位	218
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	2023 Q3 2023年三季度



DEVELOPMENT PLAN / 面积规划

Warehouse A1 A1仓库	21,239 sqm / 平方米
Warehouse A2 A2仓库	34,830 sqm / 平方米
Warehouse A3 A3仓库	32,026 sqm / 平方米
Total Leasable Area 总可租赁面积	88,095 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

T: +86 183 1114 1355 E: info@forest-logistics.com



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。此外本文件所刊载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。