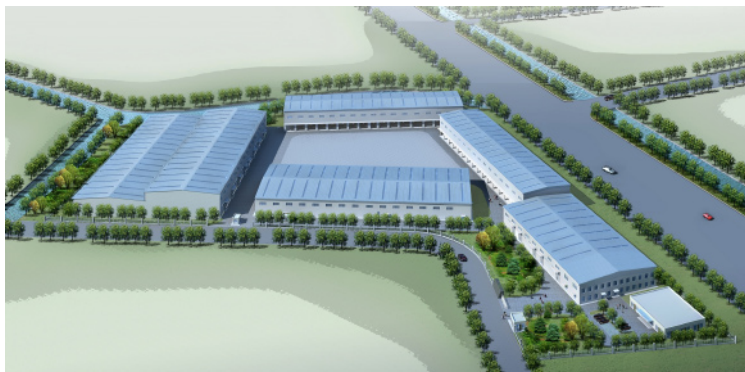


EXCLUSIVE AGENT – FOR LEASE

HIGH QUALITY SINGLE STOREY INDUSTRIAL PROPERTY SHANGHAI



PROPERTY PARTICULARS

- Independent compound with 5 workshops and 1 office building
- High ceiling and floor loading for each building
- Large outside storage and loading area
- Well developed and maintained by international owner
- Convenient access to 3 metro lines and Shanghai downtown
- Close to Shanghai Wusong Port and Jiangsu province
- Suitable for light and heavier forms of manufacturing, storage, distribution and logistics

BUILDING KEY FACTS

Location	Shanghai
Year of Completion	2009
Land Size	54,055 sqm (81 mu)
Total GFA	27,466 sqm
Ceiling Height	Up to 15 m for workshops
Floor Loading	3 tons/sqm
Power	1,250 KVA
Plot Ratio Requirement	0.6 – 1.5
Outside Storage / Loading area	8,000 sqm
Container Scale	Installed on-site
Parking Facilities	Ample parking available for cars and trucks

TRANSPORTATION

Destination	Distance (km)	Drive Time (min)
Metro Line 1	12.0	15
Metro Line 3	12.0	16
Metro Line 7	10.0	15
G1501 Highway	11.0	14
S20 Outer Ring Road Highway	16.5	20
People's Square	30.0	40
Nearest Container Port	4.0	8
Shanghai Wusong Port	20.0	25
Shanghai Hongqiao Int'l Airport	39.0	40
Shanghai Pudong Int'l Airport	60.0	60



ASIA PACIFIC
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