GLP I-Park Changzhou
GLP is the leading global provider of modern logistics facilities and industrial space. GLP is also the earliest to start intelligent logistics and to build up ecological circle among the industry.

- Manage over 66 billion AUM across real estate and private equity segments

- Real estate portfolio spanning 63 million square meters is one of the world’s largest in the world.

- Largest provider in China, Brazil, India, Japan, and 2nd largest in the U.S., recent entry Europe by acquiring Gazeley.
GLP I-Park is the industrial/business parks brand name under GLP.

GLP I-Park is developing its presence in China in major cities like Beijing, Shanghai, Tianjin, Suzhou, Xi’an, Wuxi, Changzhou, etc.

GLP I-Park owns and operates 30 more parks, with total property space over 5 million square meters, serving BMW, Nissan, Samsung, Schneider, Panasonic, Yamaha and many other 500-fortune enterprises as infrastructure provider.
Our Clients

Software and Hardware R&D

High-end Manufacturing

Aerospace

Automobile

Retailing e-commerce
Industrial Infrastructure Solutions

Provide a range of industrial related solution and properties, including standard factories, BTS and sales and leaseback. Our core competence extends the entire industrial development value chain: master planning, site selection, facility design & construction, marketing, property management; provide clients a comprehensive solution achieving balance between operational and financial needs.
The cooperation with BMW demonstrates the spirit of GLP I-Park: We are not only a space provider, but also a solution provider for the development and upgrading of the industry.

- **Manufacturing**—the supporting enterprises of BMW are located in the GLP I-Park (Shenyang)

- **Logistics**—BMW has 5 RDC (regional distribution center) in China, 4 of which are in GLP parks

- **R&D center**—Located in GLP I-Park (Beijing), the newly-established center is the key center in BMW Asia Pacific Region. It occupies 26000 sqm, and has been put into use in March this year.
## Overview of GLP I-Park Changzhou

<table>
<thead>
<tr>
<th>City</th>
<th>Changzhou, Jiangsu</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>the intersection of Hanjiang Road and Lvshu Road</td>
</tr>
<tr>
<td>Structure</td>
<td>Single Storey Workshop</td>
</tr>
<tr>
<td>Land Area</td>
<td>Appr. 200 Mu</td>
</tr>
<tr>
<td>GFA</td>
<td>72,513 m²</td>
</tr>
<tr>
<td>Completion Time</td>
<td>Q2 2019</td>
</tr>
</tbody>
</table>
## Location Map

<table>
<thead>
<tr>
<th>Destination</th>
<th>Distance (km)</th>
</tr>
</thead>
<tbody>
<tr>
<td>S39 Expressway</td>
<td>1</td>
</tr>
<tr>
<td>G42 Expressway</td>
<td>2</td>
</tr>
<tr>
<td>Airport</td>
<td>13</td>
</tr>
<tr>
<td>Downtown</td>
<td>8</td>
</tr>
<tr>
<td>High-speed Railway Station (North Changzhou Station)</td>
<td>9</td>
</tr>
</tbody>
</table>

**Address:**

GLP I-PARK Changzhou, Hanjiang Road, National Hi-Tech District, Changzhou
Introduction of Changzhou City

Profile

- An ancient City of 3,200 Years for History
- 4,385 km² of Total Area
- Resident Population: 4.7 million
- GDP 2018: RMB 705 billion
- GDP per capita 2018: 149,300RMB
  
  Ranked Top 4 in 26 major cities in Yangtze River Delta

- 68 World Fortune 500 Enterprises established their facilities in Changzhou
GLP I-Park Changzhou is located in the Airport Industrial Park, Changzhou High-Tech District (CND). Established in 1992, CND is among the first group of state-level high-tech zones.

---------Foreign invested enterprises from 68 countries (regions)
---------Cumulatively approved over 1,700 foreign invested enterprises
---------Paid-in foreign capital exceeded USD 10 billions
---------The Fortune Global 500 enterprises have invested 50 plus enterprises in CND
Investors in CND

11,000+ Enterprises

1683 WFOE

50+ Fortune 500
Mainly single-storey workshop, with space ranging from around 3,000 to 11,000 sqm.
Layout of GLP I-Park Changzhou

- Land Area: 128,549 m²
- GFA: 72513 m²
- Plot Ratio: 1.04
- Building Density: 52%
## Specifications of Workshops

<table>
<thead>
<tr>
<th>Building NO.</th>
<th>Workshop Type</th>
<th>Construction Area</th>
<th>Crane</th>
<th>Height of Workshop</th>
<th>Loading of Workshop</th>
<th>Loading of Office</th>
<th>Column Spacing</th>
<th>Dock</th>
<th>Power Supply</th>
<th>Fire Control</th>
</tr>
</thead>
</table>
| 1            | Single-Storey | Workshop : 8,011.02 ㎡  
Office : 1065.42 ㎡ | Yes  | Clear Height of Workshop : 8.5-9m  
Office 1F 4.75m , Office 2F 4.25m | 20KN/㎡  
2KN/㎡ |              |                | 2*2m | 100VA/㎡       | Class C-2 fire-fighting grade;  
Level 2 fire-proof rating |
Office : 639.68 ㎡ | Yes  | Clear Height of Workshop : 8.5-9m  
Office 1F 4.75m , Office 2F 4.25m |          |              |              |              |              |
| 6/7          | Single-Storey | Workshop : 5,417.36 ㎡  
Office : 639.68 ㎡ | No    | Clear Height of Workshop : 8.5-9m  
Office 1F 4.75m , Office 2F 4.25m |          |              |              |              |              |
| 8/9          | Single-Storey | Workshop : 4,607.36 ㎡  
Office : 639.68 ㎡ | No    | Clear Height of Workshop : 8.5-9m  
Office 1F 4.75m , Office 2F 4.25m |          |              |              |              |              |
| 10           | Single-Storey | Workshop : 9,886.3 ㎡  
Office : 1,367.42 ㎡ | Yes   | Clear Height of Workshop : 8.5-9m  
Office 1F 4.75m , Office 2F 4.25m |          |              |              |              |              |
| 11           | Single-Storey | Workshop : 2,711.75 ㎡  
Office : 325.5 ㎡ | No    | Clear Height of Workshop : 8.5-9m  
Office 1F 4.75m , Office 2F 4.25m |          |              |              |              |              |
| 12           | Comprehensive Building | 2,489.52 ㎡ | No    | Clear Height of Workshop : 8.5-9m  
Office 1F 4.75m , Office 2F 4.25m |          |              |              |              |              |

**Parking Spaces**

- motor vehicle : 235 ; non-motorized vehicle : 430

**Auxiliary Room**

- guard room 1 , canteen 1 , garbage room 1 , water room 1
# Specifications of Workshops

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workshop Type</td>
<td>Single-Storey with mezzanine floor</td>
</tr>
<tr>
<td>Construction Area</td>
<td>72,513 m²</td>
</tr>
<tr>
<td>Structure Type</td>
<td>Door-type steel framed structure for factory, R.C Structure for operating room</td>
</tr>
<tr>
<td>Ceiling Height</td>
<td>11.1m (Clear Height 8.5-9m)</td>
</tr>
<tr>
<td>Floor Loading</td>
<td>1F: 20KN/m²  2F: 2KN/m²</td>
</tr>
<tr>
<td>Power Supply</td>
<td>100VA/m²</td>
</tr>
<tr>
<td>Water Supply</td>
<td>Access pipe diameter DN65</td>
</tr>
<tr>
<td>Fire Control</td>
<td>Fire Alarm + Fire Hydrant System + Portable fire extinguisher + Reserved interface for sprinkler system</td>
</tr>
<tr>
<td>Corbel of bridge crane</td>
<td>Yes</td>
</tr>
</tbody>
</table>