

贝莱特历城物流中心

Black Kite Licheng Logistics Center



园区简介

Project Overview

项目位于济南市东北战略位置，北连京津冀协同发展区，东临青岛、烟台、日照等港口群是经济技术开发核心区域。拥有现代化的交通系统，距离G35(济广高速)仅7公里，连通济南遥墙国际机场与济南中心城区，周边人口逾900万。项目计划于2024年第一季度正式竣工，届时将提供总面积72,000平方米的优质物流园区及现代甲级仓库。

Black Kite Licheng Logistics Center is strategically located in the core Jinan logistics submarket of Licheng, northeast of the Jinan CBD in the established [Economic and Technological Development Zone]. The Project and Licheng submarket are serviced by a modern infrastructure network to provide convenient access to the surrounding local population of 9 million. The Project also has excellent connectivity to national networks enabling Jinan to serve as a key intermodal hub for the East and North China markets. Key infrastructure includes the G35 (Jiguang Expressway) located 7km from the Project, connecting Jinan Yaoqiang International Airport (22 km), Jinan CBD (25 km) and [to G35 JiGuang Expressway]. Black Kite Licheng Logistics Center is scheduled for completion in Q1 2024 and will provide 72,000 sqm GLA of modern Grade A warehouse and distribution space.



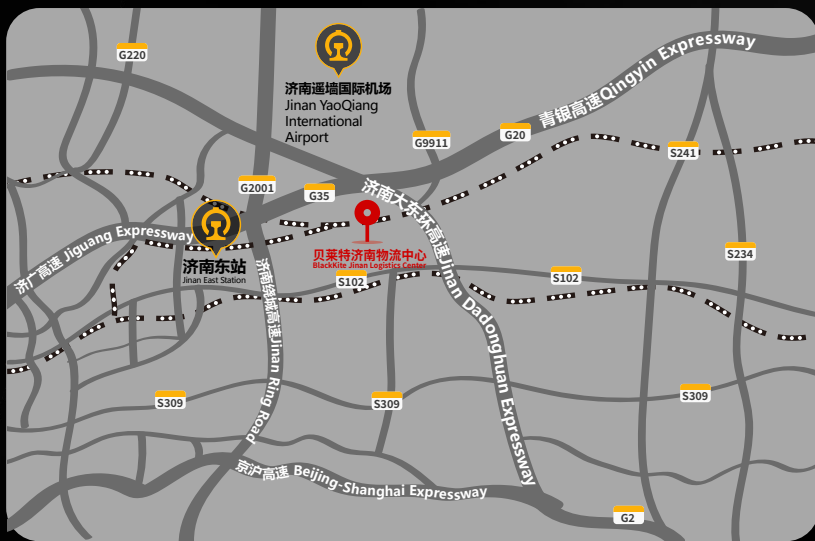
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地理位置

Location



5km 距 G102 京哈公路
to S0101 Jinan No. 2 Ring Expressway
Entrance (to Jinan Airport)

7km 距济广高速 G35
to G35 JiGuang Expressway Entrance

8km 距济南绕城高速 G2
G2001 Jinan Ring Expressway Entrance
(to Jinan Downtown)

22km 距济南遥墙机场
Jinan Yaoqiang International Airport

25km 距济南市区
to Jinan Downtown

参数规格

Specification

位置 / Location 山东省济南市历城区临港高新区纵支二路横六路
Hengliu Road, Zongzhi Road 2,
Lingang Hi-tech Zone, Licheng District, Jinan City

占地面积 / Site Area (sqm) 71,767

可租赁面积 / GLA (sqm) 72,920

建筑结构 / Building Structure 双层坡道库 - 坡道直达各层
2 level - direct ramp access to all floors

交付日期 / Delivery Date 2024 年第一季度 Q1 2024

净高 / Clear Height (m) 9

地面承重 / Floor loading (T/sqm) 3

柱网 / Column spacing (m)
1F: 11.7x12
2F: 12x23.4

停车位 / Parking 166

库间距 / Driveway Width (m) 45

防火等级 / Fire rating 丙二 C2

消防系统 / Fire protection system K202 预作用系统
ESFR K202

园区规划

Site Plan

1 号库 / Warehouse 1 35,247 sqm

2 号库 / Warehouse 2 36,365 sqm

综合楼 / Complex Building 1308 sqm

