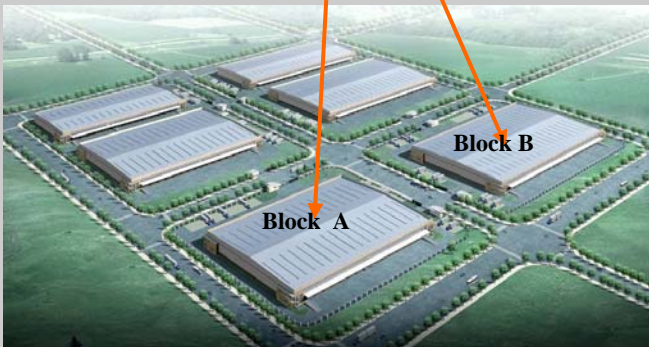
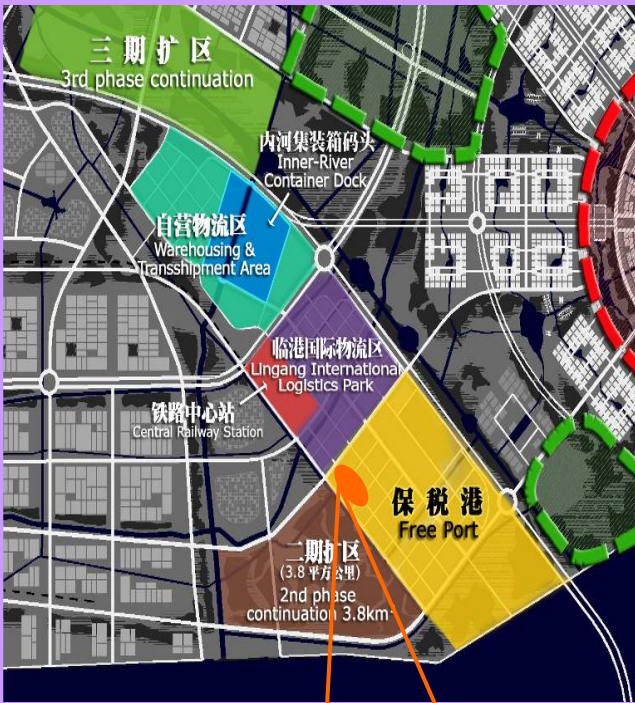


# WAREHOUSE FOR LEASE – MAPLETREE YANGSHAN BONDED LOGISTICS PARK



The first Free Port Zone in China with the combined tax benefits of the Free Trade Zone, Export Processing Zone & Bonded Logistics Park.

## Location:

Within the 8.14 km<sup>2</sup> Lingang Free Port Zone

## Connectivity:

Easy access to Yangshan Deepwater Port, Pudong International Airport, Railway Terminal and WaiGaoQiao via various highways and rapid transportation main roads.

## Property Information

Single storey steel framed warehouse, with 4 warehouse units within for single/multi-tenancy.

	Block A	Block B
Land Area	40,600 sqm (subj. to survey)	48,812 sqm (subj. to survey)
GFA	21,112 sqm (subj. to survey)	25,382 sqm (subj. to survey)
Office	2-storey office in each warehouse unit ~497 sqm	2-storey office in each warehouse unit ~433 sqm
Ceiling ht	Warehouse: 9m Office: 4 m	
Floor Loading	Warehouse: 3T/m <sup>2</sup> Office: 0.25T/m <sup>2</sup>	
Column Grid	Wide column spacing of 12 m x 30m	

- Two-sided docking capabilities
- Loading & Unloading bays equipped with dock levelers
- Parking lots for heavy vehicles, cars and bicycles
- Separate in-road & out-road

## For more information, contact:

Shell Wu (Ms)  
DID: 86-21 5836 7177 x 138  
[shell.wuli@mapletree.com.cn](mailto:shell.wuli@mapletree.com.cn)

<http://www.mapletree.com.sg>

**mapletree**  
shaping & sharing

# WAREHOUSE FOR LEASE – MAPLE TREE YANGSHAN BONDED LOGISTICS PARK

## Property FactSheet:

\*\*Above specifications subject to final changes, if any

Address	Block A	Block B
<b>Description</b>	Single storey steel framed warehouse with four units within for single/multiple tenants	Single storey steel framed warehouse with four units within for single/multiple tenants
<b>Fire Rating (Storage Commodity)</b>	Class III-II	Class III-II
<b>Access</b>	Exclusive access and security for whole block occupier.	Exclusive access and security for whole block occupier
<b>Land Area</b>	40,600 sqm (subj. to final survey)	48,812 sqm (subj. to final survey)
<b>Gross Floor Area (including office area)</b>	21,112 sqm (subj. to final survey)	25,382 sqm (subj. to final survey)
<b>Warehouse Area</b>	4 warehouse units of 5,278 sqm each (including office area)	4 warehouse units of 6,345.5sqm each (including office area)
<b>Office Area</b>	Two-storey office units of 497 sqm in each warehouse unit	Two-storey office space of 433 sqm in each warehouse unit
<b>Toilet provision</b>	Attached toilet within each office unit	Attached toilet within each office unit
<b>Ceiling Height</b>	Warehouse: 9m Office: 4 m	Warehouse: 9m Office: 4 m
<b>Column Grid</b>	Wide column spacing of 12 m x 30m	Wide column spacing of 12 m x 30m
<b>Floor Loading</b>	Warehouse: 3T/m <sup>2</sup> Office: 0.25T/m <sup>2</sup>	Warehouse: 3T/m <sup>2</sup> Office: 0.25T/m <sup>2</sup>
<b>Utilities provision</b>	2 transformer provision of 630 KVA	2 transformer provision of 630 KVA
<b>Illuminance</b>	<ul style="list-style-type: none"> <li>Office – 300 lux</li> <li>Warehouse- 200lux</li> <li>Loading/Unloading area: 300 lux</li> <li>Street lighting: 60 lux</li> </ul>	<ul style="list-style-type: none"> <li>Office – 300 lux</li> <li>Warehouse- 200lux</li> <li>Loading/Unloading area: 300 lux</li> <li>Street lighting: 60 lux</li> </ul>
<b>Fire Safety</b>	<ul style="list-style-type: none"> <li>Fire Sprinkler</li> <li>Smoke Detector</li> <li>Fire Alarm</li> <li>Hose Reel</li> </ul>	<ul style="list-style-type: none"> <li>Fire Sprinkler</li> <li>Smoke Detector</li> <li>Fire Alarm</li> <li>Hose Reel</li> </ul>
<b>Facilities</b>	<ul style="list-style-type: none"> <li>Cross docking capabilities</li> <li>40 docks in total, equipped with dock levelers</li> <li>8 heavy vehicles parking lots</li> <li>8 car parking lots and a bicycle parking area</li> <li>Separate ingress and egress</li> <li>Separate in-road &amp; out-road</li> </ul>	<ul style="list-style-type: none"> <li>Cross docking capabilities</li> <li>52 docks in total, equipped with dock levelers</li> <li>8 heavy vehicles parking lots</li> <li>10 car parking lots and a bicycle parking area</li> <li>Separate ingress and egress</li> <li>Separate in-road &amp; out-road</li> </ul>

## WAREHOUSE FOR LEASE – MAPLETREE YANGSHAN BONDED LOGISTICS PARK

### Property On-Site Pictures:

