



平谦国际工业园
PLAINVIM INTERNATIONAL
INDUSTRIAL PARK



平谦国际-工业地产开发商

Plainvim International-The Industrial Property Developer

平谦国际（苏州）现代产业园 Plainvim International Suzhou Industrial Park

地址: 江苏省苏州市吴江经济技术开发区光明路1868号 215200

Address: No. 1868, Guangming Road,

Wujiang Economic & Technological Development Zone,
Suzhou, Jiangsu, PRC 215200

Tel: +86-512-6398 5399

Fax: +86-512-6398 5199





苏州吴江区

- 区域面积1,176平方公里
- 常住居民155万
- 位于江苏省东南部，苏州地区最南端
- 2012年9月1日，撤“县级市”并为苏州吴江区
- 2019年吴江区成为长三角一体化核心示范区

Wujiang District, Suzhou

- Area:1,176km²
- Permanent Residents:1,550,000
- Located in the south-east of Jiangsu province and the most south region of Suzhou
- Sep 1st, 2012, Wujiang became an administrative district of Suzhou
- In 2019, Wujiang is the core demonstration area of Yangtze River Delta integration.

吴江经济技术开发区

- 2010年11月升级为国家级经济技术开发区
- 2022年地区生产总值达600亿元

WETDZ

- In November 2010, WETDZ became a state-level
- In 2022, the regional gross domestic product reached 60 billion yuan

关于平谦

- 来自香港
- 16个现代产业园
- 20年工业房地产开发经验
- 200多家国内外知名企业入驻
- 8000多亩土地

About Plainvim

- From Hongkong
- 16 Industrial Parks in China
- 20 years experience in industrial property development
- More than 200 Tenants in and abroad
- 8000 Mu(5.3 million sqm) of Industrial land

平谦国际（苏州）现代产业园

- 2012年成立，占地面积200亩
- 位于苏州吴江经济技术开发区
- 高品质单层/多层厂房、定制厂房、综合服务楼等

Plainvim International Suzhou Industrial Park

- Established in 2012, covering 200 Mu
- Located in WETDZ of Suzhou
- Single-storey and multi-storey RBF(Ready-Built factories), BTS(Built-to-Suit) factories and office building

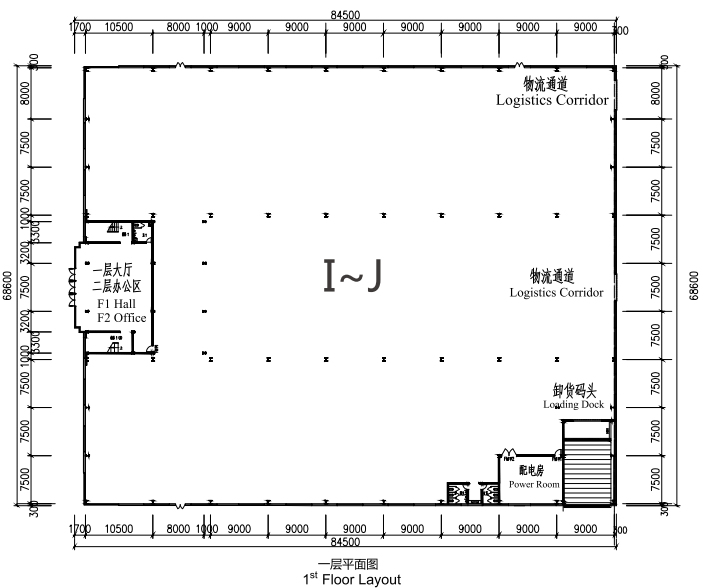
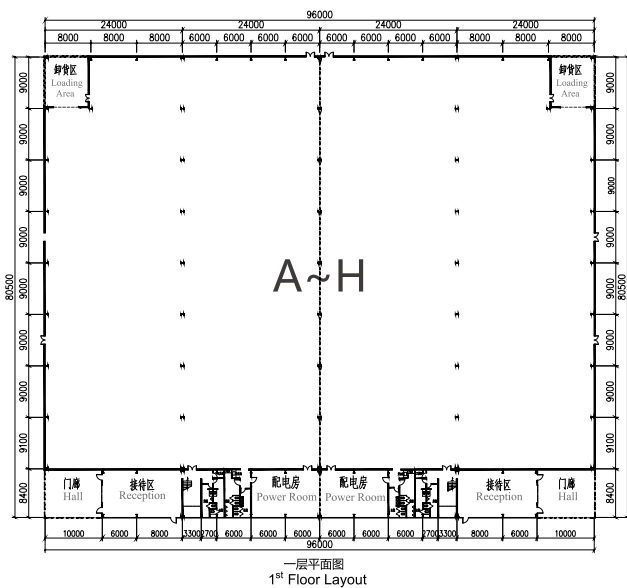


用地面积 Size	133,000 m ² (200 Mu)
容积率 Plot Ratio	1.21
绿化面积 Green Area	18,000 m ²

绿化率 Rate of Greenery	13.3%
配电量 Power Capacity	10,000 KVA
景观大道 (宽) Avenue (Width)	50 m



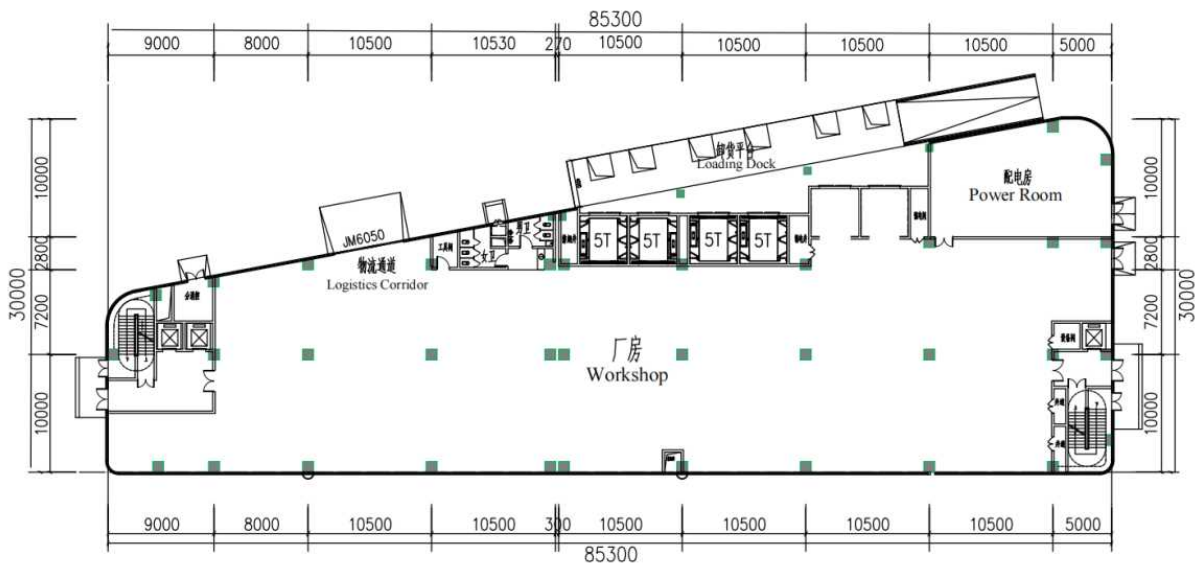
栋/Building		A~H	I~J
描述/Description		单层（局部两层），钢结构厂房 Single storey(two-storey in local), Steel structure workshop	
建筑面积/GFA		8,400m ² (Workshop about 7,200m ² , Non-workshop about 1,200m ²)	6,100m ² (Workshop about 5,700m ² , Non-workshop about 400m ²)
长X宽/Length x Width		80.5m x 96m	84.5m x 68.6m
檐口高度/Eaves Height		10m	
层高 Ceiling Height	生产区/Workshop	12m(Top)	
	非生产区/Non-workshop	5m	
地面荷载 Floor Loading	生产区/Workshop	3T/m ²	
	非生产区/Non-workshop	0.3T/m ²	
柱距/Column Spacing		9m x 24m	9m x 22.5m
行车承重/Crane Loading		10T	
牛腿高度/Crane Bracket Height		6.5m	7m
出货口/Loading Door		4.5m x 4.5m(width x height)	
消防/Fire Fighting		丁二类/Class D-II、丙二类/Class C-II	



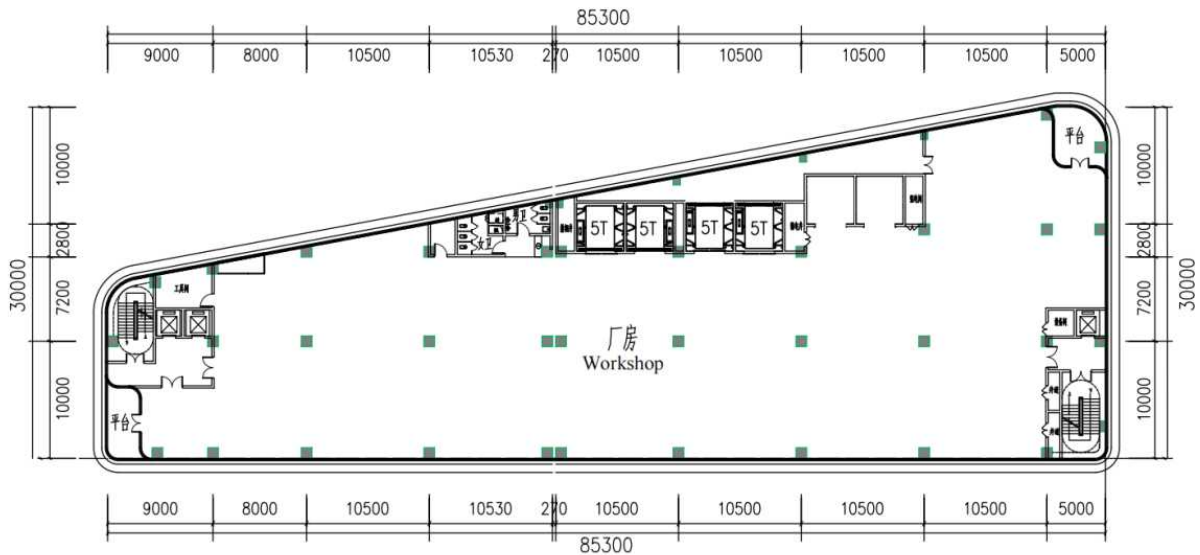
备注：以上内容以实际竣工为准

Remarks: above-mentioned subject to final acceptance survey

栋/Building	K
描述/Description	钢筋混凝土框架/Multistory frame structure
建筑面积/GFA	总面积17,280m ² , -1F 3,010m ² , 1F~7F 1,980m ² /层 The total area is 17,280m ² , -1F 3,010m ² , 1F~7F 1,980m ² /F
层高/Ceiling Height	1F 8.7m , 2F~7F 6.5m
地面荷载/Floor Loading	1F 2T/m ² , 2F~7F 1T/m ²
柱距/Column Spacing	10m×10.5m
电梯/Elevator	客梯3部 / 3 Passenger Lifts 货梯4部 (5T) / 4 Goods Lifts (5T)
消防/Fire Fighting	丙二类/Class C-II



一层平面图
1st Floor Layout



二层~七层平面图
2nd~7th Floor Layout

备注：以上内容以实际竣工为准

Remarks: above-mentioned subject to final acceptance survey

集团客户/Group Clients

F500

BERKSHIRE HATHAWAY INC.



美国·伯克希尔，世界500强2022年排名第14位，世界顶尖的多元化投资控股公司
US·Berkshire, Fortune 500, No.14 in 2022. The world's top diversified investment holding company

F500



中国·阿里巴巴，世界500强2023年排名第68位，世界知名的商业巨头
China·Alibaba, ranked 68 in the world's top 500 in 2023, World famous business giant

F500

SIEMENS



德国·西门子，世界500强2022年排名第159位，新能源汽车电控系统领先供应商
Germany·Siemens, Fortune 500, No.159 in 2022. A leading provider of electronic control system provider for new energy vehicle

F500



美国·雷神，世界500强2022年排名第197位，是全球国防技术的领先者
US·Thor, ranked 197th on the Fortune Global 500 in 2022. A global leader in defense technology

F500



中船集团是中国第一，世界第二的造船集团，有非常完备先进的产业体系
CSSC is the first shipbuilding group in China and the second in the world with a very complete and advanced industrial system

F500



加拿大·麦格纳，是世界上最多元化的汽车供应商
Canada·Magna, which is the most diversified auto supplier in the world

F500



德国·采埃孚，是全球汽车行业的合作伙伴和零配件供应商
Germany·ZF. A partner and parts supplier for the global automotive industry



美国·渣锡克，汽车动力总成零部件供应商，通用汽车公司和福特的供应商
US·Chassix, automobile Powertrain components supplier, for GM and Ford



意大利·兰德斯，全球著名的塑料精密挤压产品及精密模具加工制造的企业
Italian·Lands, is a world-famous enterprise of plastic precision extrusion products, precision die processing and manufacturing



美国·福来西，是国际市场静密封产品领先供应商
US·Flexitallic, an international market leader in manufacture and supply static sealing products



美国·赛力格，是一家全球领先的包装材料和解决方案提供商。
US·Selig Group. A leading global provider of packaging materials and solutions



法国·斯迪迈，国际医疗特殊用纸制造商
France·Sterimed, International medical special paper manufacturer

F500



日本·东光优技，成立于1918年，高压配电设备制造商
Japan·Toko Electric, founded in 1918, is a manufacturer of high voltage distribution equipment, from Japan

* F500 : Fortune 500 / 世界500强 ;



十大园区 Parks	占地面积 Land Area	启动时间 Launching Time
昆山/Kunshan	536亩/MU	2010
苏州/Suzhou	200亩/MU	2012
无锡/Wuxi	485亩/MU	2012
常熟/Changshu	490亩/MU	2014
太仓/Taicang	468亩/MU	2014
苏相/Suxiang	491亩/MU	2016
昆山开发区/KETD	602亩/MU	2016
嘉兴/Jiaxing	732亩/MU	2018
常州/ChangZhou	403亩/MU	2019
苏通/SuTong	300亩/MU	2019
海门/HaiMen	635亩/MU	2019
南沙/Nansha	2800亩/MU	2006
肇庆/ZhaoQing	1200亩/MU	2019
佛山高明/Gaoming	650亩/MU	2020
佛山南海/Nanhai	600亩/MU	2020
黄埭/HuangDai	134亩/MU	2022

