

# Exclusive Agency Industrial Site For Sale

## Fengxian, Shanghai



## Shanghai Fengpu Industrial Park

### SITE OVERVIEW

- Total Land Area: 17,836.7 sqm (26.8 Mu), on efficient square-shaped plot
- Land-Use: Industrial, 50-years, expiring in September 2025
- Building GFA: 7,880.57 sqm (480sqm sqm office)
- Developed and owned by a MNC to international standards, headquartered in Australia
- Vacant possession – China manufacturing operations relocated outside Shanghai
- Utilities Connected to Site: Sprinkler systems & pump infrastructure, 315KVA electric power, telecommunications, optic fiber
- Site comprises 2 single-storey, steel structured buildings with guard house and office
- Floor loading: 5 tons/sqm
- Ceiling height: 7-11 meters
- Plot ratio: 1.0 (possibility to increase to 2.5)

### LOCATION HIGHLIGHTS

- In a prime location within Fengxian District – within the Shanghai Fengpu Industrial Park, a municipal level industrial zone
- Area repositioning to a high-end, high-tech R&D / production center,
- Surrounded by ample residential, commercial, and supporting amenities in Nanqiao downtown which is 10 minutes' drive from the subject site
- Other occupiers in the vicinity include: GE, Bacardi, Royal Canin, Autolive, Hirata, Pioneer, Mahle, Autoliv, Cherokee, Markem Imaje, Panasonic, ABB, Nu Skin, Potevio
- Proximity to Metro Station: 2km to metro line 5 Xiaotang and Fengpu Avenue station
- Proximity to Highways:
  - 3km to S4
  - Connect to G1503 and S32
- Proximity to Airports/Hubs:
  - Hongqiao Transportation Hub: 40 minutes' drive (36km)
  - Pudong Airport: 50 minutes' drive (60km)
  - Xujiahui CBD: 40 minutes' drive (32km)
- Very short supply of quality industrial property in the area for sale or lease

### TRANSACTION SUMMARY

- Preferred method of sale via onshore (Shanghai) or offshore (HK) equity transfer
- Clean entities onshore and offshore
- Indicative Sales Price: **RMB 60,000,000**



# 独家代理 稀有工业物业 出售

上海市奉贤区



## 上海工业综合开发区（奉浦工业区）

### SITE OVERVIEW 物业描述

- 土地面积: 17,836.7 平米 (约26.8亩), 地块方正高利用率
- 土地使用权限: 50年工业用地, 至2055年9月
- 总建筑面积: 7,880.57 平米 (其中办公面积480平米)
- 由一家澳大利亚的知名生产型企业开发建设和使用
- 目前已经控制, 业主已搬迁离开上海
- 公用设施配套到位: 消防喷淋和泵房、315KVA配电、通讯和网络
- 物业包含: 2栋单层钢结构厂房、门卫室和办公区域
- 地面承重: 每平方米5吨
- 层高: 7-11 米
- 容积率: 1.0 (可增加到 2.5)

### LOCATION HIGHLIGHTS 区位优势

- 在奉贤区最核心的工业板块—上海工业综合开发区（奉浦工业区），上海市级工业区
- 区域正在向高端制造、高科技和研发板块转型
- 距离奉贤南桥中心约10分钟车程, 住宅、商业和生活配套齐全
- 工业区内其他知名企业包括: 通用、百加得、皇家狗粮、奥托立夫、先锋、德国马勒、美国巧乐奇、马肯依玛士、松下电子材料、ABB、如新、中国普天等国内外知名企业
- 最近地铁站: 距离轨道交通5号线萧塘站和奉浦大道站都约为2公里
- 距离高速公路:
  - S4大叶公路出口3公里
  - 便捷连接G1503上海郊环线 和 S32申嘉湖高速
- 距离机场和市中心:
  - 距离虹桥交通枢纽: 40分钟车程 (约36公里)
  - 距离浦东国际机场: 50分钟车程 (约60公里)
  - 距离徐家汇商业中心: 40分钟车程 (约32公里)
- 在该区域内非常稀有的高质量单层工业厂房

### TRANSACTION SUMMARY 交易信息

- 优先考虑境内或境外股权转让
- 境内外干净项目公司
- 报价: **RMB 60,000,000**



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