



出售或出租 FOR SALE OR LEASE

# NANJING SCANDINAVIAN INDUSTRIAL CAMPUS 南京北欧工业园

On behalf of  
**NSIC**  
NANJING SCANDINAVIAN INDUSTRIAL CAMPUS  
南京北欧工业园

**CBRE**  
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[www.cbre.com.cn](http://www.cbre.com.cn)

TOTAL BUILDING AREA 21,361SQM (Approximate Only)

租赁面积：21,361平方米 (仅供参考)



### ADVANCED LOCATION

- Located in the dynamic Nanjing Jiangning Development Zone between Nanjing City and Lukou International Airport
- Close to the college town in NSP (12 universities)
- Close to main roads and metro (ready early 2010)
- Largest river harbor in Asia is only 25 km away

### LEASE FEATURES

- Well developed infrastructure
- Value added services available
- Security guarded entrance to the campus area
- Security cameras covering outdoor campus area
- Quality facilities management
- Reception service in office building
- Lunch cafeteria in office building
- Conference rooms in office building

### 地理位置优越

- 坐落在充满活力的南京江宁开发区，位于南京市与禄口国际机场之间
- 邻近南京大学城（含12所院校）
- 紧邻主干道与地铁（2010年初完工）
- 距亚洲最大的江港只有25公里

### 租赁亮点

- 完备的基础设施
- 增值服务供选择
- 配有保安的安全出入口
- 配备安全摄像头
- 优质设施管理
- 办公楼前台接待
- 办公楼自助餐厅
- 办公楼会议室



## SINGLE STOREY FACTORY

- Building structure: Steel
- Building area: 7,946sqm + 4000 sqm mezzanine (174m x 21m)
- Net ceiling height: 9m
- Floor load : 2 000 ~ 5,000kg/sqm
- Columns distance: 6m
- Doors: 4 electrical Crawford doors 5x5 m
- Insulated walls and roof
- 400W metal roof lights
- Internet and telephone lines available
- Fire protection: Infrared smoke sensor, hydrant and pump
- Crane/span: 5 tons/24m

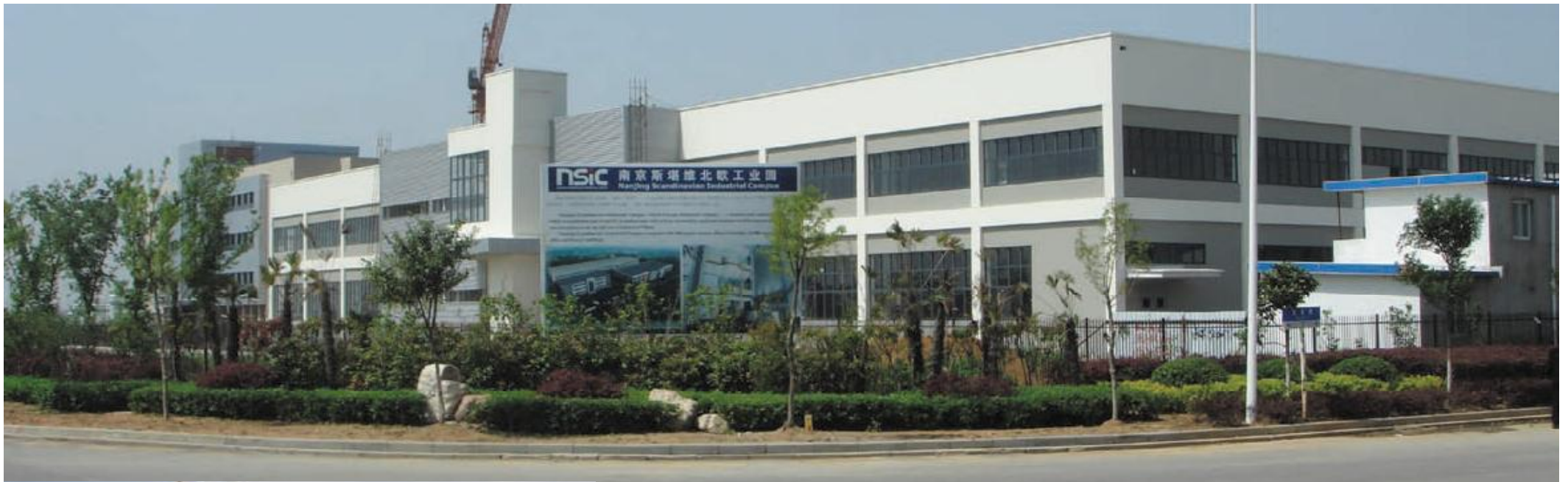
\* All areas approximate only

## 单层厂房

- 建筑结构：钢结构
- 建筑面积：7,946平方米 + 4,000平方米夹层楼面（174米x 21米）
- 楼层净高：9米
- 地面承重：2,000~5,000公斤/平方米
- 柱间距：6米
- 门：4个大小为5米x 5米的瑞典阔福门
- 绝缘墙及屋顶
- 400W金属卤素灯
- 配有网线和电话线
- 配有自动烟感，消防栓和消防炮
- 行车：5吨/跨度24米

\* 所有数据仅供参考





## MULTI STOREY FACTORY

- Building structure: Concrete
- Building area: 8,101sqm (96m x 40m x 5.8m)
- Net ceiling height: 4.5 m
- Maximum floor load GF: 2,000 kg/sqm
- Floor load 1F: 800 kg/sqm
- Columns distance: 8m
- Cargo elevator: 2.1m x 3.0m x 2.4m
- Cargo elevator max load: 3,000kg
- Electrical power: 1,260KVA capacity
- Separate goods and personnel entrance
- Rest rooms on each floor
- Internet and telephone lines available
- Fire protection equipment

\* All areas approximate only

## 双层厂房

- 建筑结构：混凝土
- 建筑面积：8,101平方米 (96米 x 40米 x 5.8米)
- 楼层净高：4.5米
- 地面载重：2,000公斤/平方米
- 二层承重：800公斤/平方米
- 柱间距：8米
- 货梯：2.1米 x 3.0米 x 2.4米
- 货梯载重：3,000公斤
- 电力供应：1,260千伏
- 单独的货物与人员入口
- 每层均有盥洗室
- 配有网线和电话线
- 配备防火设备

\* 所有数据仅供参考



## OFFICE BUILDING

- Building structure: Concrete
- Building area: 5,260 sqm
- Net ceiling height: 4.2m
- Welcoming lobby
- Central a/c, double glass windows
- Elevator
- Internet and phone lines
- Rest rooms on each floor
- Cafeteria
- Common conference rooms
- Fire protection equipment

\* All areas approximate only

## 办公楼

- 建筑结构：混凝土
- 建筑面积：5,260平方米
- 楼层高度：4.2米
- 迎宾大厅
- 中央空调，双层玻璃窗户
- 电梯
- 网线与电话线
- 每层均设有盥洗室
- 自助餐厅
- 共用的会议室
- 配备防火设备

\* 所有数据仅供参考





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