

# Exclusive Agency Industrial Site For Sale / Lease

## Suzhou Industrial Park – SIP

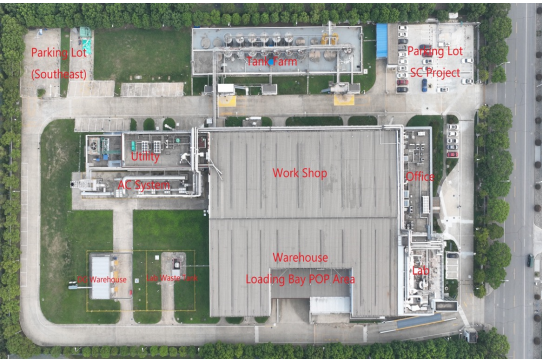


### PROPERTY PARTICULARS OVERVIEW

#### SITE SPECIFICATIONS

Land Use Expiry Date	March 2056 (31.5 years remain)
Land Size	24,682.8 sqm (37 mu)
Building Size: Total GFA (on Title)	8,671.23 sqm
Factory / Warehouse GFA	5,186.46 sqm
Office / Lab GFA	3,349.55 sqm
Ancillary Buildings GFA	135.22 sqm
Ceiling Height	10 m
Floor Loading (Workshop / Warehouse)	2 tons / sqm
Power	2,250 KVA
Current Plot Ratio	0.368
Site Coverage	6,372.97 sqm (26%)
Vacant Land	14,061 sqm (21 mu)

Transport	Distance (km)	Drive Time (mins)
Highway Exit: G2	5	10
Metro Stations: Lines 1, 3, 5	6-7	15
SIP High Speed Train Station	15	20
Wuxi Shuofang Airport	53	55
Shanghai Downtown	64	60
Shanghai Hongqiao Airport	66	60
Shanghai Pudong Airport	117	105





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### PROPERTY PARTICULARS OVERVIEW

#### SITE HIGHLIGHTS

- Independent compound in the heart of SIP – considered to be one of the best and most well-established industrial zones in China.
- Generic site and property layout:
  - Single-storey warehouse / workshop with loading docks
  - Open-plan office
- Ample vacant land for parking or further development – especially if certain utilities are not needed, which can be easily removed.
- Seller is a large US NYSE listed multinational manufacturer.
- Property decorated and well maintained to US standards:
  - Epoxy & PVC floors
  - Air conditioning
  - Sprinkler systems
  - Air filtration systems
  - Several power transformers
  - Modern canteen and toilets
  - Training theatre
  - Fully furnished office
- Short supply of high-quality single-story property available for purchase.
- The seller is seeking best offers for the property to purchase as-is, and can also consider offers to lease the Property.



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