

MONTHLY HIGHLIGHTS

NOVEMBER 2022



優質倉庫

Premium Warehouse

- 面積約26,500平方呎至185,000平方呎可供商議租賃
Spaces available from 26,500 sf G to 185,000sf G upon negotiation for lease
- 專用卸貨區及載貨升降機 With exclusive loading & cargo lifts
- 實用率高 Efficient floor plate
- 高樓底約 High ceiling 14'-15' | 負重強約 Strong Floor loading: 250-300lbs/sf
- 租金查詢請與我們聯絡 Please contact us for rental enquires

Property ID: 500036



Goodman Westlink

小冷水路, 屯門
Siu Lang Shui Road, Tuen Mun

- 2022年全新落成 Newly completed in 2022
- 單位面積約84,173平方呎可供租賃及面積由38,370平方呎至223,422平方呎可供商議出租
Units available approx. 84,173 sf G for lease & Space available from approx. 38,370 to 223,422 sf G upon negotiation for lease
- 特高5.7米樓底 High quality design with approx. 5.7 m floor-to-floor ceiling
- 有貨台倉和地倉兩種選擇 Available with loading docks and on-grade options
- 地點優越 · 3分鐘直達屯赤隧道屯門段出入口
Strategic location with immediate access to airport via Tuen Mun – Chek Lap Kok Link
- 租金約 Asking rent: HK\$15.50 – 16.50 /sf **Exclusive**

Property ID: 582882



菜鳥智慧港

Cainiao Smart Gateway

過路灣路, 赤鱗角
Kwo Lo Wan Road, Chek Lap Kok

- 預計2023年第2季完工 Completion in Q2 2023
- 全層面積約360,000平方呎(可分間)可供商議出租
Whole floor approx. 360,000 sf G (sub-dividable) upon negotiation for lease
- 車位充足 · 40呎貨櫃吊櫃服務 Ample car parking spaces, 40' Container Hoist available
- 東涌站約步程15分鐘 15 minutes' walking distance to Tung Chung MTR station
- 樓底約 High ceiling circa: 18' to 29' | 強負重約 Strong Floor loading: 350 lbs/sf
- 租金查詢請與我們聯絡 Please contact us for rental enquires

Property ID: 583092



亞洲貨櫃物流中心

ATL Logistics Centre

貨櫃碼頭三號, 葵涌
Berth 3, Kwai Chung

- 面積由16,808平方呎至19,674平方呎可供租賃及83,194平方呎可供商議出租
Spaces available approx. 16,808 sf G to 19,674 sf G for lease & 83,194 sf G upon negotiation for lease
- 貨倉適合儲存高價貨品/快速消費品之用 Ideal for FMCG and high value goods storage
- 優越配套設施包括餐飲及優質寫字樓 Excellent supporting amenities including F&B and quality office space
- 專用卸貨區及卸貨台 · 各大小貨車及貨櫃車可直達 Direct access with exclusive loading bays
- 樓底約 Ceiling height: 16.4' - 25' | 負重約 Floor loading: 350-450lbs/sf
- 租金約 Asking rent: HK\$18-19/sf **Exclusive**

Property ID: 528288



泉基工業大廈

Chuan Kei Factory Building

健康街15-23號, 葵涌
15-23 Kin Hong Street, Kwai Chung

- 全層約16,402平方呎 · 多層連層可供商議出租總面積約98,412平方呎
Whole floor approx. 16,402 sq G, multi-storey of 98,412 sq G upon negotiation for lease
- 罕有工業用途大面積供應 · 單位方正實用 Large area supply of rare industrial unit, functional floor plates
- 配備充足電力 Ample power supply
- 樓底約 Ceiling Height: 10.86' (Typical Floors)
- 租金約 Asking rent: HK\$12/sf **Exclusive**

Property ID: 563887



嘉民葵涌物流中心

Goodman Kwai Chung Logistics Ctr.

青山公路585-609號, 葵涌
585-609 Castle Peak Road, Kwai Chung

- 全層約26,050平方呎 · 可供商議出租總面積約110,119平方呎
Whole floor approx. 26,050 sf G, total area approx. 110,119 sq G upon negotiation for lease.
- 相連樓層 Consecutive floors
- 單位方正 · 卸貨台及設施齊備 Efficient floor plate and loading facilities
- 配備充足電力 Ample power supply
- 樓底約 Ceiling height from 11'-12' | 負重約 Floor loading: 150-250lbs/sf
- 租金約 Asking rent: HK\$14 / sf **Exclusive**

Property ID: 500146



東亞紗廠工業大廈

East Asia Industrial Building

河田街2號, 屯門
2 Ho Tin Street, Tuen Mun

- 全層面積約27,224平方呎至40,590平方呎可供租賃 Whole floor approx. 27,224 sf G to 40,590 sf G for lease
- 間格方正 · 實用率高 Efficient floor plate
- 2分鐘路程直達屯門港鐵站(屯馬線) · 連接港九巴士及輕鐵 · 交通方便 5 minutes' walking distance to TuenMun MTR station (Tuen Ma Line) and well-connected with public transportation to different districts of Hong Kong
- 樓底約 Ceiling height circa: 11.5'-14' | 負重約 Floor loading: 150-200lbs/sf
- 租金約 Asking rent: HK\$11.50-12.50/sf **Exclusive**

Property ID: 521681



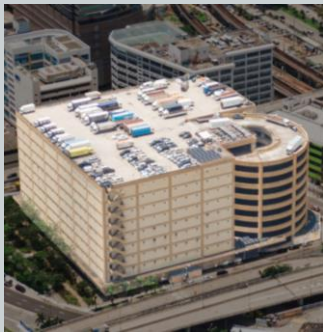
百適一倉

Pak Sik Godown I

禾香街12-36號, 火炭
12-36 Wo Heung Street, Fo Tan

- 全層約38,980平方呎可供出租及多層可供租賃 Whole floor approx. 38,980 sf G for lease & multi-storey available
- 提供多部大型載貨升降機 With multiple large cargo lifts
- 可入40呎貨櫃車 40' container truck accessible
- 交通便捷 · 方便跨境運輸 Convenient location for cross-border transportation
- 樓底約 Ceiling height: 12' | 負重約 Floor loading: 200lbs/sf
- 租金約 Asking rent HK\$14-18/sf **Inclusive**

Property ID: 500031



三湘九龍灣貨運中心

Sunshine Kowloon Bay Cargo Centre

大業街59號, 九龍灣
59 Tai Yip Street, Kowloon Bay

- 單位面積約22,820平方呎至65,096平方呎可供租賃 Unit space approx. 22,820 sf G to 65,096 sf G for lease
- 間格方正 Functional floor plates
- 可入40呎貨櫃車 · 每層設有特定專用上落貨區 40' container truck accessible, designated loading/unloading area on each floor for exclusive use
- 樓底約 Ceiling height from 16.4' | 負重約 Floor loading: 300lbs/sf
- 特惠租金可商議 Special rent to be negotiated

Property ID: 500007



豐樹物流中心

Mapletree Logistics Centre

青衣路30號, 青衣
30 Tsing Yi Road, Tsing Yi

- 單位面積59,555平方呎可供租賃 Warehouse space 59,555 sf G for lease
- 最高規格設計之物流中心 Quality design with 5.5m clear ceiling height and raised docks with dock levelers
- 每層可分間3個單位 · 所有樓層車路直達 Potential to split into 3 units per floor, ramp access to all floors
- 設有完善配套及穿梭巴士服務 On-site canteen and shuttle bus services
- 樓底約 Ceiling Height: 18' | 負重約 Floor loading: 365lbs/sf
- 租金約 Asking rent: HK\$16/sf **Exclusive**

Property ID: 561853

Area not verified
面積未經核實

Industrial & Logistics Services Hotline:

+ 825 2820 2909

hk-industrial@cbre.com.hk

Level 27, One Pacific Place, 88 Queensway, Admiralty, Hong Kong

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Quick Stats- Q3 2022	Q-o-Q		Y-o-Y
	Value	Change	Change
Warehouse Rent	13.4	+0.2%	+6.0%
Warehouse Capital Value	4,885	+0.2%	+9.2%
Warehouse Vacancy Rate	2.7%	+1.4% points	-0.3% points
I/O Rent	15.1	Flat	-1.6%
I/O Capital Value	6,475	Flat	+1.4%
Factory Rent	12.0	-0.1%	+1.9%
Factory Capital Value	4,944	+0.3%	+4.4%

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

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