



地址:中国昆山经济技术开发区杜鹃路555号

ADDRESS: 555 Dujuan Road, Kunshan Economic and Technological Development Zone, PRC.

客户服务:0512-50328606

Contact us: 0512-50328606



入驻六星级园区请联系我!

Please contact me to enter the six-star park.

电话:152 6260 8994

TEL:152 6260 8994



昆山迈高欧美科学产业城

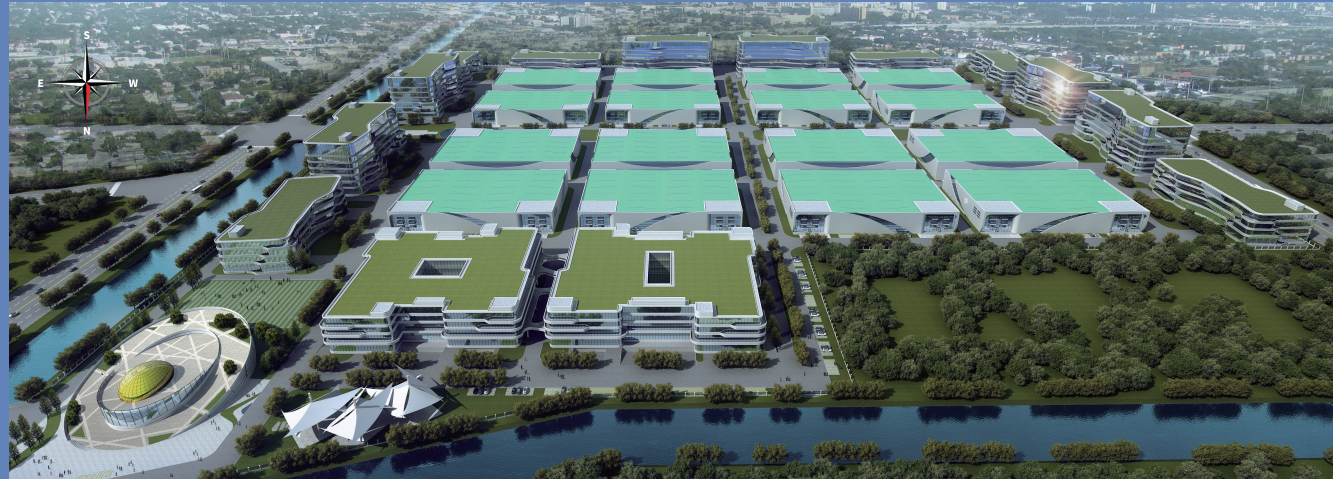
KUNSHAN PRENCO EURO-AMERICAN SCIENCE INDUSTRIAL PARK

2023



# 昆山迈高简介

## KUNSHAN PRENCO INTRODUCTION



\*昆山迈高欧美科学产业城 KUNSHAN PRENCO EURO-AMERICAN SCIENCE INDUSTRIAL PARK

平谦迈高（昆山）欧美科学产业城（简称“昆山迈高”），成立于2017年01月10日，注册资本为9200万美金，位于江苏省苏州市昆山开发区杜鹃路555号。总开发占地599.29亩，一期占地366.83亩，厂房建筑面积185,924.71平方米；二期占232.46亩，二期已建成厂房建筑面积109,981.8平方米。

昆山迈高隶属于平谦国际科学产业园控股有限公司，总部位于香港，是中国六星级人工智能工业地产开发运营商。历经20余载的发展与沉淀，平谦集团已在长三角地区和大湾区投资建造并运营16个国际产业园，土地开发面积超过500万平米，累计入驻企业200余家，涵盖多家世界500强企业与国际行业龙头企业。

平谦集团以打造欧美高端制造业集聚中心为愿景目标，致力于为国内外企业提供个性化、智能化、高品质的厂房。同时，提供全方位“一站式”专业服务，做到“知”企业所想，“做”企业所需。以集团金融实力做保障，地理区位优势、基础配套齐全，入园企业享有用地、税收、人才等多项优惠政策。

Kunshan Prencó Industrial Property Development Co., Ltd. (hereinafter referred to as "Kunshan Prencó"), was established on Jan. 10th, 2017, it's registered capital of US\$92 million, and it's at 555 Dujuan Road, Kunshan Economic & Technical Development Zone, Jiangsu Province. The development area covers 599.29mu, phase I occupies 366.83 mu, with 185,924.71 sqm of completed factory building area; the phase II occupies 232.46 mu, and the building area of the completed plant is 109,981.8 square meters.

Kunshan Prencó is subordinate to Plainvim International Science Industrial Parks Holdings Limited, headquartered in Hongkong, is a six-star artificial intelligence industrial property developer and operator in China. With more than 20 years experience in developing and managing high-end industrial parks, Plainvim has successfully developed and operated >16 international industrial parks in the Greater Bay Area and Yangtze River Delta. Its total development area is >5 million sqm. 200+ domestic and foreign enterprises have settled in the park, including a number of Global Fortune 500 companies and industry leaders.

Plainvim aims to create high-end manufacturing agglomeration centers and to become a world-class industrial real estate developer and operator through its brand advantage. It is committed to providing personalized, intelligent and high-quality workshops for domestic and foreign enterprises. At the same time, it provides all-round "one-stop" professional services to "know" what the enterprise wants and "do" what the enterprise needs. All Plainvim industrial parks have the advantages of financial stability, superior geographic location and comprehensive infrastructure support. Enterprises in the park can enjoy many preferential policies in terms of land, taxation, labor and so on.

# 平谦集团规划

## PLAINVIM GROUP PLANNING

平谦集团总部位于**香港**，以**大湾区、长三角**为核心发展区域，布局京津冀都市圈，致力于更长远的战略规划。

Plainvim Group headquartered in Hongkong, takes the Greater Bay Area and the Yangtze River Delta as the core development area and is committed to longer-term development planning.



## 集团代表客户

GROUP REPRESENTS CLIENTS

MANN+  
HUMMEL

昆山开发区

曼胡默尔(德国)

2021汽车零部件配套供应商百强，排名第80位。  
全球过滤器系统及材料行业第一。

2021 Top 100 OEM parts supplier, ranked 80th. No. 1 in the global filter system and material industry.

 PIERBURG  
RHEINMETALL AUTOMOTIVE

昆山高新区

皮尔博格(德国)

一级汽车零部件供应商。隶属于欧洲第十大军工企业莱茵金属。

A first-tier automotive supplier. A subsidiary to the tenth-largest European defense contractor, Rheinmetall.

 GRUPPE  
JOINTLY INNOVATIVE

德国

汽车及工业用电磁阀

Solenoid valve for automobile and Industry

|                                    |          |
|------------------------------------|----------|
| 租赁面积 ( m <sup>2</sup> ) Lease Area | 8,631.80 |
| 注册资本 Registered Capital            | 6.6m USD |

SUNTECHOPT

日本

液晶显示器偏光片上的光学膜 (AG膜)

Optical film (AG film) on polarizer of liquid crystal display

|                                    |          |
|------------------------------------|----------|
| 租赁面积 ( m <sup>2</sup> ) Lease Area | 8,110.65 |
| 注册资本 Registered Capital            | 30m USD  |

TOYOTA

昆山开发区

丰田(日本)

世界500强，2022年排名172位，世界十大汽车工业公司之一。

Fortune 500, ranked 172th in 2022. One of the world's top ten automobile industry companies.

CooperStandard

昆山高新区

库博标准(美国)

2021汽车零部件配套供应商百强，排名第76位。  
全球领先的密封元件及油管供应商。

2021 Top 100 OEM parts supplier, ranked 76th. A leading global supplier of sealing components and fuel lines.

FELSS

德国

成套设备(精密旋锻机)

Complete equipment (rotary forging machine)

|                                    |            |
|------------------------------------|------------|
| 租赁面积 ( m <sup>2</sup> ) Lease Area | 8,631.80   |
| 注册资本 Registered Capital            | 10.56m USD |

VANDERLANDE

荷兰

丰田旗下，机场物流系统全球第一

Under Toyota, the airport logistics system ranks first in the world

|                                    |           |
|------------------------------------|-----------|
| 租赁面积 ( m <sup>2</sup> ) Lease Area | 4055.33   |
| 注册资本 Registered Capital            | 3.00m USD |

MAGNA

常州

麦格纳(加拿大)

2021汽车零部件配套供应商百强，排名第4位。全球最多元化的汽车零部件供应商。

2021 Top 100 OEM parts supplier, ranked 4th. The world's most diversified auto parts supplier.

 United  
Technologies

南沙

联合技术(美国)

世界500强，2021年排名第119位。商务航空和防务等领域解决方案领先供应商。

Fortune 500, ranked 119th in 2021. A leading provider of business aerospace and defense industries.



中法

民用航空器的设计与生产

Design and production of civil aircraft

|                                    |         |
|------------------------------------|---------|
| 租赁面积 ( m <sup>2</sup> ) Lease Area | 8110.65 |
| 注册资本 Registered Capital            | TBD     |

 MicroPort  
一个属于患者和医生的品牌  
微创医疗

中国

医疗器械

Medical apparatus and instruments

|                                    |           |
|------------------------------------|-----------|
| 租赁面积 ( m <sup>2</sup> ) Lease Area | 5372.14   |
| 注册资本 Registered Capital            | 3.00m USD |

## 昆山市区位优势

### LOCATION ADVANTAGES OF KUNSHAN CITY

昆山作为发展先行地区，经济基础雄厚，城乡发展均衡，一直位居全国百强县首位。

近年来，昆山不但产业规模做大，产业结构也更加优化，昆山2022年全年完成地区生产总值5006.7亿元，成为**全国首个GDP突破5000亿元**的县级市。全市战略性新兴产业产值占比超过了50%，位居2022年中国最具投资潜力百强县首位，**50余家世界500强企业**投资在昆山。

同时，昆山积极构建新的智能终端产业链条，聚焦头部企业，给资源、保要素，为企业落户昆山创造一切有利条件，瞄准数字经济的新赛道，紧紧围绕产业链强链创链。

昆山不断地赢得海内外客商对昆山的青睐，越来越多的外资企业纷纷加码昆山，看好江苏，看好中国。

As a pioneering development area, Kunshan has a strong economic foundation and balanced urban and rural development, and has always ranked first among the top 100 counties in China.

In recent years, Kunshan not only industrial scale bigger, industrial structure is also more optimized, In 2022, Kunshan will complete a GDP of 500.67 billion yuan, becoming the first county-level city with a GDP exceeding 500 billion yuan, the city's strategic emerging industries output value accounted for more than 50%, ranked in 2022 China's top 100 counties with the most investment potential, more than 50 of the world's top 500 companies invested in Kunshan.

At the same time, Kunshan actively builds a new intelligent terminal industry chain, focuses on the head enterprises, gives resources, ensures the elements, creates all favorable conditions for enterprises to settle in Kunshan, aims at the new track of the digital economy, and closely focuses on the industrial chain to strengthen the chain and create the chain.

Kunshan continues to win the favor of businessmen at home and abroad, more and more foreign enterprises have added to Kunshan, optimistic about Jiangsu, optimistic about China.

## 昆山迈高园区区位优势

### LOCATION ADVANTAGES OF KUNSHAN PRENCO PARK



#### 园区距离 Distance

| Expressway高速/高架   |     |
|---|-----|
| Kunshan Central Viaduct-Yujinxiang Exit<br>昆山中环高架-郁金香出口 (2mins) | 2km |
| G2 Highway-Zhangpu / Lujia Exit<br>G2京沪高速-张浦/陆家出口 (10mins)      | 6km |

| Metro地铁   |      |
|---|------|
| Metro Line 11- Huaqiao Station<br>地铁11号线-花桥站 (15mins)     | 11km |
| Suzhou Line 11- Under Construction<br>苏州11号线-神童泾 (10mins) | 4km  |

| High Speed Rail Station高铁站                     |      |
|--|------|
| Kunshan South Railway Station<br>昆山南站 (15mins) | 9km  |
| Kunshan Railway Station<br>昆山站 (15mins)        | 10km |

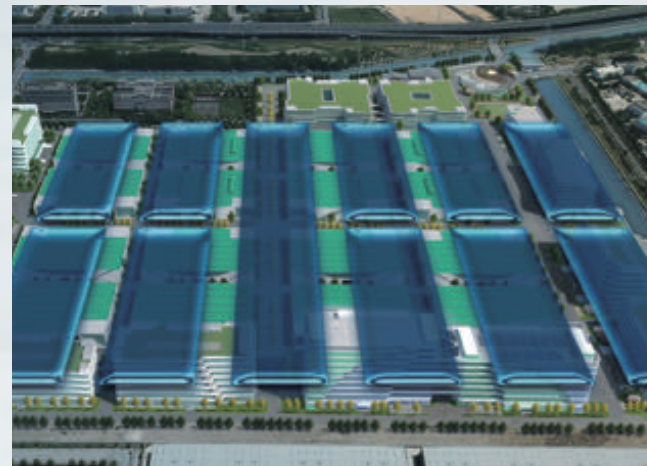
| Airport机场                                    |      |
|--|------|
| Shanghai Hongqiao Airport<br>上海虹桥机场 (45mins) | 50km |
| Shanghai Pudong Airport<br>上海浦东机场 (1.5hr)    | 90km |

# 设计背后的故事

THE STORY BEHIND THE DESIGN

## 古老的文化，隐藏的祝福

CULTURAL CONNOTATION OF MASTER PLAN



“谦，君子以裒多益寡，称物平施。”（《周易·谦卦》）

谦恭待人，公平至上，为客户创造价值，为不同的客户提供同样优质的、用心的服务，这正是平谦迈高人铭记于心的准则。


平谦厂房独特的高端设计理念，以厚重的历史内涵与深邃的哲理为核心，将“谦卦”融入到园区整体布局中，把对自然的谦恭情怀、人文的崇高素养、吉祥的寓意交汇融合于每一栋厂房，我们以更专业更用心的态度与您一起打造六星级产业园区。

“Qian, the superior man, diminishes what is excessive and increases where there is any defect, bringing about an equality.”(《Zhou Yi· Qian Gua》)

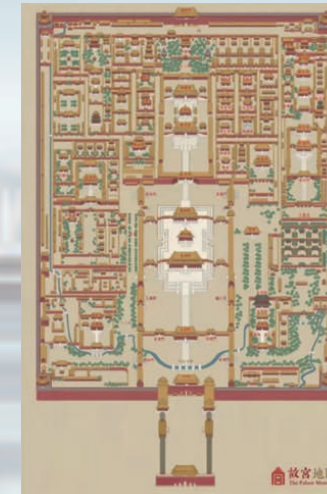
Be courteous to others, put fairness first, create value for customers, and provide the same quality and attentive service for different customers. This is the principle that Plainvim Prencore remember.

The unique high-end design concept of Plainvim plant takes the profound historical connotation and profound philosophy as the core, integrates the "Qian Gua" into the overall layout of the park, and the humility of nature, the lofty quality of humanity, and the auspicious implication are integrated into each plant. We will work with you to build a six-star industrial park with a more professional and attentive attitude.




**谦卦** 谦：亨，君子有终。  
 艮下坤上 谦卦：亨通，君子谦让将会有好结果。

Qian indicates progress and success.the superior man.(being humble as it implies) issue (to his undertakings).



心览天地，智造乾坤。

以卦入形，赋予厂房美好祝愿。

迈高园区借鉴北京故宫布局，以主干道对称，东西畅通，均衡有序；将源自于8000年前的中国古老哲学融入其中，以柔顺伸展之势顺天应地，以雄浑壮阔之魄谋篇布局。



The mind sees the world and the mind makes the universe.

With divination in shape, the plant is blessed with best wishes. The layout of the Prencore Park is modeled after the regulation of the imperial palace, with the main roads, symmetrical and smooth from east to west, balanced and orderly; Integrate the ancient Chinese philosophy from 8000 years ago, With a gentle stretch, follow the sky to the earth, and with a magnificent spirit..



代表卦象


**QIAN**  
**乾卦**

乾：元，亨，利，贞。  
 乾卦：大吉大利，吉祥的占卜。

Qian ( represents ) what is great and origination, Penetrating,advantageous,correct and firm.



代表卦象


**KUN**  
**坤卦**

坤：元，亨，利牝马之贞。  
 坤卦：大吉大利。

Kun ( represents ) what is great and origination, Penetrating,advantageous,correct and firm.

中环南线 Central South Line

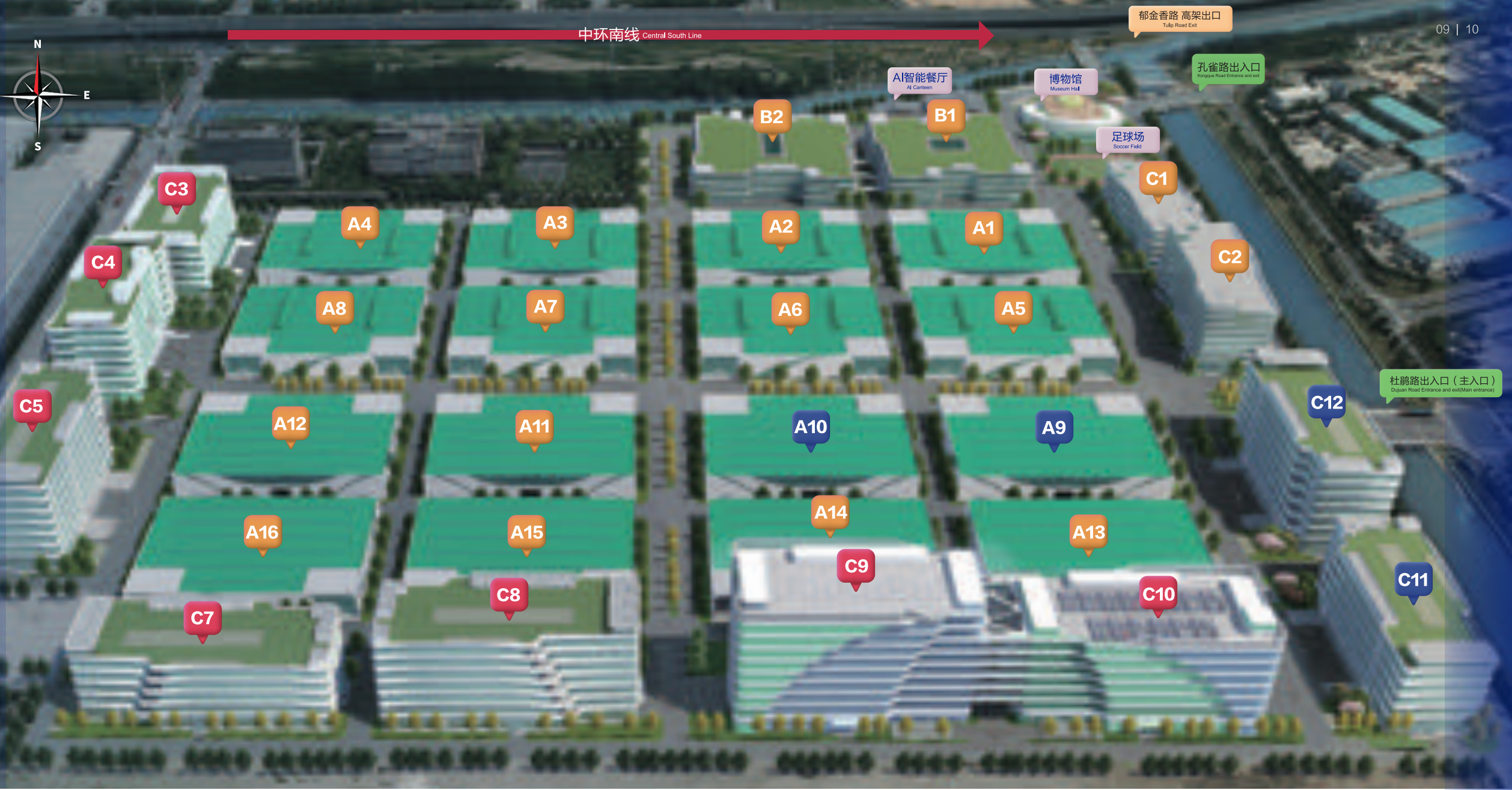
# 厂房参数

## PLANT PARAMETERS

- A: 标准钢结构单层厂房  
Single storey workshop with standard steel structure
- B: 智慧制造生产多层  
Intelligent manufacturing production multi-storey
- C: 研发办公孵化生产中心  
R&D office incubation production center

- 已入驻企业  
Settled enterprises
- 未入驻企业  
Not settled enterprises
- 待建设区域  
Area to be constructed

防火等级 Fire-proofing Level  
丙二类 Class C, Grade II

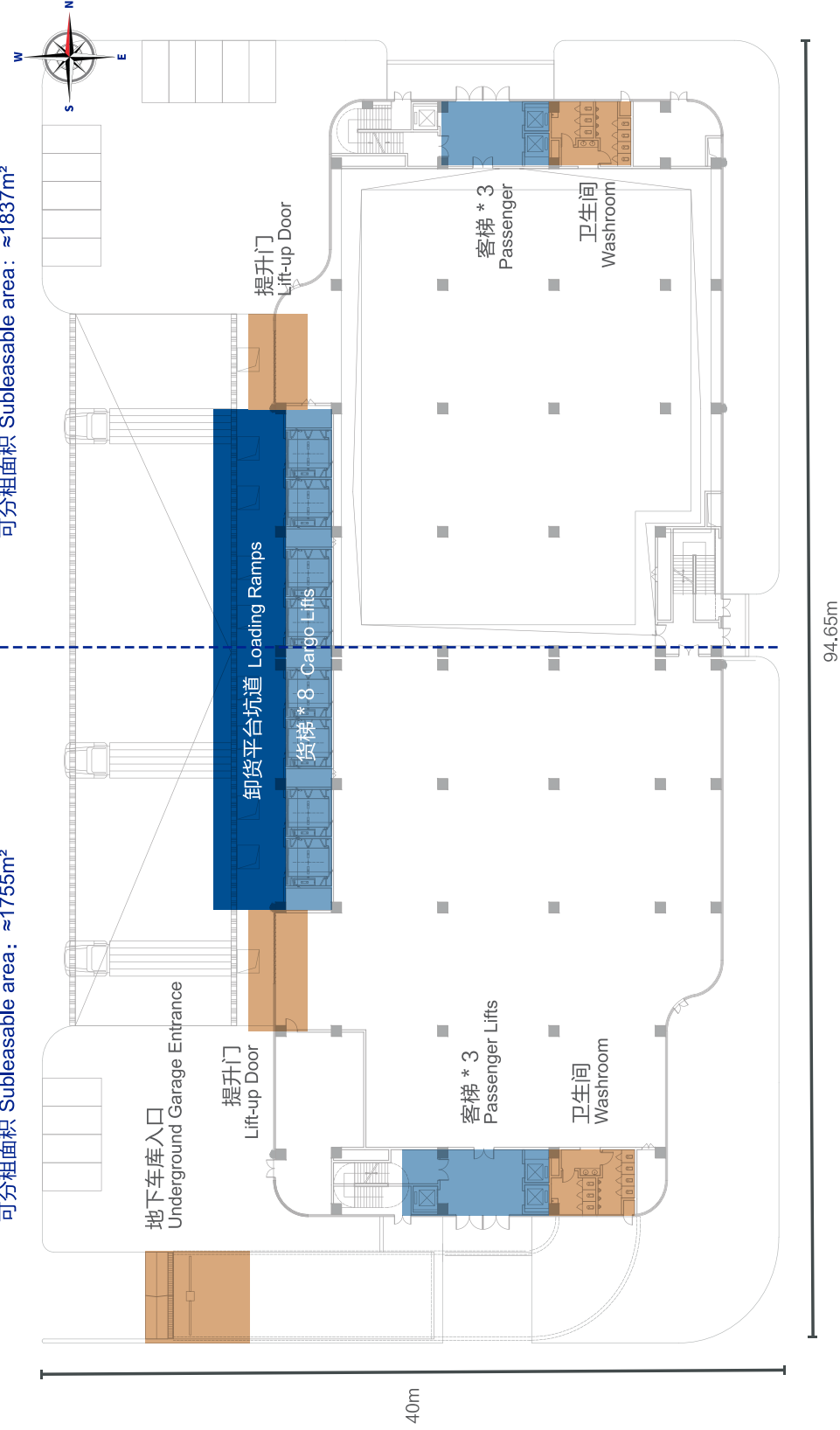


| 迈高园区工程参数<br>Engineering parameters of Precco Park |                         |                            |                         |                      |     |
|---|-------------------------|----------------------------|-------------------------|----------------------|-----|
| 占地面积<br>Area covered                              | 599.26mu                | 总计容面积<br>Total volume area | 697462.7m <sup>2</sup>  | 容积率<br>Plot ratio    | 2.0 |
| 规划面积<br>Planned area                              | 686302.97m <sup>2</sup> | 已开发面积<br>Developed area    | 332160.84m <sup>2</sup> | 绿化率<br>Greening rate | 16% |
| 总用地面积<br>Total land area                          | 399532.7m <sup>2</sup>  |                            |                         |                      |     |

| 迈高单层钢结构标准厂房参数<br>Precco single-storey steel structure plants parameters |   |   |  |
|---|---|---|--|
|   |   | 建筑面积 Construction Area 8110.65 m <sup>2</sup> |  |
| 生产区 / 办公区<br>Production Area / Workshop                                 | 6599.56 m <sup>2</sup> / 1511.09 m <sup>2</sup> | 柱距<br>Column Grid                             | 8.5m*26m                                       |
| 地面承重<br>Floor Loading   | 3T/ m <sup>2</sup>                              | 净高<br>Clear Height                            | 生产区 Production Area: 12m<br>办公区 Workshop: 6.2m |
| 尺寸<br>Dimension   | 104.6m*72m                                      | 牛腿高度<br>Bracket Height                        | 9m   |

可分租面积 Subleasable area: ≈1755m<sup>2</sup>

可分租面积 Subleasable area: ≈1837m<sup>2</sup>



## C11 一层平面图

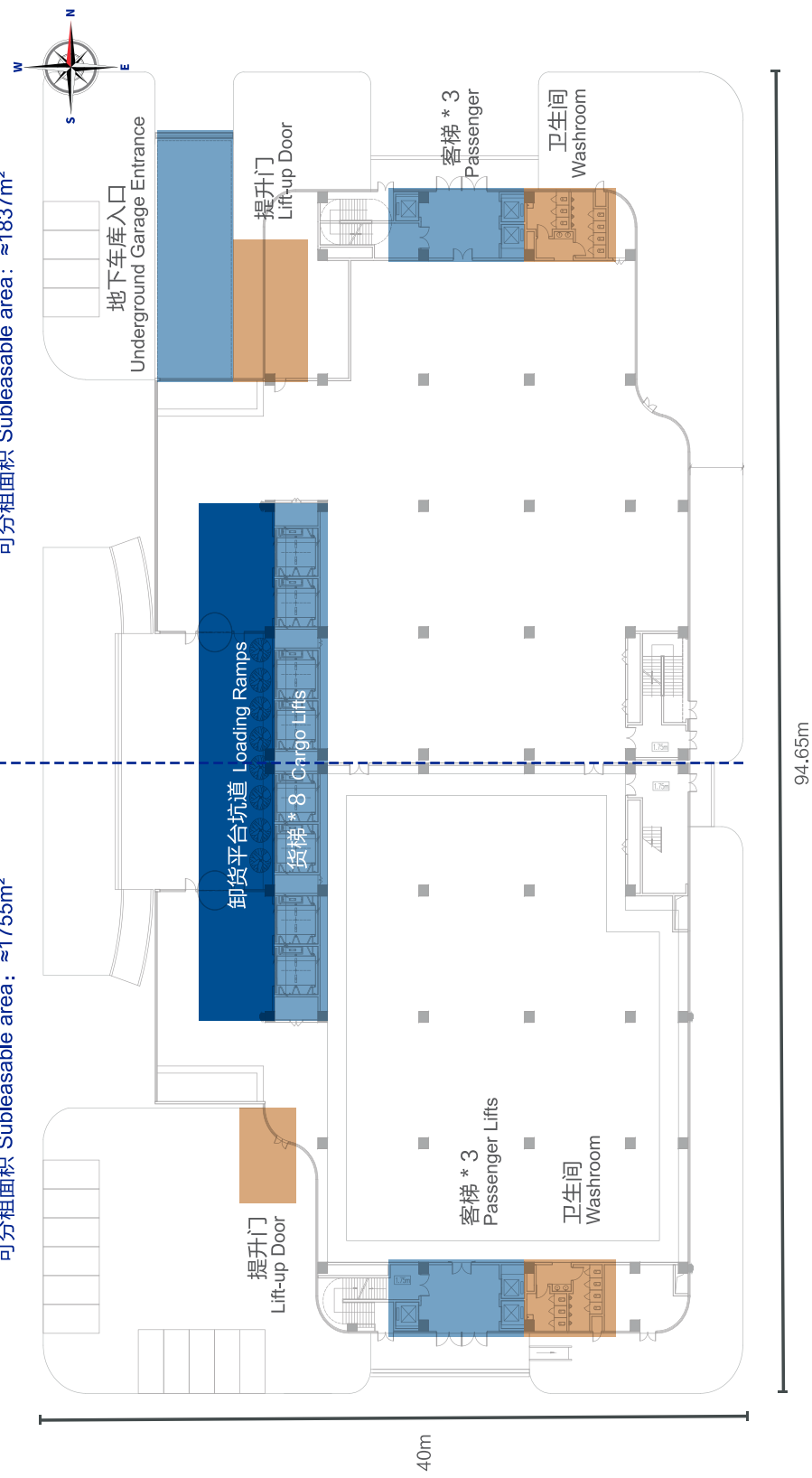
Layout of C11

|                        |                         |                        |                           |                        |                      |                            |                        |
|------------------------|-------------------------|------------------------|---------------------------|------------------------|----------------------|----------------------------|------------------------|
| 总建筑面积 GFA              | 18,805.64m <sup>2</sup> | 防火等级<br>Fire-proofing  | 丙二类<br>Class C, Grade II  | 行车承重<br>Crane Capacity | 5T<br>1层 First Floor | 净高<br>Clear Height         | 1F: 8.7m<br>2-5F: 6.5m |
| 平均每层建筑面积<br>Area Per/F | ≈3592m <sup>2</sup>     | 消防设备<br>Fire-equipment | 喷淋系统<br>Sprinkler Systems | 牛腿高度<br>Bracket Height | 6m<br>1层 First Floor | 地面承重<br>Floor Loading      | 1F: 2T<br>2-5F: 1T     |
| 尺寸<br>Dimension        | 94.65m*40m              | 客梯数量<br>Passenger Lift | 6                         | 货梯数量<br>Cargo Lift     | 8                    | 货梯尺寸<br>Size of cargo lift | W2.4*D3.6*H2.6 m       |
| 柱距<br>Column Grid      | 10m*10m                 | 提升门尺寸<br>Liftgate size | 6m*5m                     |                        |                      |                            |                        |

\*以上数据以产证为准 The above data is subject to the production certificate

可分租面积 Subleasable area: ≈1755m<sup>2</sup>

可分租面积 Subleasable area: ≈1837m<sup>2</sup>

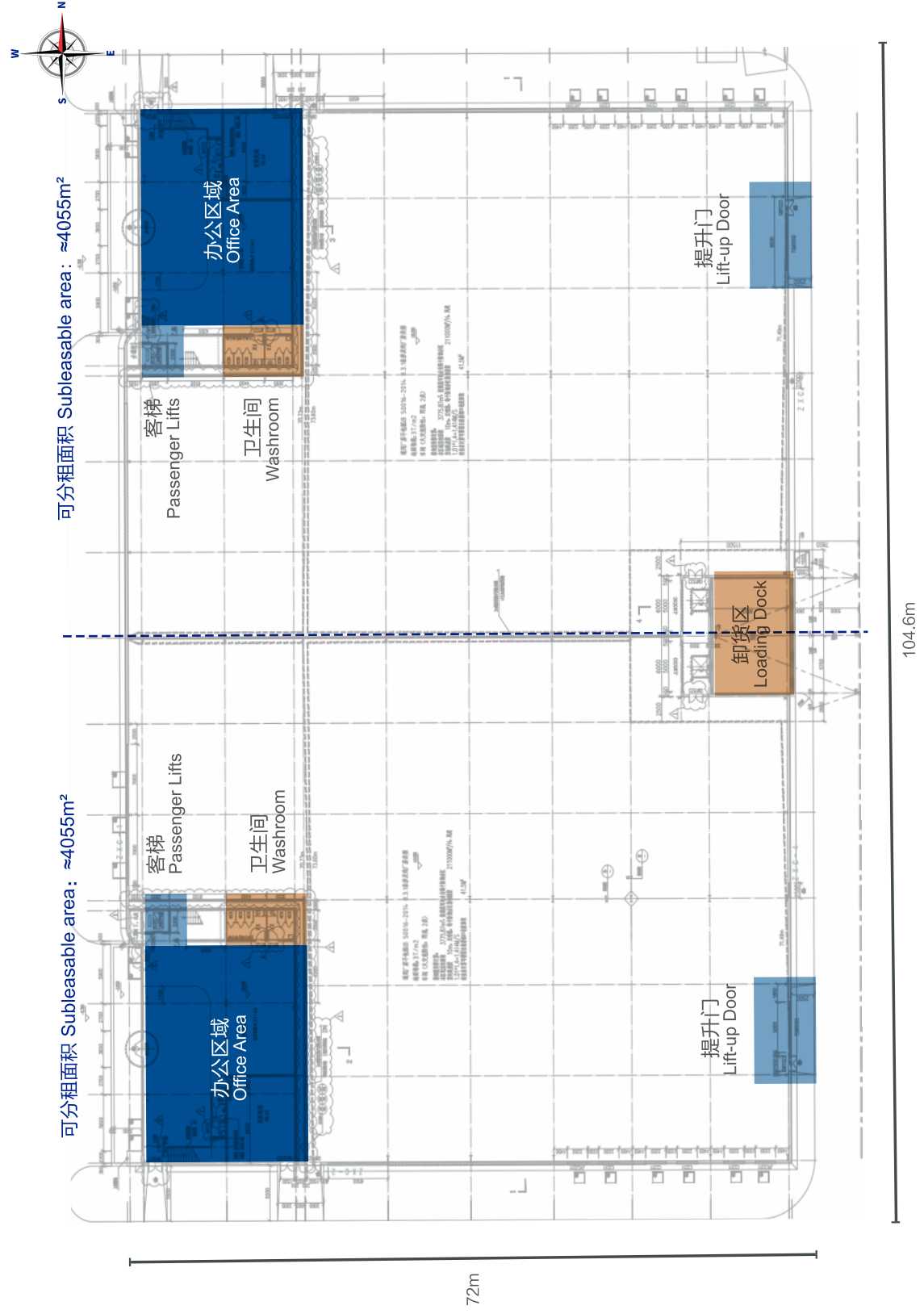


## C12 一层平面图

Layout of C12

|                        |                         |                        |                           |                        |                      |                            |                        |
|------------------------|-------------------------|------------------------|---------------------------|------------------------|----------------------|----------------------------|------------------------|
| 总建筑面积 GFA              | 25,876.35m <sup>2</sup> | 防火等级<br>Fire-proofing  | 丙二类<br>Class C, Grade II  | 行车承重<br>Crane Capacity | 5T<br>1层 First Floor | 净高<br>Clear Height         | 1F: 8.7m<br>2-7F: 6.5m |
| 平均每层建筑面积<br>Area Per/F | ≈3592m <sup>2</sup>     | 消防设备<br>Fire-equipment | 喷淋系统<br>Sprinkler Systems | 牛腿高度<br>Bracket Height | 6m<br>1层 First Floor | 地面承重<br>Floor Loading      | 1F: 2T<br>2-7F: 1T     |
| 尺寸<br>Dimension        | 94.65m*40m              | 客梯数量<br>Passenger Lift | 6                         | 货梯数量<br>Cargo Lift     | 8                    | 货梯尺寸<br>Size of cargo lift | W2.4*D3.6*H2.6 m       |
| 柱距<br>Column Grid      | 10m*10m                 | 提升门尺寸<br>Liftgate size | 6m*5m                     |                        |                      |                            |                        |

\*以上数据以产证为准 The above data is subject to the production certificate



## A9-A10 一层平面图

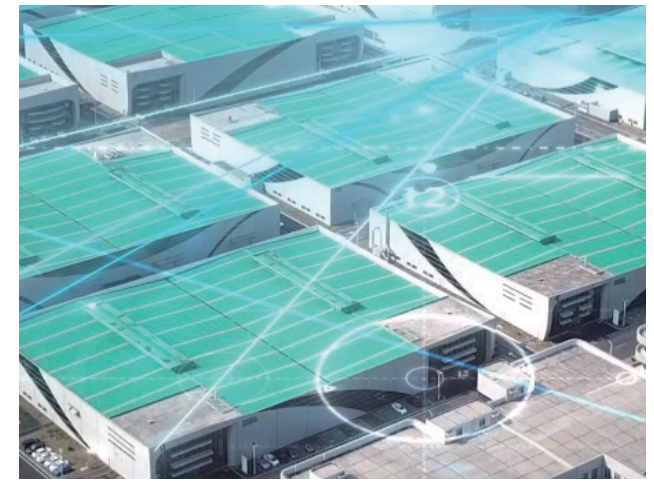
Layout of A9-A16

|                     |                          |                        |                                  |               |                         |               |                         |
|---------------------|--------------------------|------------------------|----------------------------------|---------------|-------------------------|---------------|-------------------------|
| 总建筑面积 GFA           | 64,958.64 m <sup>2</sup> | 建筑面积 Construction Area | 8110.65 m <sup>2</sup> /building | 车间面积 Workshop | 6,599.56 m <sup>2</sup> | 办公区域面积 Office | 1,511.09 m <sup>2</sup> |
| 提升门尺寸 Liftgate size | 5m*5m                    |                        |                                  |               |                         |               |                         |

\*以上数据以产证为准 The above data is subject to the production certificate



依托强大的商务团队和专业力量，迈高不断精进创新，引入**5g云模式**打造**智慧园区Plm系统**，为每位客户打造**独特专属服务**。坚持以客户满意为宗旨，为企业**提供一对一项目跟踪服务**，为客户创造更多价值。



Relying on a strong business team and professional force, Prencos keeps improving and innovating, Introduce the 5g cloud model to build a smart park Plm system, and create unique and exclusive services for each customer,adheres to the purpose of customer satisfaction, provides one-to-one project tracking service for enterprises, and creates more value for customers.

## 国际化物业标准 六星级专业服务

INTERNATIONAL PROPERTY STANDARDS  
SIX STAR PROFESSIONAL SERVICE





## 配套服务 SUPPORTING SERVICES

配套设施完善，包括六星级物业服务，博物馆，图书馆，大学堂（阶梯教室），AI智能餐厅，足球场，共享办公中心，地下停车场，健身房等。

Complete supporting facilities, including six-star property service, museum hall, library, large school (lecture hall), AI Canteen, football field, shared office center, underground parking, gym and etc.

▼ AI引领智慧餐厅 AI Canteen



▼ 健身房 Gym



▼ 星巴克咖啡厅 Starbucks



▼ 大学堂（阶梯教室） Museum Hall



▼ 足球场 Soccer Field



▲ 图书馆 Library

## 平谦博物馆 PLAINVIM MUSEUM

平谦博物馆是一座集现代建筑、古建筑与国学文化于一体的企业博物馆，于2022年4月建成并正式对外开放。

博物馆在造型设计上采用了土星的创意理念，建筑线条流畅且十分具有设计感。展馆内分为十二大版块，从不同的时间与空间的维度来呈现平谦的过去·现在·未来。

The Plainvim Museum is a corporate museum that combines modern architecture, ancient architecture and national culture, and was completed and officially opened to the public in April 2022. The museum adopts the creative concept of Saturn in its design, and the building has smooth lines and a sense of design. The museum consists of twelve sections, presenting the past - present - future of Pincent from different dimensions of time and space.



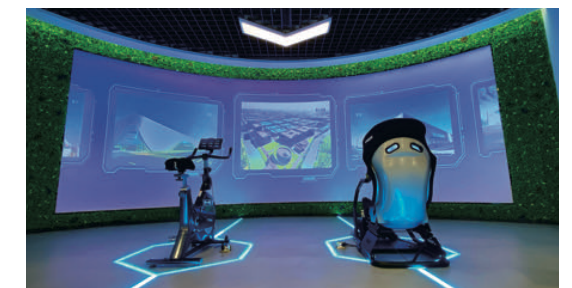
▲ 平谦博物馆 Plainvim Museum



▲ 时代背景 Background of the times



▲ 追根溯源 Tracing the roots



▲ 园区漫步 Walk around the park



▲ 未来畅想 Future Imagination



AI 智慧餐厅  
AI CANTEEN



合作伙伴  
COOPERATIVE PARTNER



共享双赢时刻  
Win-win moments





迈高景色  
PRENCO SCENERY

