

# For Sale

## 100% Occupied Industrial Park For Sale in Prime Location Shanghai Songjiang Industrial Zone



### Location

- National Level – Shanghai Songjiang Industrial Zone
- 35 minutes to Shanghai downtown
- 10 minutes to Metro Line 9
- 10 minutes to G60 and G15 highway exit

### Key Specifications

- Land area : 182mu (121,400sqm)
- Existing GFA : 58,000sqm
- 24 single storey workshops completed from 2005 - 2008
- 100% occupied. Most tenants are International
- Ceiling height over 10meters with 5-10 ton crane support
- 30 mu spare land, with government approval in place to build additional 16,000 sqm
- Total power within park: 12,500 KVA
- Each building has title certificates

### Rental Information:

- Current annual income: RMB 18m
- Rent escalation for different tenants
- Construction cost for new buildings: RMB 25 million
- Estimated income for new buildings: RMB 4.6 million per year

### Transaction information:

- Onshore transaction
- Asking price: RMB 370 million
- The landlord management team has excellent relationships with the local government
- RMB 80 million mortgage in place from local bank, at 7.17% interest rate. Possible to increase to RMB 130 million



### CONTACT INFORMATION

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# 出售

## 100%满租高品质工业园区整体出售 上海松江工业区



### 位置

- 上海国家级松江工业区
- 距离市中心35分钟车程
- 距离地铁9号线10分钟车程
- 距离G60、G15高速入口10分钟车程

### 主要信息

- 总占地面积：182亩
- 现有建筑面积：58,000 平米
- 2005-2008年分批建成24栋单层厂房
- 100%满租，租户皆为欧美日本企业
- 单层厂房10米以上层高，5-10吨行车
- 空地30亩，政府已批准新建厂房
- 准备新建2栋厂房以及1栋综合楼
- 新建面积总计16,000平米
- 园区配电12,500KVA，电力充足
- 每栋厂房有单独产证

### 租金信息

- 目前年租金约1800万
- 租户协议包括租金增长
- 新建物业成本约2500万
- 新建物业租金预计年收入约460万

### 出售信息

- 境内股权转让
- 报价人民币3.7亿
- 业主现有管理人员与当地政府关系非常好，可简化收购交易批复程序
- 现有贷款8000万人民币，利率为基准利率上浮10%，可增加到1.3亿左右



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