

Exclusive Agent



ASIA PACIFIC
PROPERTIES

For Sale

Shenyang Economic & Technological Development Area



- Grade A 10,000 sqm workshop / warehouse
- Prime Location: Located in the city's main industrial zone:
 - East of the 4th ring road;
 - Approximately 5 minutes' walk to metro station and
 - 30 minutes' drive to downtown with ample amenities nearby.
- Fortune 500 owner, designed & constructed to a US-listed company standard
- Flexible & efficient world-class space, with 7,000 sqm of vacant land
- Repositioning opportunity to convert to warehouse

For further information, please contact:

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PROPERTIES

Shenyang Economic & Technological Development Area



LOCATION HIGHLIGHTS

- Outstanding location in Shenyang:
 - 8 minute walk to Metro Line 1
 - 15 minute drive to the Middle Ring Road, 30 minute drive to the city center, located directly beside the Shenyang Round City Expressway
 - 30 minute drive to Shenyang International Airport
- Conveniently located in best area of Shenyang Economic & Technological Zone
- Surrounding area supported by residential, commercial and ample amenities
- Within a 5 minute drive to Shenyang University of Chemical Technology and Shenyang University of Technology
- Approximately 20 mins drive (14 km) to the BMW campus
- Short supply of single-story industrial property in the area for sale

BUILDING HIGHLIGHTS

- Built to FM international standards, by U.S.-listed Fortune 500 owner
 - Sprinklers throughout, double glazed windows , epoxy floor coating
 - Air conditioning throughout
 - 5 tons/sqm floor loading
 - 1 loading dock with leveler and 1 large overhead door with ramp
 - 6m to 8m ceiling height
 - 1,600 KVA power installed
- Entire workshop raised 1.2m, allowing for straightforward building repositioning from workshop to warehouse

OTHER FEATURES

- 7,000 sqm efficient shaped vacant land
- Ample space for parking
- Title certificate expiry date: September 2057
- Decorated, high quality office
- Well maintained property with high quality landscaping

