



3 premium-grade two-storey ramp-access logistics facilities located in Conghua District, Guangzhou

位于广东省广州市从化区的3幢高标准双层库

Forest Guangzhou Conghua Logistics Park 瀚溥广州从化物流园

PROXIMITY / 交通



9 km from Expressway G45
距离G45高速入口9公里



15 km from Beijing-Hong Kong-Macao Expressway G4
距离京港澳高速公路G4入口15公里



65 km from Guangzhou Ring Expressway G1508
距离广州绕城高速公路G1508入口65公里



51 km from Guangzhou Baiyun International Airport
距离广州白云国际机场51公里



41 km from Guangzhou North Railway Station
距离广州北火车站41公里



58 km from Guangzhou South Railway Station
距离广州南火车站58公里



60 km from Guangzhou Downtown
距离广州市中心60公里

PARTICULARS / 详细情况



Address: East of Zong Two Road, Mingzhu Industrial Park, Conghua District, Guangzhou



地址: 广东省广州市从化区明珠工业园, 纵二路以东

Conveniently located within Conghua District, adjacent to downtown Guangzhou and entrances of multiple expressways

交通便利, 坐落于广州市从化区, **毗邻**广州市中心和高速路口

3 premium-grade logistics facilities and one block of 6-storey integrated building, with total leasable area of approximately **70,535 sqm**

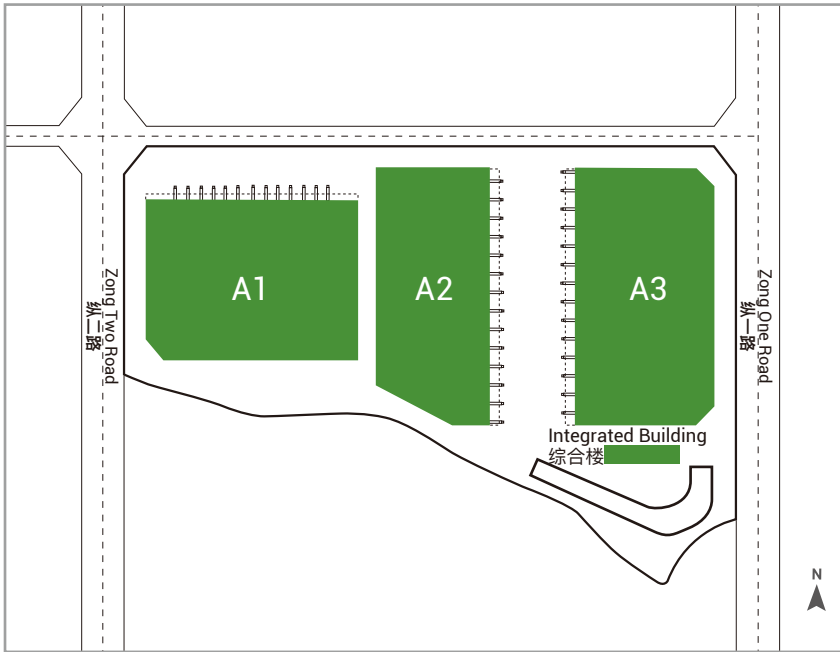
3 幢高标仓库和 **1** 幢 **6** 层综合楼, 总可租赁面积约为 **70,535** 平方米

Offer unit size ranging from **19,401 sqm** to **25,560 sqm**

单元面积 **19,401** 平方米至 **25,560** 平方米

Completion expected in **Q2 2025**

项目预计于 **2025** 年 **2** 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	169 vehicle parking spaces and 858 bicycle parking lot 169个机动车停车位, 858个非机动车停车位
Loading Bay 装卸货位	128
Loading Platform 卸货平台	1.3m raised platform with hydraulic dock levelers 1.3米高, 带液压升降平台卸货平台
Clear Height 净高	9m
Floor Loading 地面承重量	1F: 3T/sqm; 2F: 1.5T/sqm 1层: 3吨/平方米; 2层: 1.5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 Q2 2025 预计2025年2季度消防验收

DEVELOPMENT PLAN / 面积规划

Warehouse A1 A1仓库	22,902 sqm / 平方米
Warehouse A2 A2仓库	19,401 sqm / 平方米
Warehouse A3 A3仓库	25,560 sqm / 平方米
Integrated Building 综合楼	2,672 sqm / 平方米
Total Leasable Area 总可租赁面积	70,535 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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