



## Relocation Opportunity for an Industrial Site in Residential Area



### PROPERTY HIGHLIGHTS

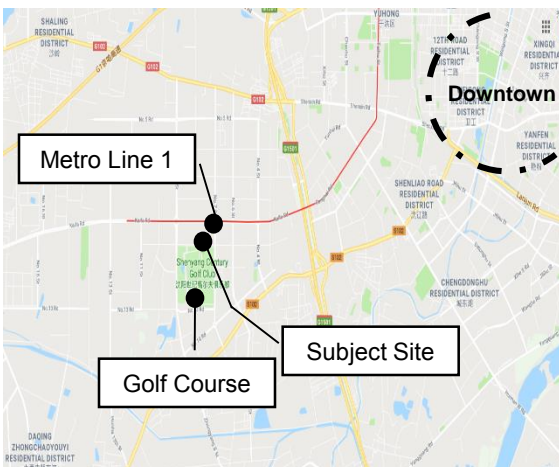
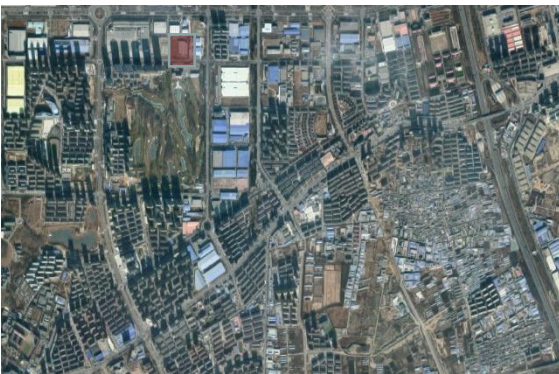
- Owned by a USA Fortune 500 corporation
- Outstanding location, adjacent to a golf course and a 5 minute walk to metro line 1 station
- Several schools and amenities nearby
- Rapidly developing area, away from industrial to residential
- 30,000sqm of clean rectangular-shaped land for design / development
- Adjacent site (to the west) is the same size and now being developed to residential for average of approx. RMB 9,500-12,500/sqm on the completed GFA
- Title certificate expiry date: September 2057

### LAND SITE KEY FACTS

<b>Land Size</b>	Total - 29,998.57 sqm (approx. 45 mu) (according to title certificates)
<b>Plot Ratio</b>	1.9 (TBC)

### TRANSPORTATION

Destination	Approx. Distance	Approx. Drive Time
Metro Line 1	0.67 km	2 min
Shenyang Century Golf Club	0.05 km	<1 min
Primary and Middle School	<2 km	4 min
Dan Fu Expressway / Shenyang Round City Expressway	3.1 km	7 min
Shenyang University of Chemical Technology	2.6 km	5 min
Shenyang University of Technology	3.1 km	6 min
Second Ring Road	7.3 km	15 min



### CONTACT INFORMATION

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## 住宅区内工业用地改造机会

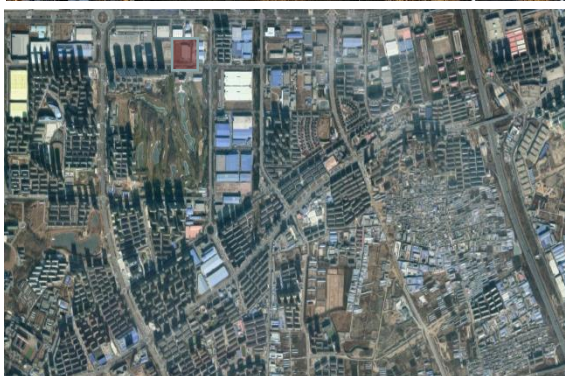


### PROPERTY HIGHLIGHTS 项目亮点

- 业主为美资财富500强企业
- 位置优越，紧靠高尔夫球场，步行至地铁1号线站点仅5分钟
- 周边学校和商业配套成熟
- 区域发展迅速，正从传统工业区向住宅区转变
- 3万平方米方正地块，非常适合设计再开发
- 西侧相邻同等面积地块已完成住宅用地变性，正在开发建设中，出售单价约每平米9500-12000元。
- 土地使用期限：2057年9月

### LAND SITE KEY FACTS 土地主要指标

土地面积	29,998.57 平米(约 45 亩) (产证面积)
容积率	1.9 (TBC)



### TRANSPORTATION 交通

地点	距离	驾驶时间
地铁一号线	670米	2 分钟
沈阳世纪高尔夫球中心	50米	少于1 分钟
小学和中学	少于2 公里	4 分钟
丹阜高速/沈阳绕城高速	3.1 公里	7 分钟
沈阳化工大学	2.6 公里	5 分钟
沈阳工业大学	3.1 公里	6 分钟
沈阳二环路	7.3 公里	15 分钟



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