



平谦国际产业园
PLAINVIM INTERNATIONAL
INDUSTRIAL PARK



平谦国际（海门）现代产业园

PLAINVIM

PLAINVIM INTERNATIONAL HAIMEN INDUSTRIAL PARK



南通海门开发区介绍

Introduction to Nantong Haimen Development Zone

海门经济技术开发区创办于1992年，2013年1月经国务院批准成为国家级开发区。经过30年的开发建设，现已建设成为经济实力雄厚、城市功能完备、先进产业集聚、综合环境优越的江苏一流开发区，吸引了30多个国家和地区的1400多家企业投资兴业，世界500强、央企等投资企业就超过20家。

海门经济技术开发区“靠江靠海靠上海”，是长江北岸距上海最近的国家级开发区，区位优势独特、交通便捷。“公铁水联运、海陆空互通”的立体交通网络，进入了上海一小时经济圈，实现了和上海的全方位接轨。

Haimen Economic and Technological Development Zone was established in 1992 and was approved by the State Council as a national development zone in January 2013. After 30 years of development and construction, it has now become a first-class development zone in Jiangsu with strong economic strength, complete urban functions, advanced industrial clusters, and superior comprehensive environment. There are more than 20 enterprises such as Fortune 500 and state-owned enterprises.

Haimen Economic and Technological Development Zone is "close to the river and the sea and close to Shanghai". It is the closest state-level development zone on the north bank of the Yangtze River to Shanghai, with a unique location and convenient transportation. The three-dimensional transportation network of "road-rail-water intermodal transportation, sea-land-air intercommunication" has entered Shanghai's one-hour economic circle, realizing all-round integration with Shanghai.

更具竞争力的交通优势

Competitive Transportation Advantages



机场 / Airport	
南通新机场 (筹建中) Nantong new airport (project approved)	15km
南通兴东机场 Nantong Xingdong airport	35km
上海虹桥机场 Shanghai Hongqiao airport	120km
浦东机场 Shanghai Pudong airport	155km
高铁站 / High-speed rail station	
海门站 Haimen Railway station	2.5km
海门北站 (建设中) Haimen North Railway station (under construction)	10km
南通站 Nantong Railway station	40km
南通西站 Nantong West Railway station	50km
上海虹桥站 Shanghai Hongqiao Railway station	120km
跨江大桥、隧道 / Bridges, Tunnel	
海太跨江通道 (建设中) Haitai Yangtze River Tunnel (under construction)	15km
苏通大桥 Sutong Bridge	28km
沪苏通大桥 Husutong Bridge	50km
崇启大桥 Chongqi Bridge	65km

集团客户介绍

Group Client Introduction

2023世界五百强客户代表 / 2023 FORTUNE GLOBAL 500 CLIENTS

	美国		伯克希尔 / Berkshire	第 14 名
	日本		丰田 / Toyota	第 19 名
	中国		阿里巴巴 / Alibaba	第 68 名
	韩国		现代 / HYUNDAI	第 85 名
	加拿大		布鲁克菲尔德 / Brookfield (太仓科锐世)	第 117 名
	美国		雷神技术公司 / Raytheon Technologies	第 195 名
	日本		东京电力 / TEPCO	第 242 名
	中国		中船重工 / CSIC	第 272 名
	德国		采埃孚 / ZF Friedrichshafen AG	第 315 名
	印度		塔塔汽车 / TATA MOTORS	第 337 名
	加拿大		麦格纳 / Magna	第 394 名
	中国		中国航天科工 / CASIC	第 400 名

集团客户代表 / GROUP CLIENTS REPRESENTATIVES

		法雷奥 Valeo	世界汽配供应商百强, 第11位。专注于提供自动驾驶和降低碳排放的领先汽车零部件。Top 100 Auto Supplier, No.11. A leading automotive supplier focusing on intuitive driving and reducing CO ₂ emissions.
		马瑞利 magneti marelli	汽车零部件供应商百强, 排名第30位。提供高科技系统元件。隶属世界500强19名菲亚特集团。Top 100 Auto Supplier, No.30. Supply hi-tech systems and components. A subsidiary to a Fortune 500 company(No.19),FIAT Group.
		现代机器人 Hyundai Robotics	世界500强现代集团旗下公司, 机器人自动化技术引领者。A company of the Fortune 500 Hyundai Group, a leader in robotic automation technology.
		曼胡默尔 Mannhummel	曼胡默尔集团于1941年建立,为国际汽车行业和工程机械行业开发和提供原厂配套设备。Mannhummel Group was founded in 1941. It provides auxiliary equipment for the international automobile industry and engineering machinery industry.
		科施 KOLBENSCHMIDT	莱茵金属机车零部件集团知名品牌。全球最主要的军用, 海事及机车用大型活塞生产商之一。A quality brand of Rheinmetall automotive AG. A foremost supplier of large pistons for stationary, marine and locomotive engines.
		SMC SMC	SMC集团成立于1959年, 总部位于日本东京。在自动气动元件领域内排名世界第一。SMC Group was founded in 1959 and is headquartered in Tokyo, Japan. It is ranked number one in the world in the field of automatic pneumatic components.
		罗森伯格 Rosenberger	一家拥有六十余年历史, 高端电子连接系统细分领域行业隐形冠军和标准制定者。A German manufacturer of radio frequency, fibre optic communications and high voltage connections for over sixty years.
		莱茵检测 TÜV	德国TÜV莱茵集团成立于1872年, 是全球十大检验检测认证机构之一。Founded in 1872, TÜV Rheinland is one of the world's top ten inspection and certification organizations.

平谦集团介绍

PLAINVIM GROUP INTRODUCTION

平谦国际科学产业园控股有限公司(简称“平谦国际”), 总部位于香港, 是中国领先的产业地产开发运营商。历经20多年的工业、产业园开发建设, 平谦已在大湾区和长三角地区投资建设并运营超过16个国际产业园, 土地开发面积超过500万平米, 已有400多家国内外企业入驻, 包括多家世界500强企业和国际行业龙头企业。

平谦国际为全球生产制造商提供全方位的“一站式”专业服务, 产业园拥有集团金融实力保障、地理区位优势、基础配套齐全, 入园企业能享受到海门多项优惠政策。

Plainvim International Industrial Park Co., Ltd. (referred to as Plainvim International), headquartered in Hong Kong, is a leading industrial real estate developer and operator in China. After more than 20 years of industrial park development and construction, Plainvim has invested, built and operated more than 16 international industrial parks in the Greater Bay Area and the Yangtze River Delta, with a land development area of more than 5 million square meters, and more than 400 domestic and foreign companies have settled in , including many Fortune 500 companies and international industry leaders.

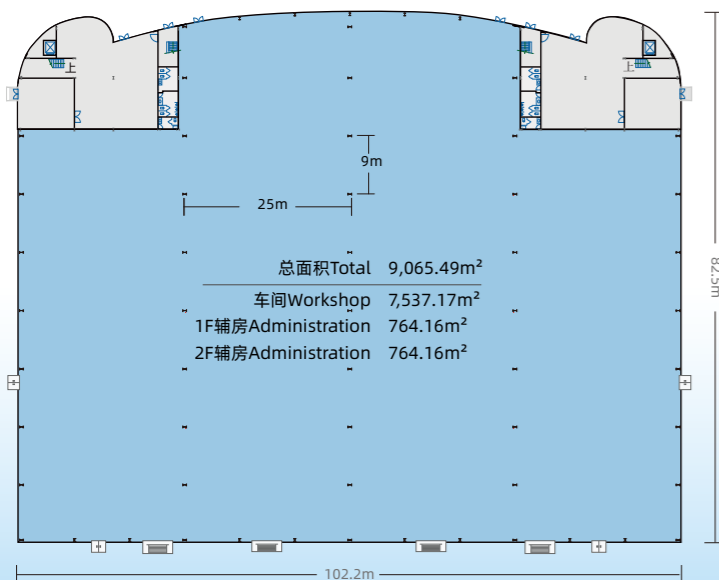
Plainvim International provides a full range of "one-stop" professional services for global manufacturers. The industrial park has the guarantee of the group's financial strength, superior geographical location, and complete basic facilities. Enterprises in the park can enjoy various preferential policies.

一期占地面积:
Phase I area: **234** 亩
mu

二期占地面积:
Phase II area: **380** 亩
mu

单层厂房参数

Specifications of single-floor building



描述 Description	单层钢结构厂房 Single Storey Steel Structure
建筑面积 GFA	9,065m ²
车间面积 Workshop	7,537m ²
办公室面积 Administration	1,528m ²
地坪承载 Floor Loading	3t/m ²
层高 Ceiling Height	10m
柱距 Column Spacing	9m*25m
行车承重 Crane Capacity	15t
牛腿高度 Bracket Elevation	7m
物流门(尺寸) Loading Door(No.&Size)	4 / 5m*5m
消防 Fire Fighting Level	Class C-2

单层厂房

Pictures of single-floor building

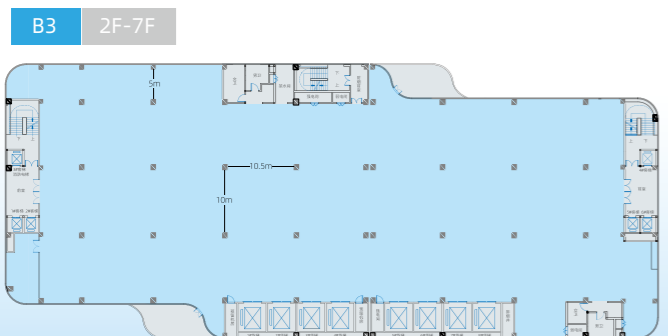
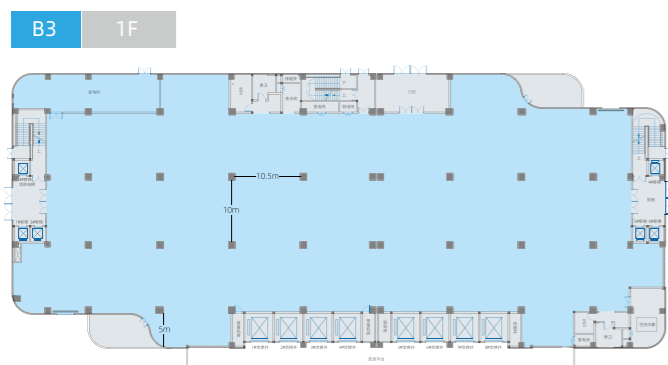


一期占地面积:
Phase I area: **234** 亩
mu

二期占地面积:
Phase II area: **380** 亩
mu

多层厂房参数

Specifications of multi-floor building



B3面积: 25414.84m² (1F-7F) / B5面积: 26679.60m² (1F-7F)

层数 Floor	租赁面积 B3 Area (m ²)	租赁面积 B5 Area (m ²)	层高 Ceiling height (m)	地面荷载 Floor loading (ton/m ²)	牛腿 Bracket (m)
7F	3561.77	3742.42	6.5	1	/
6F	3576.67	3757.42	6.5	1	/
5F	3591.48	3772.42	6.5	1	/
4F	3606.88	3787.42	6.5	1	/
3F	3629.28	3809.92	6.5	1	/
2F	3659.38	3839.92	6.5	1	/
1F	3789.38	3970.08	8.7	2	6

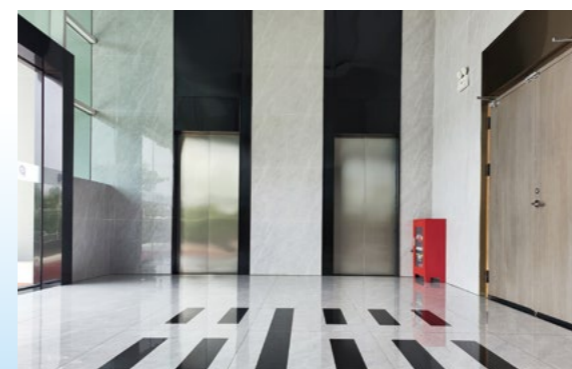
电梯 Lift	数量 Number	轿厢尺寸(长x宽x高) Length x Width x Height	承重 Loading
货梯 Cargo lift	8	3.38*2.35*2.47m	5t
客梯 Passenger lift	6	1.54*1.44*2.15m	1t

配有地下停车位 / Underground garage

消防等级: 丙二类 / Fire fighting: Class C-2

多层厂房实景图

Pictures of multi-floor building

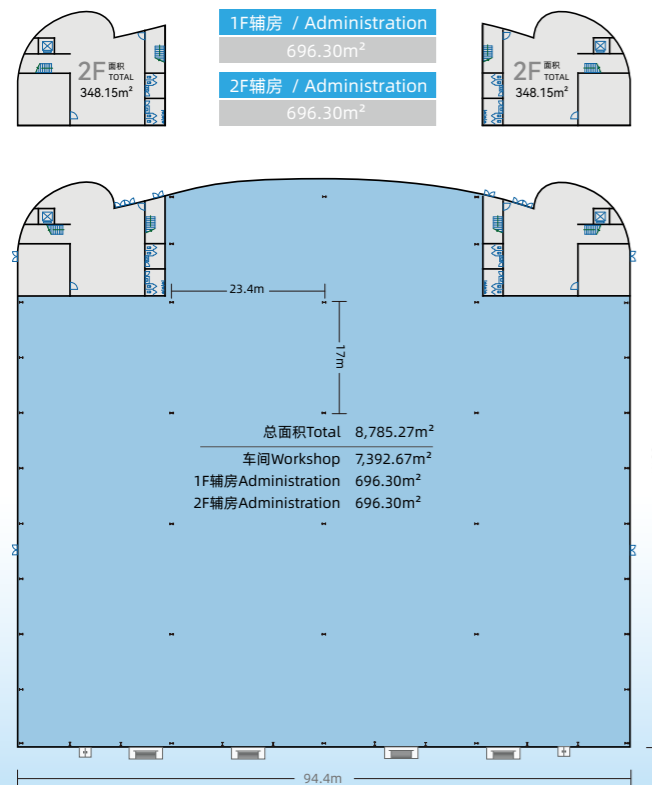


一期占地面积: 234 亩
Phase I area: 234 mu

全新二期, 隆重呈现
New phase II, ceremonious debut

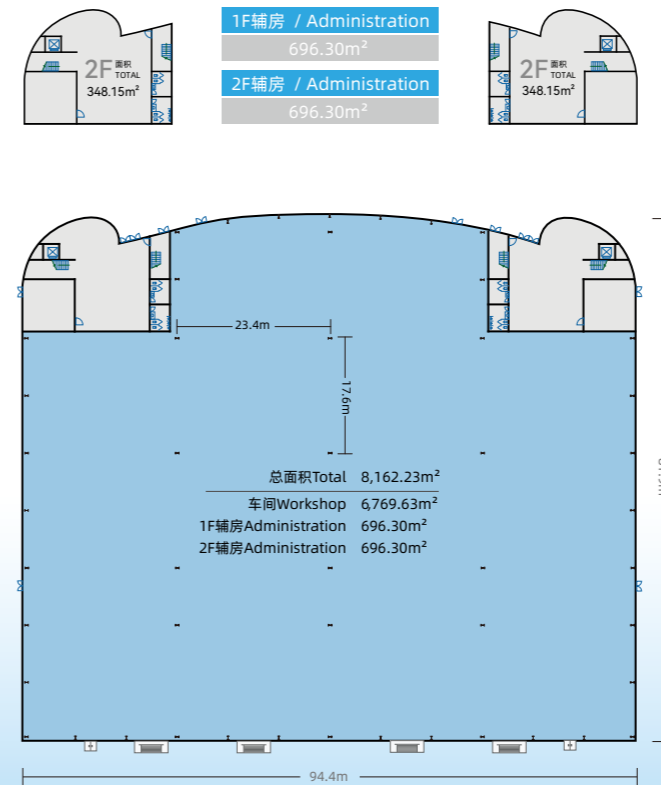
二期占地面积: 380 亩
Phase II area: 380 mu

车间平面图(A9-A11) LAYOUT OF WORKSHOP (A9-A11)



描述 Description	单层钢结构厂房 Single Storey Steel Structure
建筑面积 GFA	8,785m ²
车间面积 Workshop	7,393m ²
办公室面积 Administration	1,393m ²
地坪承载 Floor Loading	3t/m ²
层高 Ceiling Height	12m
柱距 Column Spacing	17m*23.4m
行车承重 Crane Capacity	15t
牛腿高度 Bracket Elevation	9m
物流门(尺寸) Loading Door(No.&Size)	4 / 5m*5m
消防 Fire Fighting Level	Class C丙二类

车间平面图(A12-A22) LAYOUT OF WORKSHOP (A12-A22)



描述 Description	单层钢结构厂房 Single Storey Steel Structure
建筑面积 GFA	8,162m ²
车间面积 Workshop	6,769m ²
办公室面积 Administration	1,393m ²
地坪承载 Floor Loading	3t/m ²
层高 Ceiling Height	12m
柱距 Column Spacing	17.6m*23.4m
行车承重 Crane Capacity	15t
牛腿高度 Bracket Elevation	9m
物流门(尺寸) Loading Door(No.&Size)	4 / 5m*5m
消防 Fire Fighting Level	Class C丙二类

一期占地面积: 234 亩
Phase I area: 234 mu

全新二期, 标准提升

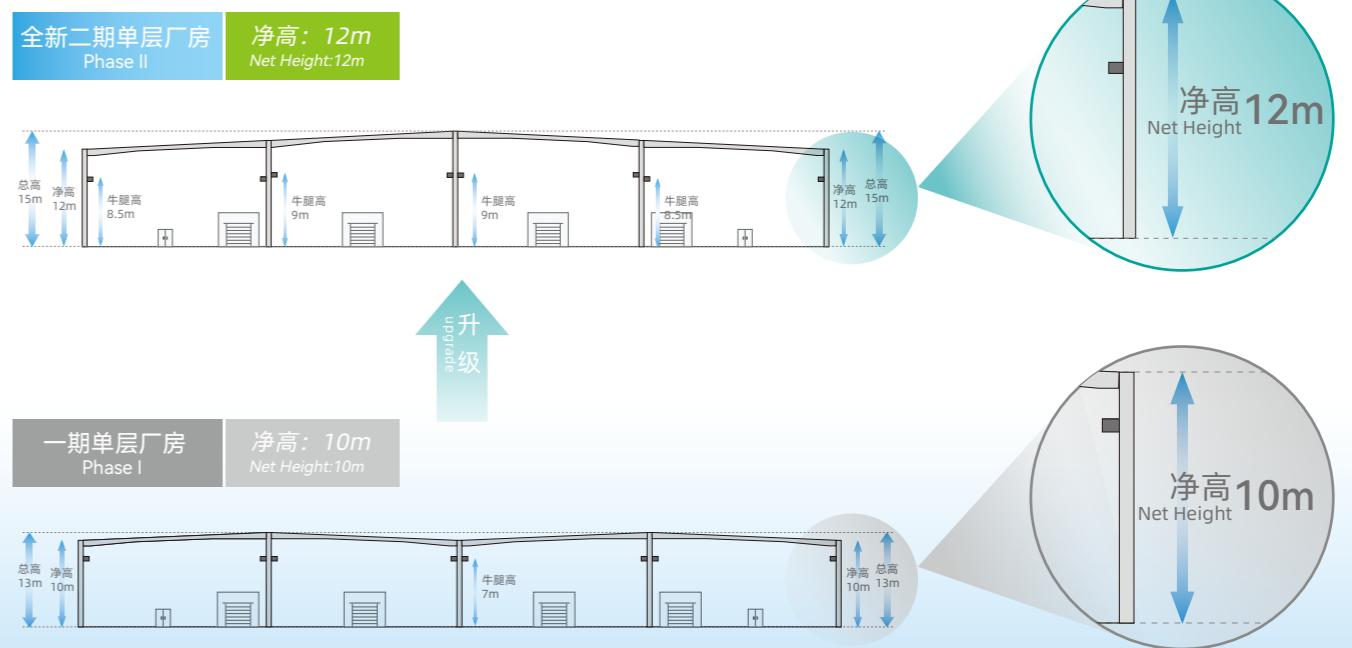
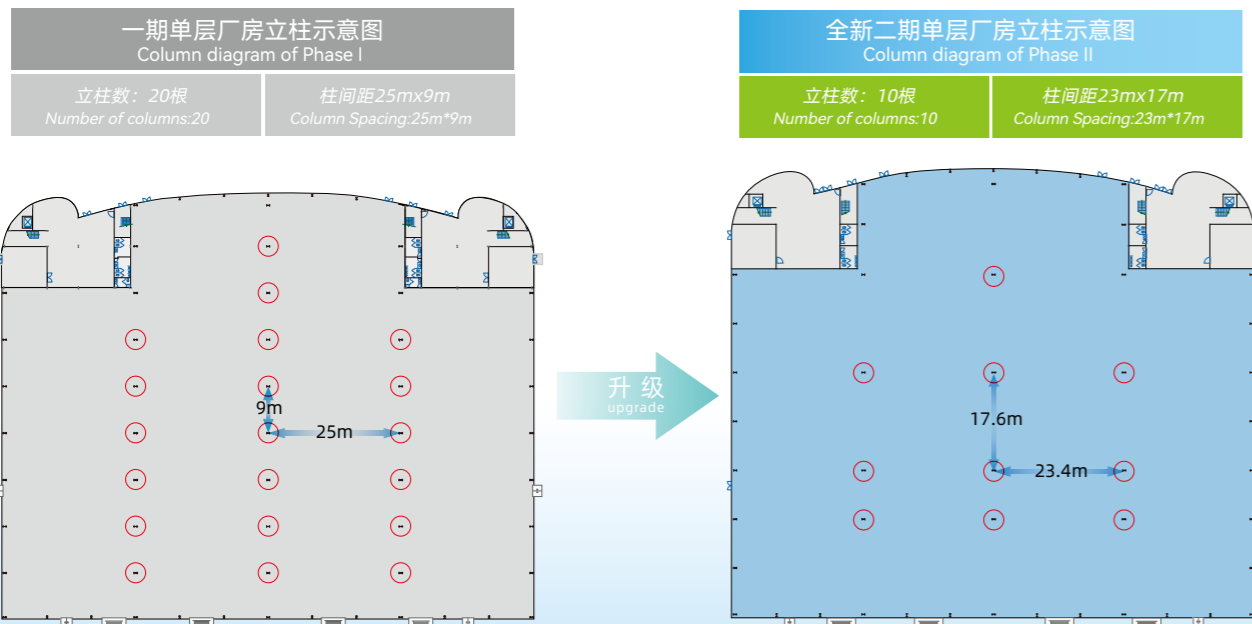
New phase II, Standard Upgrade

全新二期厂房, 不仅从外型上进行升级, 同时在结构上进行优化。
The new plants of Phase II are not only upgraded in appearance, but also optimized in structure.

二期占地面积: 380 亩
Phase II area: 380 mu

1 柱距提升 Column Spacing Upgrade

2 净高提升 Building Net Height Upgrade



一期占地面积:
Phase I area: **234** 亩
mu

全新二期, 标准提升

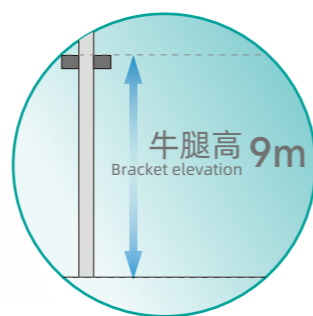
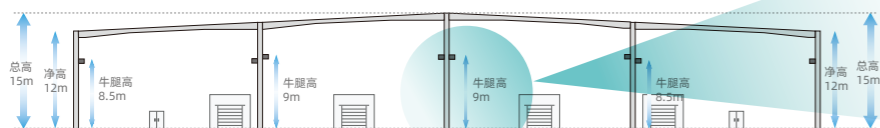
New phase II, Standard Upgrade

全新二期厂房, 不仅从外型上进行升级, 同时在结构上进行优化。
The new plants of Phase II are not only upgraded in appearance, but also optimized in structure.

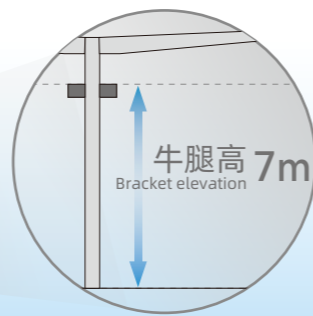
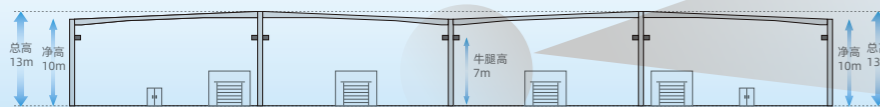
二期占地面积:
Phase II area: **380** 亩
mu

3 牛腿高度提升 Bracket Elevation Upgrade

全新二期单层厂房
Phase II
牛腿高: 9m
Bracket elevation: 9m



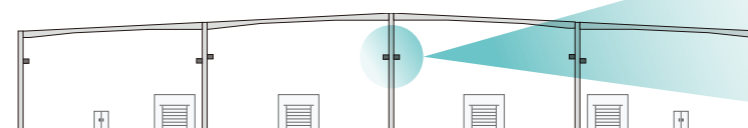
一期单层厂房
Phase I
牛腿高: 7m
Bracket elevation: 7m



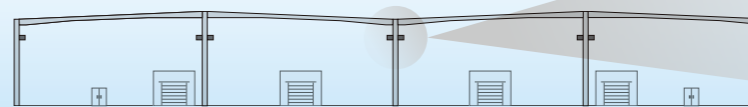
升级
upgrade

4 行车承重提升 Load for Overhead Crane Upgrade

全新二期单层厂房
Phase II
行车最大承重: 20t
Maximum load capacity: 20t



一期单层厂房
Phase I
行车最大承重: 16t
Maximum load capacity: 16t



升级
upgrade

一期占地面积: 234 亩
Phase I area: 234 mu

全新二期, 标准提升

New phase II, Standard Upgrade

江海文化与平谦建筑美学相结合的综合共享中心“海之门”，拥有：图书馆、智能员工餐厅、高管自助餐厅、健身房，报告厅等功能。定义人文、绿色、共享的工业地产新高度。

The comprehensive sharing center "Gate of the Haimen", which combines the culture of Jianghai and the aesthetics of Plainvim's architecture, has library, intelligent staff canteen, executives' restaurant, gym, lecture hall and other functions. It defines the new height of industrial park with humanity, green and sharing.

二期占地面积: 380 亩
Phase II area: 380 mu

C1服务中心 “海之门”

C1 Service Centre "Gate of Haimen"

C1服务中心



C1 Service Centre





已入驻客户介绍

Introduction to Customer Representatives




Valmet  芬兰维美德 

维美德总部位于芬兰，纳斯达克赫尔辛基股票交易所上市。
Valmet is headquartered in Finland and listed on the NASDAQ Helsinki Stock Exchange
220多年历史的全球化跨国企业。
A global multinational company with a history of more than 220 years.
专注于制浆、造纸自动化设备的研发与生产。
Specialized in the development and production of automation equipment for pulping and papermaking.

SHW  德国爱塞威 




德国爱塞威集团始于1365年，是世界上历史悠久的工业企业之一。
Founded in 1365, SHW Group is one of the oldest industrial companies in the world.
研发、生产汽车液压泵、油泵、制动盘等产品。
Research and develop, produce the automotive hydraulic pumps, oil pumps, brake discs and other products.
产品广泛应用于如大众、宝马、沃尔沃、保时捷、奥迪等汽车品牌。
The products are widely used in automobile brands such as VOLKSWAGEN, BMW, VOLVO, PORSCHE, AUDI and so on.

LANNER  德国LANNER 

德国Klaus-Dieter Lanner成立于1987年。
Klaus-Dieter Lanner was founded in 1987.
全球领先的切屑离心机制造商。
The world's leading manufacturer of chip centrifuges.

FUKUKAWA 日本福川机器人 

国家级高新技术企业。
National High-tech Enterprise
目前光电显示行业生产线中精度最高的机器人。
The most accurate robot in the production line of the optoelectronic display industry.
与安川机器人合作，专注于机器人系统集成、OEM组装。
Cooperate with Yaskawa Robotics to focus on robot system integration and OEM assembly.

 中国香港海赢科技  

数字化、差异化包装印刷的领先者。
A leader in digital, differentiated package and printing.
服务于国内外食品、医疗、日化等各大领域。
Serving domestic and foreign food, medical, daily chemicals and other major fields.

 德硅凯氟光电科技 



由中国科学院上海硅酸盐研究所与德汇集团合资成立。
DESIOPTOE is a joint venture between the Shanghai Institute of Ceramics, Chinese Academy of Sciences, and Dehui Group.
8-12英寸氟化钙晶体的研发与生产。
R&D and production of 8-12 inch calcium fluoride crystals.

 恒洁利流体设备 

恒洁利是一家民族品牌企业。
HJL is a national brand enterprise.
主导产品：管道件，泵，阀，搅拌器和管壳式换热器等。
Main products: pipe fittings, pumps, valves, agitators and shell-and-tube heat exchangers, etc.
全球领先的热交换，分离，流体技术专家。
Global leading expert in heat exchange, separation and fluid technology.

 捷海科技 

专注于高精度温控设备的研发与生产。
Focus on the development and production of high-precision temperature control equipment.
突破国内无超高精度热控技术与产品的瓶颈。
Break through the bottleneck of no ultra-high precision thermal control technology and products in China.

 江苏熠动科技有限公司 

致力于汽车全景天幕玻璃用高性能调光膜的开发与量产。
Committed to the development and mass production of high-performance dimming film for automotive panoramic roof glass.
产品应用于智能化汽车、新能源汽车。
The products are applied to intelligent vehicles and new energy vehicles.

ATPolymer 安拓普聚合物 

国家级专精特新小巨人企业
A national-level specialized and new little giant enterprise.
致力于低碳、可持续高分子材料的研发、生产及销售。
Dedicated to the R&D, production and sales of low-carbon and sustainable polymer materials.



平谦国际（海门）现代产业园

PLAINVIM
平谦国际

高标厂房 面向未来 先进制造业的集聚地

地址：江苏省南通市海门区富江北路1599号

ADD: NO.1599 Northern Fujiang Road, Haimen District, Nantong City, Jiangsu Province

招商热线：180 1524 8395

Leasing Department: 180 1524 8395

www.plainvim.com.cn