

# For Lease

## High Quality Industrial Property in Outstanding Location in Shanghai

### PUJIANG TOWN, MINHANG DISTRICT

#### PROPERTY HIGHLIGHTS

- Reputable, international landlord
- Decorated workshop (partially air conditioned) and office
- High quality site, enhanced through building upgrade
- Rapidly developing area, in one of the most easily accessible industrial parks in Shanghai
- Walking distance to metro station
- Adjacent to main road and hotel
- Former tenant Fortune 500
- Independent building entrance

#### BUILDING KEY FACTS

<b>Building Size</b>	Total - 20,583.48 sqm approx.
<b>Rentable Area</b>	Total – 3,866sqm Ground floor – 1,454sqm Second floor – 1,629sqm Office 2 floors – 783sqm
<b>Other facilities</b>	Staff canteen Decorated office w/ furniture, server room, etc Canopy area for loading
<b>Floor loading</b>	Ground floor – 3 tons/sqm Upper floors – 250-400 kg/sqm
<b>Ceiling Heights</b>	Ground floor workshop – 5 m Second floor workshop – 6-8 m
<b>Power</b>	Total 1,250 KVA
<b>Elevators</b>	2-ton cargo elevator

#### TRANSPORTATION

Destination	Approx. Distance	Approx. Time
Metro Line 8	1.0 km	1 min
Puxing Road	1.0 km	1 min
S32 Highway	3.5 km	5 min
Outer Ring Road	5.5 km	10 min
Middle Ring Road	9.0 km	15 min
People's Square	19.0 km	30 min
Lujiazui	22.0 km	30 min
Hongqiao Airport	26.0 km	30 min
Pudong Airport	38.0 km	20 min

#### CONTACT INFORMATION

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# 出租

## 优质工业物业出租 上海市闵行区浦江工业园

### 物业简介

- 业主为知名跨国集团
- 已装修车间（部分带有空调）和办公室
- 高标准建筑，通过改造升级后再次提高物业品质
- 该区域发展迅猛，是上海最靠近市区最便捷到达的工业园之一
- 紧靠主干道，边上为一知名酒店
- 步行可达地铁站，便捷通往市中心
- 前租客为『财富500强』公司
- 独立的建筑入口

### 房屋参数

物业面积	总建筑面积 - 20,583.48 平米 (产证面积)
出租面积	总面积 - 3,866 平米 <ul style="list-style-type: none"> <li>▪ 一楼面积 - 1,454 平米</li> <li>▪ 二楼面积 - 1,629 平米</li> <li>▪ 办公室共两层 - 783 平米</li> </ul>
其他设施	员工食堂 已装修办公室配家具，服务器机房等 装卸区域
地面承重	底楼 - 3吨/平米 二楼 - 250-400 kg/平米
物业层高	底楼层高 - 5米 二楼层高 - 8米
物业配电	1,250 KVA
货梯配备	2吨货梯

### 交通位置

目的地	距离	所需车程
地铁8号线站点	1.0 公里	1 分钟
浦星公路	1.0 公里	1 分钟
S32高速公路	3.5 公里	5 分钟
S20外环路	5.5 公里	10 分钟
中环线	9.0 公里	15 分钟
人民广场	19.0 公里	30 分钟
陆家嘴	22.0 公里	30 分钟
虹桥国际机场	26.0 公里	30 分钟
浦东国际机场	38.0 公里	20 分钟

### 联系方式

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物业位置