



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

位于河南省郑州经济技术开发区的高标准双层坡道库

## Forest Zhengzhou EDZ Logistics Park 瀚溥郑州经开物流园

### PROXIMITY / 交通



**1.7 km** from Wansan Expressway G107  
距离万三G107高速路口1.7公里



**5.0 km** from Zhengmin Expressway S82  
距离郑民S82高速路口5.0公里



**13.0 km** from Beijing-Hong Kong-Macau Expressway  
距离京港澳高速路口13.0公里



**24.0 km** from Zhengzhou South Railway Station  
距离郑州南站24.0公里



**25.0 km** from Zhengzhou East Railway Station  
距离郑州东站25.0公里



**28.0 km** from Xinzheng International Airport  
距离新郑国际机场28.0公里



**30.0 km** from Zhengzhou CBD  
距离郑州中央商务区30.0公里

### PARTICULARS / 详细情况



**Address:** South of Xunjiang East Road, West of Fengqi Street, Economic and Technological Development Zone, Zhengzhou



**地址:** 郑州市经济技术开发区浍江东路以南, 凤栖街以西

**Conveniently located** within Zhengzhou International Logistics Park, adjacent to Xinzheng International Airport and entrances of multiple expressways  
交通便利, 坐落于郑州国际物流园, **毗邻**新郑国际机场和高速路口

**3** premium-grade logistics facilities, with total leasable area of approximately **77,435 sqm**  
**3** 幢高标仓库, 总可租赁面积约为 **77,435** 平方米

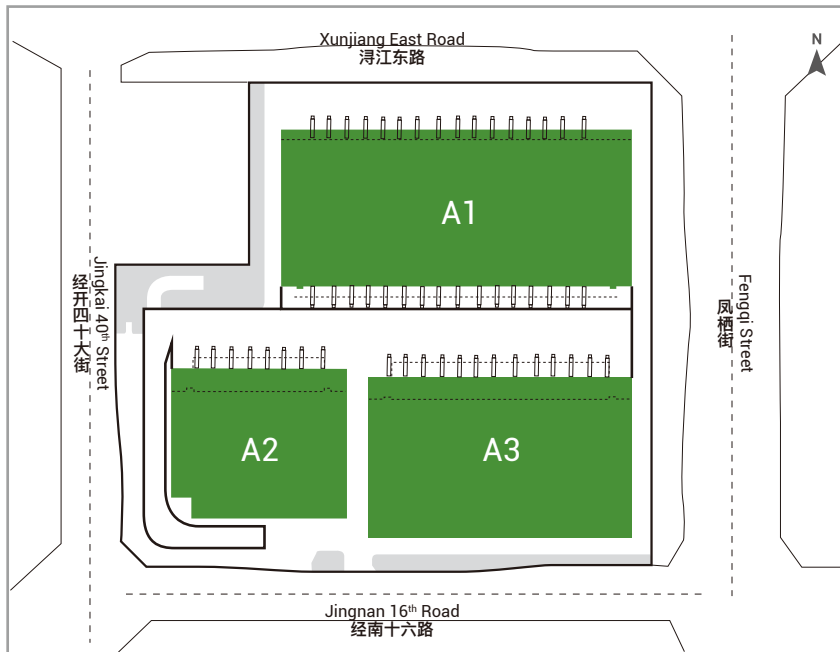
Offer unit size ranging from **3,500 sqm** to **4,900 sqm**  
单元面积 **3,500** 平方米至 **4,900** 平方米

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 logistics facilities with concrete structure and steel roof truss 双层坡道库，一层混凝土框架结构 +门式钢结构
Fire Rating 防火等级	Class C-II 丙二类仓库
Parking 停车位	194 vehicle parking spaces and 103 bicycle parking spaces 194个机动车停车位，103个非机动车停车位
Loading Bay 装卸货位	118
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	36,540 sqm / 平方米
Warehouse A2 A2仓库	15,540 sqm / 平方米
Warehouse A3 A3仓库	25,355 sqm / 平方米
<b>Total Leasable Area 总可租赁面积</b>	<b>77,435 sqm / 平方米</b>

## 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

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