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logistics

Your preferred partner of choice for logistics space

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丰树青衣物流中心

Mapletree Logistics Hub Tsing Yi

A new benchmark for logistics space

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■ ABOUT MAPLETREE 關於丰树

Mapletree Investments Pte Ltd is a leading Asia-focused real estate developer, investor and capital manager headquartered in Singapore. Mapletree operates in 15 cities across seven countries with more than 1,600 employees. The Mapletree Group currently manages four real estate investment trusts and five private real estate funds. The Group also owns and manages total real estate assets close to US\$20 billion. These comprise office, retail/lifestyle, residential, logistics, business parks and industrial properties across Asia.

Reputable and Established Footprint in Asia

Mapletree Logistics, the logistics business platform of Mapletree, is the preferred real estate partner of choice for sophisticated and high-quality logistics space across Asia. With a portfolio of quality and modern logistics properties strategically located in Singapore, Japan, Hong Kong, China, South Korea, Malaysia and Vietnam, we are currently managing over US\$4 billion of logistics space.

Professional Knowledge and People

Our team is dedicated to effectively serve our customers through their wide-ranging knowledge and experience in real estate management and development, complemented with sound financial capabilities. Working with a broad base of customers from diverse industries, we deliver solutions that meet their demand for flexible and functional logistics space.

丰树产业私人有限公司 (Mapletree Investments Pte Ltd) 是一家以亚洲为中心的领先房地产开发、投资及资本管理公司。公司总部位于新加坡，经营范围覆盖7个国家15个城市，拥有1600多名员工。丰树集团目前管理著四个房地产投资信托基金及五个私募房地产基金。集团持有和管理市值达200亿美元的房地产资产。这些产业包括遍布亚洲各地的办公大楼、零售商业楼、住宅、物流园、商业园区及工业大楼。

實力雄厚，馳名亞洲

作為丰树集團旗下的物流業務平台，丰树物流以其完備的設施和卓越的物流倉儲而成為亞洲房地產合作夥伴。丰树物流在新加坡、日本、香港、中國、韓國、馬來西亞和越南均設有優質而時尚的物流房產組合，其管理的物流資產達40億美元。

精益求精，人才濟濟

憑藉雄厚的財力以及在房地產開發及管理方面積累的豐厚知識與經驗，我們的團隊致力於為客戶提供更高效率及卓越的服務。由於我們的客戶群龐大且來自各行各業，因此我們會根據客戶的各類需求和對物流倉儲的功能要求，提供一應俱全的解決方案。

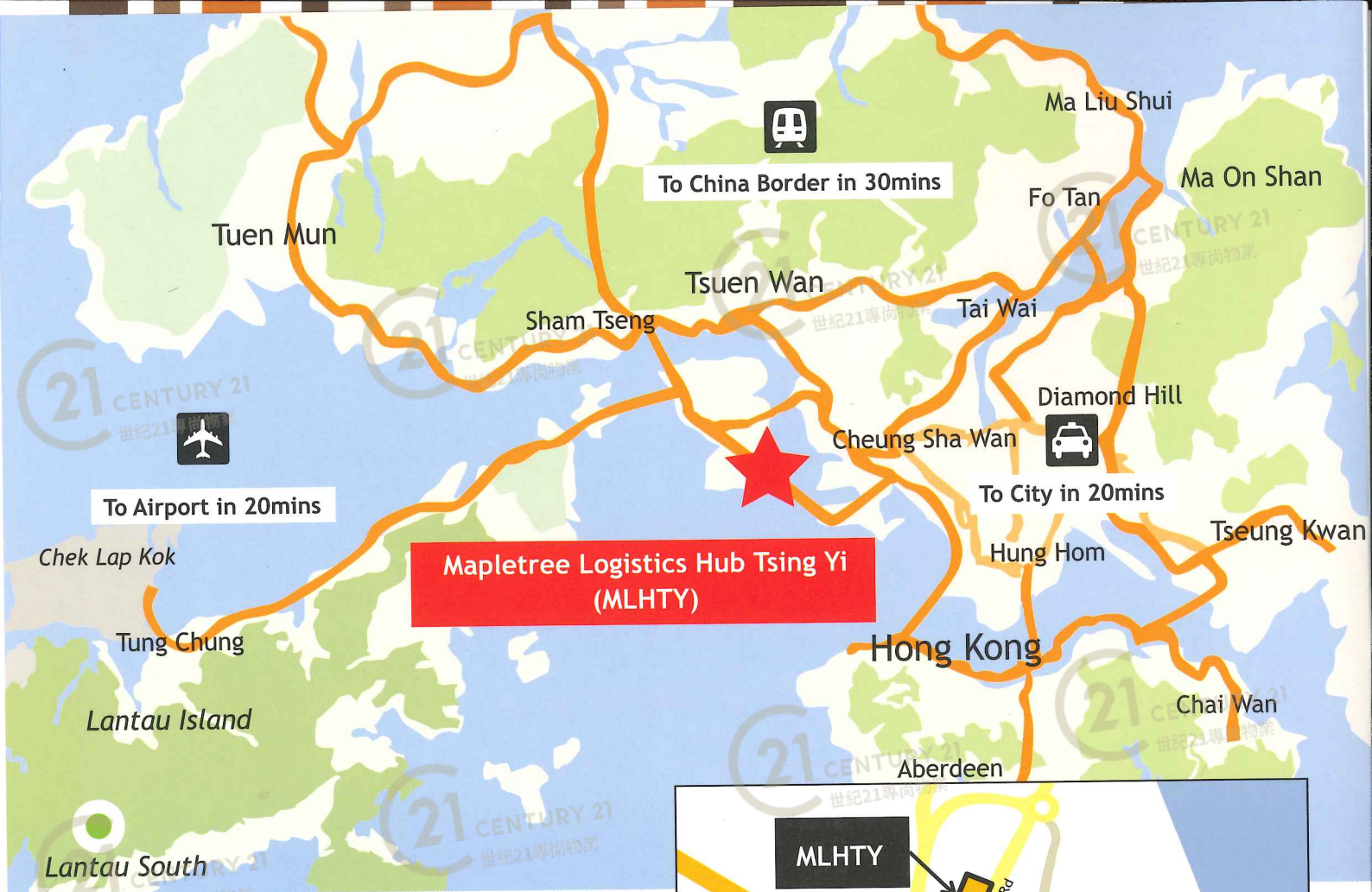
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■ STRATEGIC LOCATION 地理位置得天獨厚

Excellent Connectivity

Tsing Yi is well connected to the Hong Kong International Airport (HKIA) via the Nam Wan Tunnel and North Lantau Highway.

With the completion of the Hong Kong-Zhuhai-Macau bridge in 2016, the property will also enjoy improved accessibility to Zhuhai and Macau.

The new Tuen Mun-Chek Lap Kok Tunnel, slated to complete in 2018 will connect Tsing Yi to Tuen Mun and Shenzhen via the North Lantau Highway. The Tuen Mun Western Bypass is also currently under preliminary planning and will improve connectivity from Tsing Yi to Shenzhen Bay when completed in the next decade.

Mapletree Logistics Hub Tsing Yi is a 11-storey ramp-up warehouse in a prime logistics location with excellent connectivity to the airport, city and Kwai Chung container terminal.

This 1.6 million sqft hub is designed for modern and optimal supply chain operation requirements and aims to attract both international and local logistics players.

四通八達

從青衣途經南灣隧道和北大嶼山公路，可輕鬆前往香港國際機場 (HKIA)。

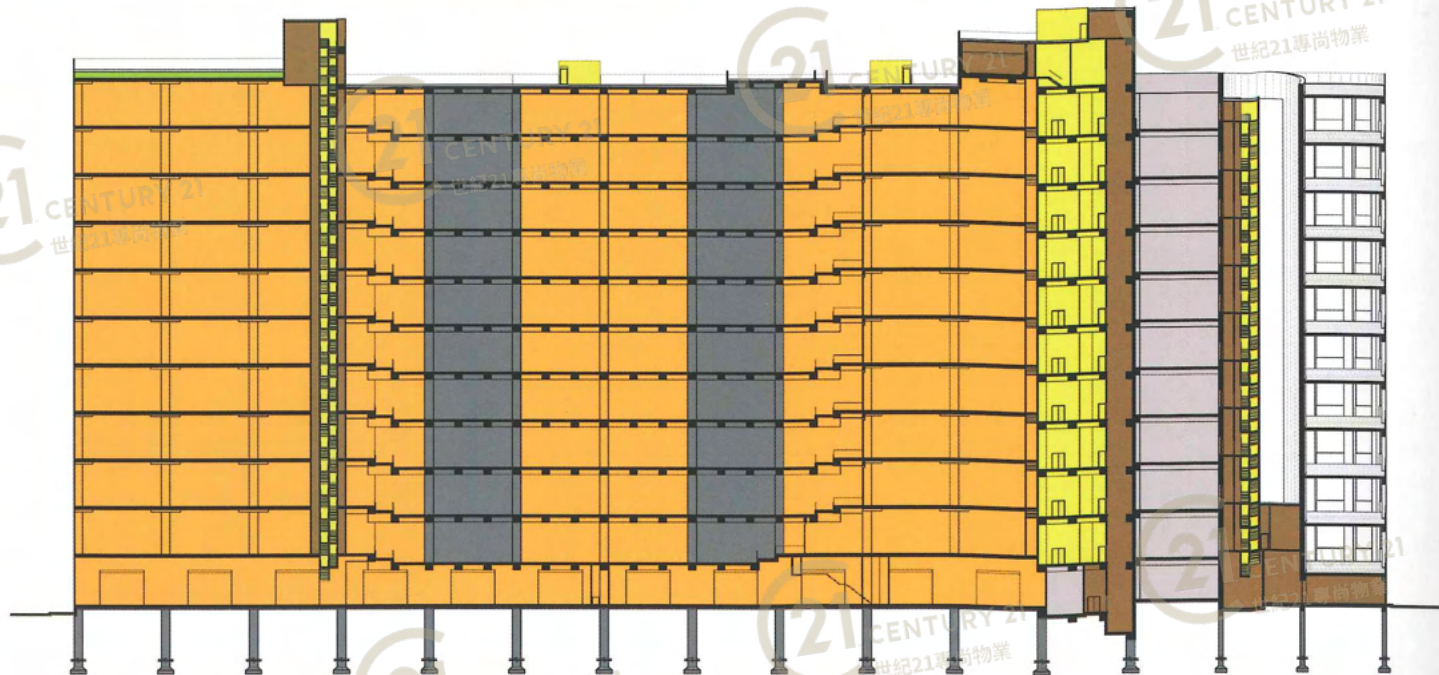
隨著2016年港珠澳大橋通車後，從青衣前往珠海和澳門將更快捷。

2018年，待新屯門赤鱗角隧道落成後，客戶可輕鬆從青衣經北大嶼山公路及新屯門赤鱗角隧道到達邨門及接駁到深圳，屯門西繞道目前也在初步規劃，預計將於十年內完成，進而提高青衣與深圳灣的接駁效率。

丰树青衣物流中心是一座11層高的車路直達倉庫，其位於絕佳的物流運輸地段，可輕鬆便捷地前往機場、市區以及葵湧貨櫃碼頭。

該物流中心面積達160萬平方尺，樓宇設計符合時尚優化型供應鏈營運需求，旨在吸引國際和本地物流公司客戶。

SECTIONAL PLAN 截面圖



QUALITY FEATURES 樓宇特點

BUILDING SPECIFICATIONS 設施	DESCRIPTION 詳情
Loading Capacity 負荷能力	17.5 kN/m ² loading 17.5千牛/平米
Power Supply 供電	22 VA/m ² , 0.03amp, 3-phase/m ² (Exclude AC Load) 22伏安/平米, 0.03安培, 3相/平米 (不含交流負載)
Floor-to-ceiling height 淨高	G/F : 5.95 m 底層: 5.95米 1/F - 10/F : 5.50 m 1樓至10樓淨高度: 5.50米
Fire System	Wet sprinkler type
Column Grid 支柱网格	12m x 11m
Lifts 電梯	3 Nos. of Passenger Lifts (Capacity : 18 persons each) 2 Nos. of Service Lifts (1350kg) 3部載客電梯 (容量: 18人/每部) 2部載貨電梯 (1350公斤)
Loading / Unloading Bays 裝載台/卸載台	71 個
Dock Levellers 貨台搭板	1 per 3 bays 每3個貨台配備一個貨台搭板
No. of Carpark Lots 私家車位	Min. 71 (Approx) 約71個
No. of Lorry/Container Lots 貨車/貨櫃車位	Min. 71 (Approx) 約71個
Building Efficiency 實用率	58% (approx) 約58%

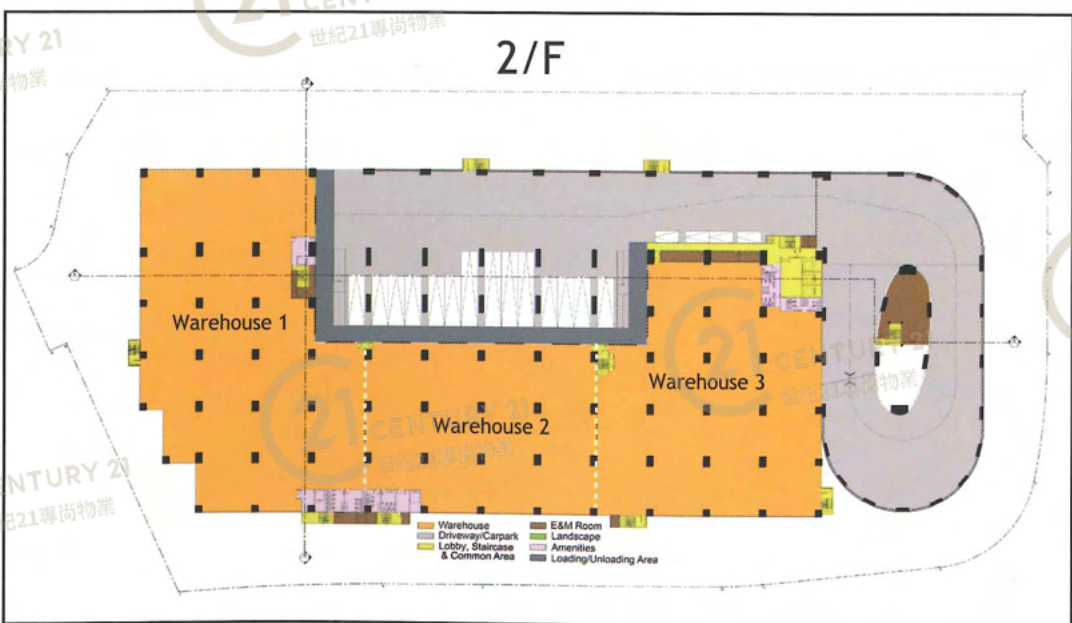
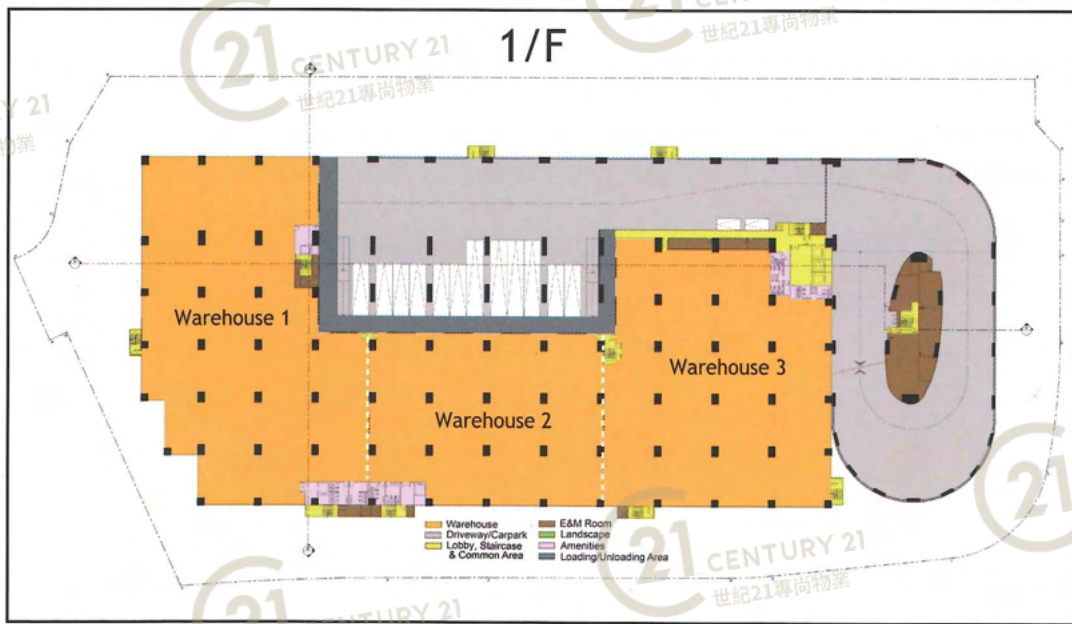
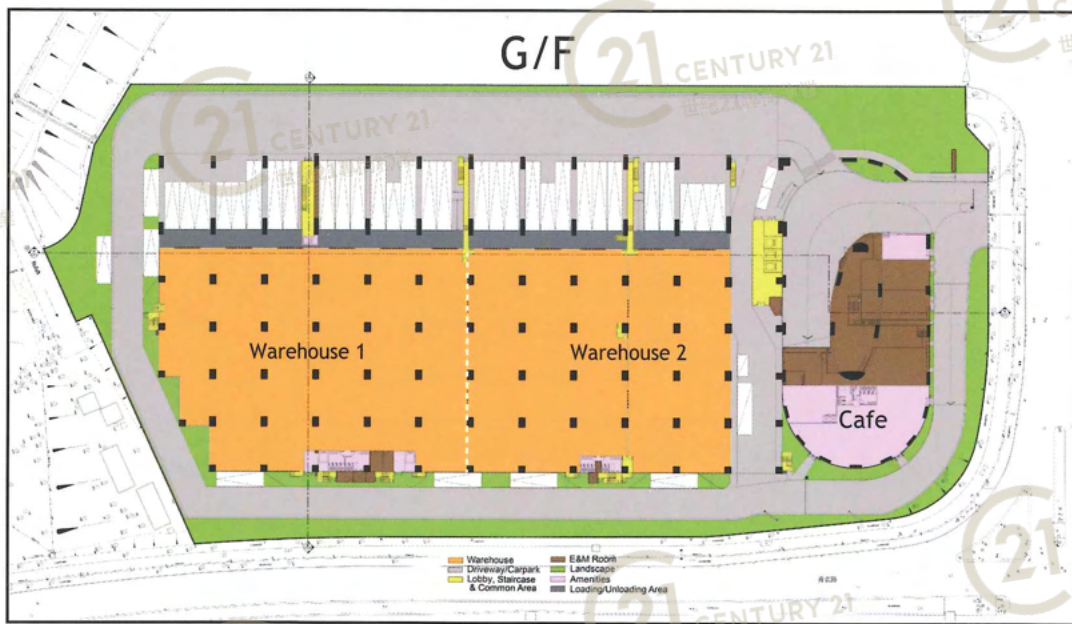
UNIQUE BUILDING FEATURES

- Dedicated and exclusive ground floor space
- Regular floor plate with high building efficiency
- Ramp access to all floors
- Corporate entrance lobby
- Good traffic circulation within each floor
- Amenities include cafeteria on G/F and shuttle bus services
- Ample parking space
- 24 Hr Operation

樓宇特色

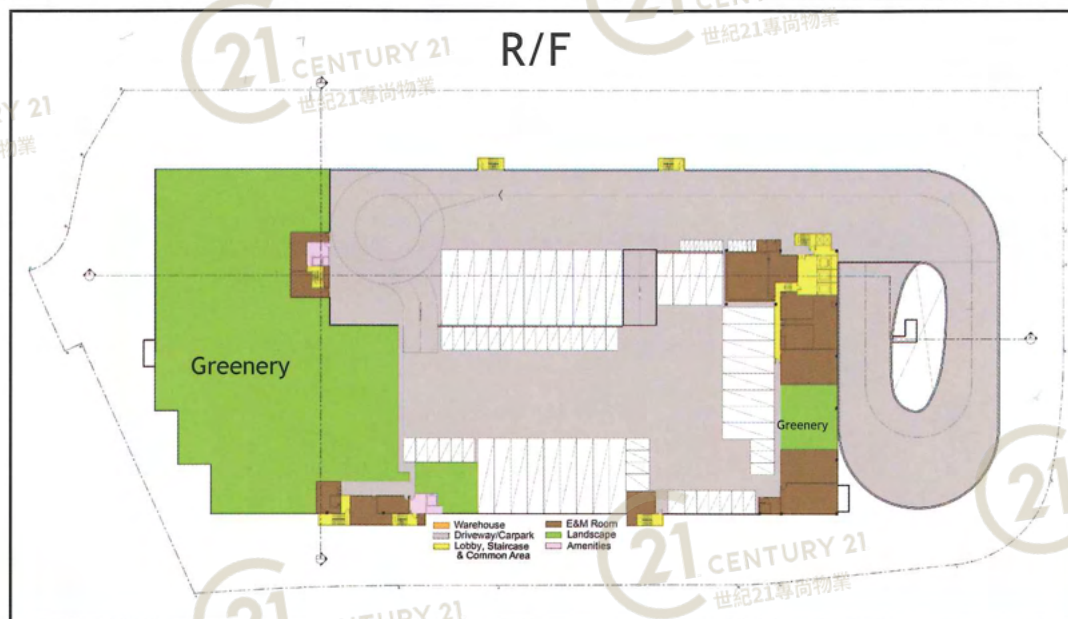
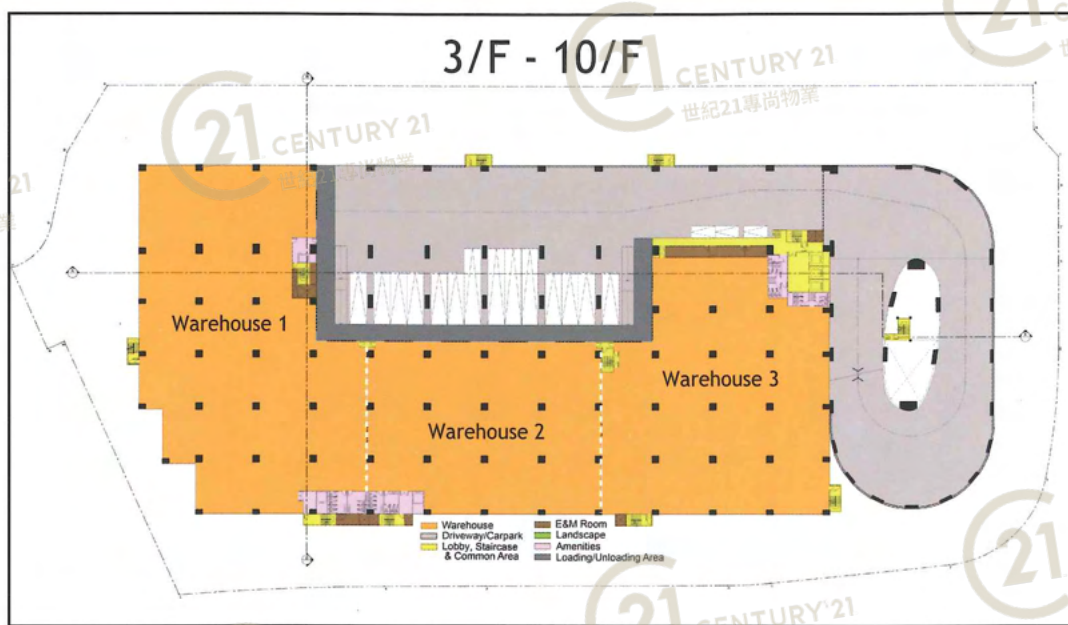
- 底層獨立運作
- 實用率高
- 車路直達各樓流層
- 寫字樓式大堂
- 寬闊的車路空間
- 底層設有快餐店及專線巴士服務等便利設施
- 充裕停車位
- 24小時運作

WAREHOUSE FLOOR PLANS (Lower Floors) 倉庫平面圖(低層)



Final unit sizes and layout plans are subject to changes 單位最終面積有可能作出修改

WAREHOUSE FLOOR PLANS (Upper Floors) 倉庫平面圖 (高層)



LETTABLE FLOOR AREA 樓層面積

Level	Warehouse 1	Warehouse 2	Warehouse 3	Total
G/F	77,100	69,937	-	147,037
1/F	59,499	37,156	50,813	147,468
2/F	59,909	37,411	48,374	145,694
3/F	59,332	37,052	47,815	144,199
4/F	59,332	37,052	47,815	144,199
5/F	59,332	37,052	47,815	144,199
6/F	59,315	37,033	47,845	144,193
7/F	59,315	37,033	47,845	144,193
8/F	59,315	37,033	47,845	144,193
9/F	59,555	36,653	47,985	144,193
10/F	59,555	36,653	47,985	144,193

Total Lettable Area 出租總面積 : 1,593,761 sqft

Final unit sizes and layout plans are subject to changes 單位最終面積有可能作出修改