



Hong Kong Industrial Monthly Highlights



FOR LEASE 出租

Tuen Mun Distribution Centre 屯門物流中心 3A Hung Cheung Road, Tuen Mun 屯門洪祥路3A號

- 多層單位供洽談 Multi floors available
- 全層面積約 Whole floor area 32,101sf
- 租金約 Asking rent: \$5.3 / sf exclusive
- 樓底約 Ceiling height circa: 12'
- 兩層卸貨區及設大貨車 Two floors loading platform with ample high capacity cargo lifts



FOR LEASE 出租

Grandtech Centre 偉達中心 8 On Ping Street, Shatin 沙田安平街8號

- 交吉，全層面積約 Whole floor size: 44,022 sf available now
- 租金約 Asking rent: \$9 / sf exclusive
- 樓底約 Ceiling height circa: 14'9"



FOR LEASE 出租

Evergain Centre 永得利中心 28 On Muk Street, Shatin 沙田安睦街28號

- 多層單位供洽談 Multi-floor available in Q3 2012
- 全層面積約 Whole floor size 49,000 sf
- 租金約 Asking rent: \$10 / sf exclusive
- 樓底約 Ceiling height circa: 15'



FOR LEASE/SALE 出租 / 出售

Valiant Industrial Centre 威力工業中心 2-12 Au Pui Wan Street, Fo Tan 火炭坳背灣街2-12號

- 全層面積約 Whole unit area: 10,630 sf
- 已獲城市規劃委員會批准更改作商店及服務行業(銀行) Approved for retail and services (bank) usage
- 位於火炭工業區大街 Located in the main street of Fotan industrial area
- 租金約 Asking rent \$20/sf
- 售價另議 Sale price negotiable



FOR LEASE - SPACE LIMITED 出租

Joint Marketing and Leasing Consultants 聯合委任代理 Goodman, Interlink - Tsing Yi 青衣

For delivery in Q1 2012 - Reserve Your Space Now!
2012第一季落成，請立即預留！

- 榮獲 HK Beam Certification 綠色建築 "Green Building"
- 鄰近9號貨櫃碼頭，昂船洲大橋 Next to container port No. 9, direct link to Stonecutters bridge
- 總建築面積 GFA circa: 2,400,000 sf
- 每層面積約 Whole cargo floor 23rd of 25,400 sf
- 淨樓高 Ceiling height: 18' (clear)

**FOR LEASE/SALE - BUDGET BEATER 出租 / 出售 - 低成本之選****Wofoo Centre 和富中心**

221 Texaco Road Tsuen Wan 荃灣德士古道221號

- 多層單位 Multi-floor available at total area of: 80,000
- 每層面積約 Each floor plate size: 20,000 sf
- 租金約 Asking rent: \$4.5 / sf exclusive
- 樓底約 Ceiling height circa: 10'-11'
- 售價 Asking price: \$1,400/ sf

**FOR LEASE 出租****Fanling Kwai Tei 粉嶺軍地**

- 地盤總面積 Total Site Area: 45,000 sf
- 平靚地連入則密封倉 Big open area with 20,000 godown
- 可直入貨櫃車 Direct access
- 租金約 Asking rent: HK\$250,000 all inclusive

OPTIONS ABROAD**CHINA**
中國**FOR LEASE - BRAND NEW 出租全新****Volume Industrial Park 工業園，珠海平沙鎮**

- 兩座大樓可租用面積約 Two buildings available now with floor space from 2,300 to 14,949m²
- 可設定制倉房 Built to suit also available
- 3號庫單層配送中心 Building 3: Single level distribution centre
- 4號庫雙層廠房 Building 4: Double level factory
- 整合了物流操作及高科技生產加工企業的多項需求 Suitable for logistics operations and or hi-tech manufacturing
- 位置優越靠近偉創力，高欄港碼頭 Strategic location close to Flextronics base and Gaolan Portairport

CHINA
中國**FOR LEASE 出租****Shun Tai Cang Logistic**

- 倉庫設計共6層，總面積約52,762.17平方米 6-storey building of 52,762.17m²
- 樓高由 6.8米-8.0米 Ceiling height from 6.8 - 8 m
- 客梯2部 電梯14部 2 cargo life and 14 Cargo elevators
- 24小時綠色通道與鹽田港碼頭相連 24 hours opening Green Channel directly connected to Yanfian Port Terminal

Quick Stat - Q2

		Y-o-Y change	Q-o-Q change
Warehouse Rental Value	HK\$5.6 psf	↑	↑
Warehouse Capital Value	HK\$1,191 psf	↑	↑
Warehouse Vacancy Rate	4.2%	↑	↑
I/O Rental Value	HK\$9.3 psf	↑	↑
I/O Capital Value	HK\$2,919 psf	↑	↑
Factory Rental Value	HK\$6.7 psf	↑	↑
Factory Capital Value	HK\$1,625 psf	↑	↑

* The arrows are trend indicators over the specified time period and do not represent a positive or negative value.

Suites 1201-03 & 14, 12/F, Tower 6
The Gateway, 9 Canton Road, Tsimshatsui, Kowloon

Industrial & Logistics Services Hotline:

+852 2820 2909

hk-industrial@cbre.com.hk www.cbre.com.hk

© 2011 CB Richard Ellis, Inc. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.