



Phase I / 一期



Phase II / 二期

Premium-grade
single-storey logistics
facilities located in Baodi
District, Tianjin

位于天津市宝坻区的
高标准单层库

Forest Tianjin Baodi Logistics Park 瀚溥天津宝坻物流园

PROXIMITY / 交通



0.8 km from Pingbao Road S210
距离平宝路S210 **0.8公里**



1.5 km from Tangtong Road G509
距离唐通G509高速路口**1.5公里**



2.5 km from Beijing-Harbin
Expressway
距离京哈高速**2.5公里**



13.0 km from Jingji Expressway S1
距离京冀S1高速**13.0公里**



55.2 km from Langfang
Railway Station
距离廊坊火车站**55.2公里**



78.8 km from Beijing Capital
International Airport
距离北京首都国际机场**78.8公里**



82.0 km from Tianjin Binhai
International Airport
距离天津滨海国际机场**82.0公里**

PARTICULARS / 详细情况



Address: North of Baowang Road, West of Tiantong Road, Baodi District, Tianjin



地址: 天津市宝坻区宝旺路以北, 天通路以西

Conveniently located within Tianjin Baodi District, adjacent to Beijing Capital International Airport and entrances of multiple expressways

交通便利, 坐落于天津宝坻, **毗邻**北京首都国际机场和高速路口

8 premium-grade logistics facilities, with total leasable area of approximately **91,319 sqm**

8 幢高标仓库, 总可租赁面积约为 **91,319** 平方米

Offer unit size ranging from **1,500 sqm** to **6,500 sqm**
单元面积 **1,500** 平方米至 **6,500** 平方米

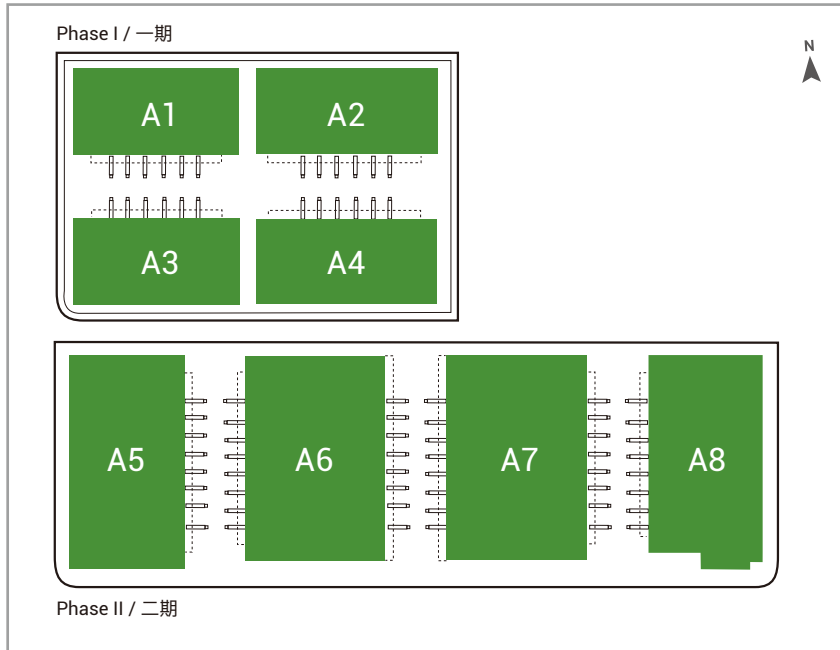
Completed in **2023 Q3**

项目 **2023** 年三季度已消防验收



SPECIFICATIONS / 细节

Building Structure 建筑结构	Single-storey 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	6 Class C-II, 2 Class C-I 6栋丙二类, 2栋丙一类
Parking 停车位	53 vehicle parking spaces and 183 bicycle parking spaces 53个机动车停车位, 183个非机动车停车位
Loading Bay 装卸货位	172
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 1层: 3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	7,554 sqm	Warehouse A5 A5仓库	13,894 sqm
Warehouse A2 A2仓库	8,279 sqm	Warehouse A6 A6仓库	16,455 sqm
Warehouse A3 A3仓库	7,554 sqm	Warehouse A7 A7仓库	16,455 sqm
Warehouse A4 A4仓库	8,279 sqm	Warehouse A8 A8仓库	12,850 sqm
Total Leasable Area 总可租赁面积		91,319 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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