

# 平谦国际(相城)现代产业园

## Plainvim International Xiangcheng Industrial Park



平谦 - 工业地产开发商  
Plainvim - The Industrial Property Developer

- › 公司地址: 苏州市相城经济开发区观塘路1号 西安交大科技园C座1011  
Company address: P1011 Building C, Xi'an Jiaotong University  
Science and Technology Park 1, Guantang  
Road, Xiangcheng Economic Development  
Zone, Suzhou
- › 项目地址: 苏州市相城经济开发区春兴路46号  
Project address: No.46 of Chunxing Road North, Xiangcheng  
Economic Development Zone, Suzhou
- › 电话/Tel: +86-512-65456671

# 相城及相城平谦

Xiangcheng & Plainvim Xiangcheng



占地面积/Land Area: 378 Mu  
启动时间/Launched in: 2016

## 苏州相城 Suzhou Xiangcheng

- 苏州是中国长三角重要的中心城市之一，相城区位优势苏州大市中心。

Suzhou is one of the important center cities in Yangtze River Delta China, Xiangcheng in Suzhou city center.

- 全市地区生产总值17000亿元 位居全国第七；  
工业总产值31956亿元 位居全国第二；  
进出口总额21900亿美元 位居全国第四；

The city's GDP: 170 billion RMB, 7<sup>th</sup> in China;  
The total industrial output value: 319.56 billion RMB, 1<sup>st</sup> in China;  
Import and export volume: 219 billion US dollars, 4<sup>th</sup> in China

- 2015年底 148家世界500强企业在苏州有投资项目

By the end of 2015, 148 of the world's top 500 enterprises have investment projects in Suzhou

- 2012年1月11日，苏州工业园区-相城区合作经济开发正式揭牌

11 January 2012, Suzhou Industrial Park - Xiangcheng District Cooperation Economic Development Zone was officially inaugurated

- 2014年10月，国务院批复同意相城经济开发区升级为国家级经济技术开发区，定名为相城经济技术开发区。

In October 2014, approved by the State Council, Xiangcheng Economic Development Zone was upgraded to state-Level Economic and Technological Development Zone and named as Xiangcheng Economic and Technological Development Zone.

## 关于平谦

- 来自香港
- 15个现代产业园
- 20年工业地产开发经验
- 200多家国内外知名企业
- 7000多亩土地

## About Plainvim

- From Hongkong
- 15 Industrial Parks in China
- 20 years experience in industrial property development
- 200 Tenants in and abroad
- 7000 Mu (5 million sqm) of Industrial Land

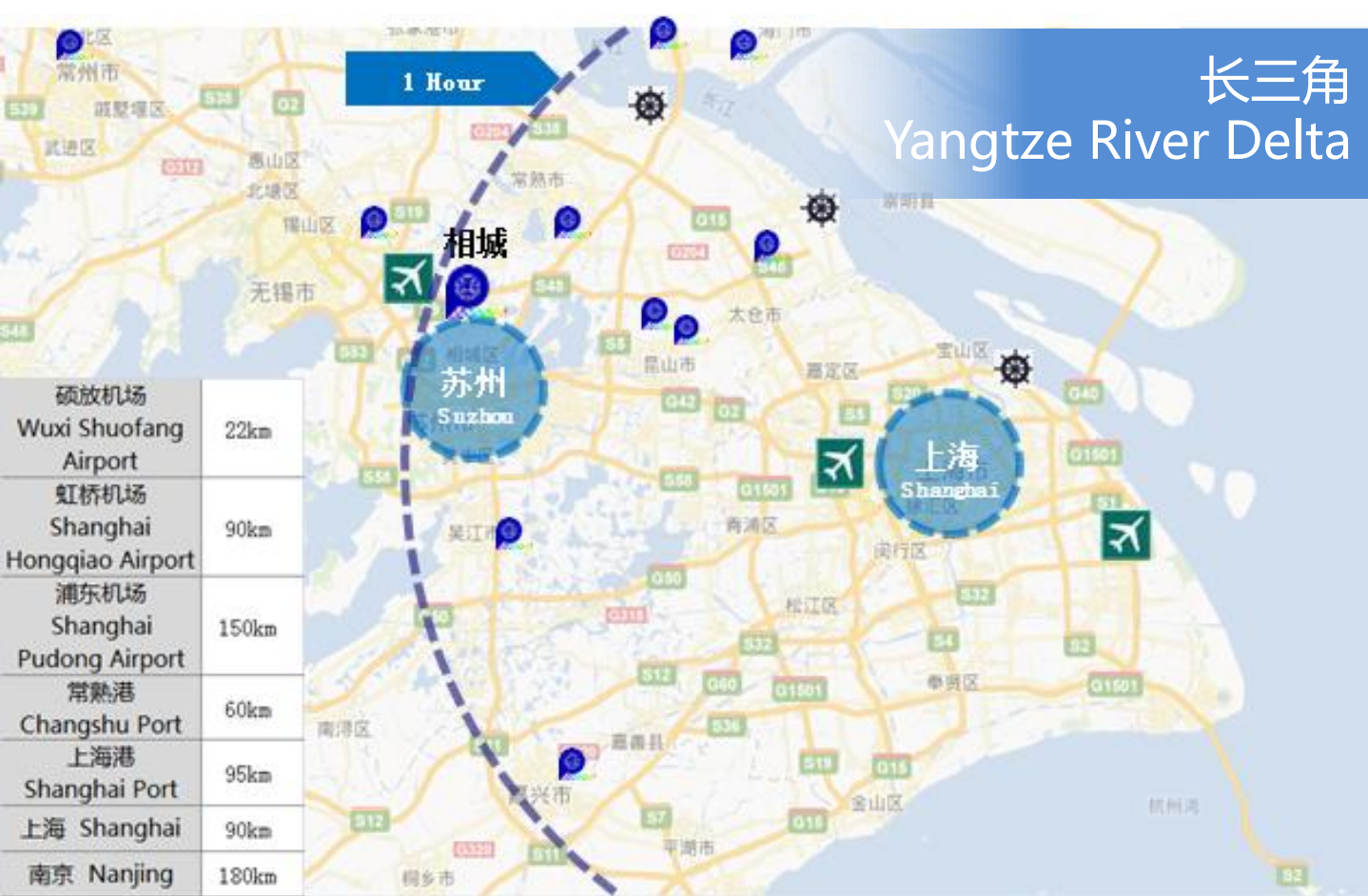
## 平谦国际（相城）产业园

- 平谦国际在长三角第6个现代产业园
- 位于苏州市相城区
- 具有“竹筒”“折纸”等中国古典元素的高品质、单层、钢结构厂房

## Plainvim Xiangcheng Industrial park

- 6<sup>th</sup> Plainvim Industrial Park in Yangtze River Delta
- Locates in Xiangcheng District, Suzhou
- Single-storey, High quality, steel framed building with Chinese classical elements, such as the art of bamboo slips and origami.

# 长三角 Yangtze River Delta



# 相城 Xiangcheng



- 2014年10月，国务院批复同意相城经济开发区升级为国家级经济技术开发区，定名为相城经济技术开发区。

## 二期项目鸟瞰图



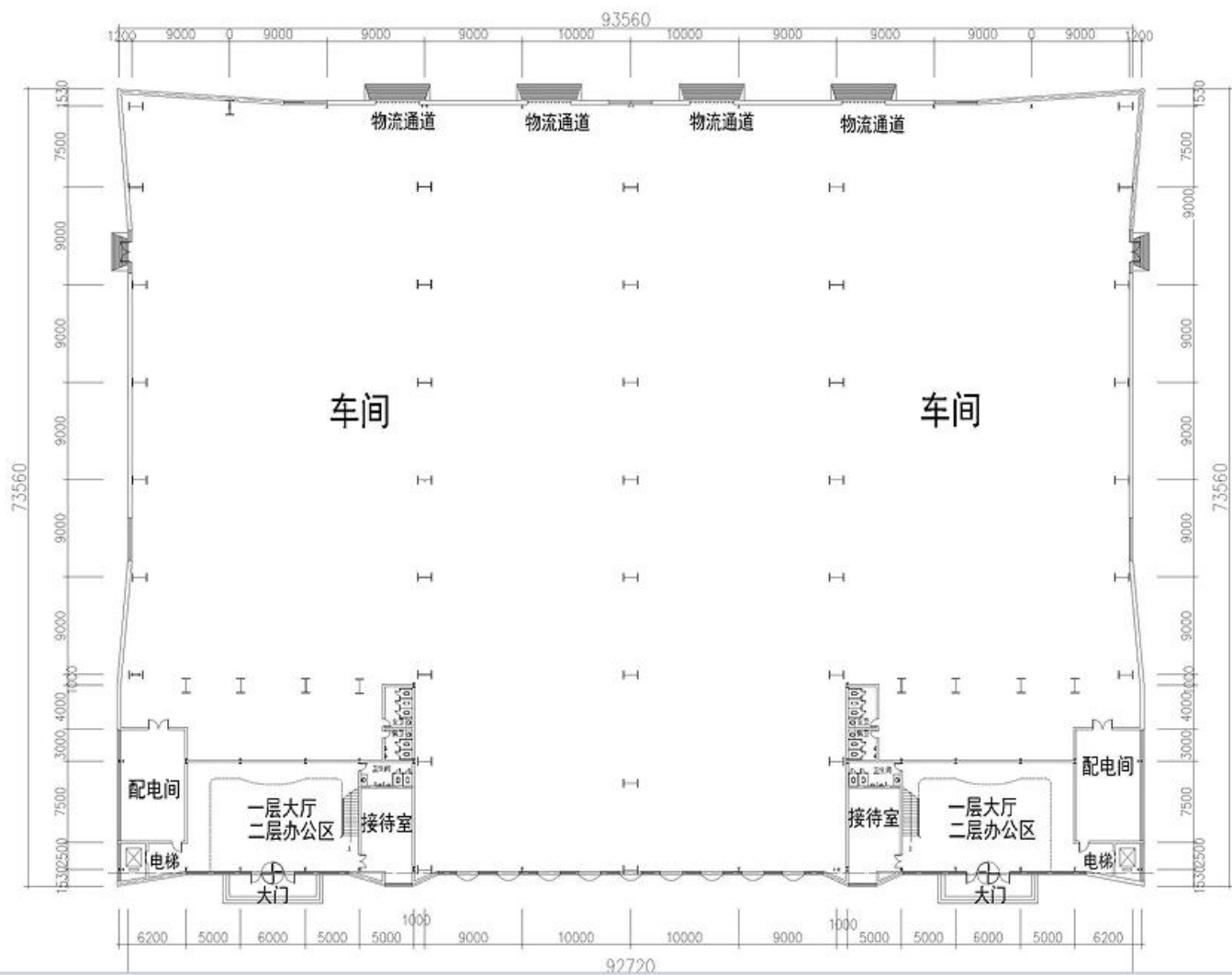
二期项目总占地85881.8m<sup>2</sup>（约113.9亩），建筑面积53467.54m<sup>2</sup>，规划建设5栋单层钢结构标准厂房，1栋多层厂房及配套用房。

A phase of the project covers a total area of 85881.8 square meters (about 113.9 mu), construction area of 53467.54 square meters, planning and construction of six single storey steel structure standard workshop, a multi-storey factory buildings and supporting with real.

厂房参数 specifications	F/G/H/I 号厂房 building F/G/H/I
总体描述 description	单层钢结构厂房 single-storey steel framed building
建筑面积 GFA	7,271m <sup>2</sup>
车间面积 workshop	5,481m <sup>2</sup>
办公区域 office	1,490m <sup>2</sup>
尺寸 dimension	74×94m
柱网 column grid	9×22.5m
净高 ceiling height	车间 workshop : 12m , 办公区域 office : 5.5m
地坪承重 floor loading	车间 workshop : 2t/m <sup>2</sup> , 办公区域 office : 0.3t/m <sup>2</sup>
行车承重 crane capacity	10 ton
牛腿高度 bracket elevation	9m
消防等级 fire protection level	丙二 class C , ranking II
消防设施 fire fighting facility	消防栓 , 灭火器及火灾自动报警系统

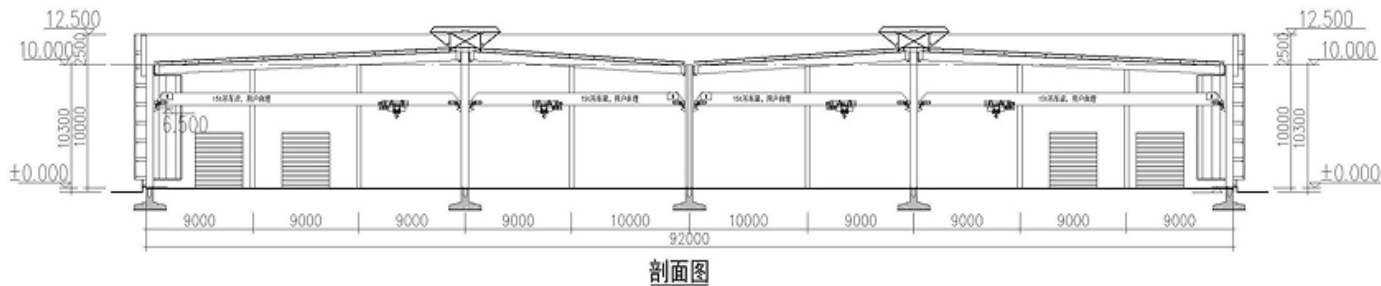
# 单层厂房平面图

## Single-storey workshop layout



# 单层厂房剖面图

## Cutaway View



餐厅  
Canteen

投资顾问服务  
Investment  
advisory services

维修服务  
Maintenance  
service

物业管理及服务  
Property  
management and  
services

保安服务  
Security services

厂房定制  
Buid-to-suit

## 苏相合作区优势 Advantage of SIP-XC Cooperative Zone

- 工业园区企业搬迁至相城区，无需重新注册公司，只需修改注册地址。  
For the enterprises relocated from SIP, There is no need to set up a new company but just to change the registered address in SIP-XC Cooperative Zone.
- 实现社保对接，原工业园区企业员工仍可享受原有工业园区社保待遇。  
Driginal employees can receive the social security as same as they enjoy in SIP.
- 针对苏州工业园区搬迁企业，可以通过原有的渠道进行税务登记和海关申报工作  
For the enterprises relocated from SIP , tax registration and customs declaration can be done through the original channel.
- 政府扶持力度大，具体视企业的税收贡献程度而定，给予相应的优惠。  
Government preferential taxation policies to enterprises , in correlation to the size of the enterprise' s tax sum.

# 平谦国际 长三角客户

## Tenants of Plainvim Parks in Yangtze River Delta

 PIERBURG		皮尔博格 PIERBURG	皮尔博格，昆山第二大德国投资方，隶属于著名军工企业莱茵金属。 2 <sup>nd</sup> largest German investor in Kunshan. Subsidiary of famous military weapon maker - Rheinmetall.
 KOLBENSCHMIDT		科施 KSLP	全球大口径活塞主要生产商之一，为大口径活塞及其总成提供最佳方案。 World's major producer, offers optimal solution for large bore pistons for all applications.
		阿法拉伐 Alfa Laval	在热交换、分离和流体处理领域处于世界领先地位。 Leader in heat transfer, separation and fluid handling.
		科洛普 Coroplast	大众A1供应商，中国最大的ABS线束供应商。 A1 supplier of VW, biggest supplier of ABS wiring in China.
		渣锡克 Chassisx	汽车动力总成零部件供应商，通用汽车公司和福特公司的供应商。 Automobile Powertrain components supplier, for GM and Ford.
		意欣创 EUTRON	专注于电子产品，强力电机供应商。 Specialize in electronic product, supplier of KONE Lifts.
		爱恩邦德 Ionbond	表面处理工程，是以领先的阳极氧化层技术提供商。 Surface engineer, is a global leader in high performance coating technology.
		泰坦 TITANX	致力于重型车辆引擎冷却系统制造。 Specialize in engine cooling system for heavy vehicles.
		爱赛威 SHW	发动机总成在提高燃油效率和降低二氧化碳排放方面的创新方案专家。 Intelligent Solutions in Engine and Gearbox Oil Pumps for Fuel and CO <sub>2</sub> Reduction.
		库博 Cooper Standard	追求性能的激情，全球最大的汽车密封及管路制造商之一。 Passion for Performance, world's largest automotive supplier for sealing and fuel systems.
		荷洛裴 Clipay	聚合物工程、精密挤出薄膜、多层高压技术等领域的领导者。 Global leader in polymer engineering, precision film extrusion and multi-layered lamination.
		希斯顿艾尔 Systemair	最新开发与推广的比通风系统的在线式离心管道风机风律。 Pioneer in developing and introducing the circular inline centrifugal duct fan which has simplified ventilation systems.
		福来西 Flexitallic	国际市场密封产品领先供应商。 International market leader in manufacture and supply static sealing products.
		瓦里安 Varian	美国高科技公司放射治疗设备世界前三位。 American high-tech company, global top 3 supplier in Radiotherapy equipment manufacturing.



### 十五大园区

Parks

占地面积

Land Area

启动时间

Launching Time

长安/Chang'an	200亩/MU	2002
东坑/Dongkeng	1580亩/MU	2003
南沙/Nansha	2800亩/MU	2006
昆山/Kunshan	643亩/MU	2010
苏州/Suzhou	550亩/MU	2011
无锡/Wuxi	485亩/MU	2012
常熟/Changshu	490亩/MU	2014
太仓/Taicang	468亩/MU	2014
相城/Xiangcheng	491亩/MU	2016
昆山迈高/Maigao	600亩/MU	2017
嘉兴/Jiaxing	732亩/MU	2017
常州/Changzhou	806亩/MU	2018
南通/Nantong	340亩/MU	2018
海门/Haimen	660亩/MU	2018
肇庆/Zhaoqing	1191亩/MU	2018