



International grade logistics facilities located in Changsha Economic and Technological Development Zone

位于湖南省长沙经济技术开发区的国际标准级物流仓储设施

Forest Changsha EDZ Logistics Park 瀚溥长沙经开物流园

PROXIMITY / 交通



6.7 km to Changsha Huanghua International Airport
距离长沙黄花国际机场**6.7公里**



2.0 km to S40 Expressway Entrance
距离S40长沙机场高速**2.0公里**



27.6 km to Changsha downtown
距离长沙市中心**27.6公里**



25.1 km to Changsha Railway Station
距离长沙火车站**25.1公里**



42.6 km to Changsha Port
距离长沙港**42.6公里**

PARTICULARS / 详细情况



Address: Changsha Economic and Technological Development Zone, North of Bintang Road, West of Mingyue Road



地址: 长沙经济技术开发区, 宾塘路以北, 明月路以西

Conveniently located within close proximity to Changsha Airport and main expressways
交通便利, **毗邻**长沙机场及长沙主高速路口

4 international-grade warehouses and a 6-storey integrated building, with total leasable area of approximately **92,400 sqm**

4 幢国际标准的仓库和1幢6层综合楼, 总可租赁面积约为 **92,400** 平方米

Offer unit size ranging from **2,900 sqm** to **5,500 sqm**
单元面积 **2,900** 平方米至 **5,500** 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	Double-storey ramp-access warehouse 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	330 vehicle parking spaces and 100 bicycle parking lots 330个停车位，100个非机动车位
Loading Bay 装卸货位	33
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	21,338 sqm / 平方米
Warehouse A2 A2仓库	24,285 sqm / 平方米
Warehouse A3 A3仓库	21,329 sqm / 平方米
Warehouse A4 A4仓库	22,322 sqm / 平方米
Integrated Building 综合楼	3,126 sqm / 平方米
Total Leasable Area 总面积	92,400 sqm / 平方米

FIRE SAFETY FEATURES / 消防设施

Class C II fire-safety grade
丙II类消防设施

All buildings are fully equipped with automatic sprinkler, fire alarm systems, and both indoor and outdoor hydrant systems
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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