

HONG KONG INDUSTRIAL MONTHLY HIGHLIGHTS

www.cbre.com.hk

August 2021

Premium
優質
出租
FOR LEASE



橋匯 Gateway TS

長輝路8號, 青衣

8 Cheung Fai Road, Tsing Yi

- 相連單位面積約39,000平方呎可供租賃及39,000平方呎單位可供商議租賃
Consecutive units space approx. 39,000sf for lease & 39,000sf unit upon negotiation for lease
- 配備20部載貨升降機及2部載客升降機 Served by 20 cargo lifts and 2 passenger lifts
- 實用率高 Efficient floor plate
- 樓底約 Ceiling height: 14'6", 負重約 Floor loading: 300lbs/sf
- 租金約 Asking rent: HK\$13.80/sf **exclusive**

Property ID: 500028

出租
FOR LEASE



亞洲物流中心 - 順豐大廈 Asia Logistic Hub - SF Centre

青衣航運路36號, 青衣

36 Tsing Yi Hong Wan Road, Tsing Yi

- 車路直達各層 Direct access
- 單位面積約35,259平方呎至46,777平方呎可供租賃
Unit space of approx. from 35,259sf to 46,777sf for lease
- 辦公室面積約8,345平方呎-14,737平方呎可供租賃 Office space from approx. 8,345sf-14,737sf for lease
- 來往青衣站穿梭巴士服務 Shuttle bus service to and from Tsing Yi MTR station
- 樓底約 Ceiling height: 18' 負重約 Floor loading: 300lbs/sf
- 貨倉租金約 Asking rent (warehouse): HK\$15/sf **exclusive**

Property ID: 561744

出租
FOR LEASE



嘉民達力中心 Goodman Dynamic Centre

188楊屋道, 荃灣

188 Yeung Uk Road, Tsuen Wan

- 單位面積約104,293平方呎可供租賃及33,933平方呎可供商議租賃
Ramp access & cargo lift spaces approx. 104,293sf for lease & 33,933sf upon negotiation for lease
- 吊櫃服務, 優質基本裝修 Container Hoist available and excellent internal condition
- 多層起卸貨台及配備10部載貨升降機 Multiple floors loading/unloading bays & 10 cargo lifts
- 交通便捷, 鄰近貨櫃碼頭 Easy access, close proximity to Container Terminal
- 樓底約 Ceiling height from 16' 負重約 Floor loading: 250lbs/sf
- 租金約 Asking rent: HK\$13-15/sf **exclusive**

Property ID: 500021

出租
FOR LEASE



現代貨箱碼頭貨倉大樓 MTL Warehouse Building

1號貨櫃碼頭, 葵涌

1 Container Port Kwai Chung

- 單位面積約24,000平方呎可供租賃及 57,500平方呎可供商議租賃
Unit space approx. 24,000sf for lease & 57,500sf upon negotiation for lease
- 毗鄰9號貨櫃碼頭和昂船洲大橋, 往來港口、機場和中國大陸邊境交通便捷
Adjacent to Container Terminal 9 & Stonecutter's Bridge with great access to ports, airport and mainland China
- 提供多個專用起卸貨台及貨櫃 Exclusive multiple loading bays & cargo lifts provided
- 樓底約 Ceiling height from 14'3" to 22.96' 負重約 Floor loading: 300lbs/sf
- 租金約 Asking rent: HK\$12/sf **exclusive**

Property ID: 500131

出租
FOR LEASE



百適第1貨倉 Pak Sik Godown I

火炭禾穗街12-36號, 沙田

12-36 Wo Shui Street, Fo Tan, Sha Tin

- 單位面積約9,027平方呎可供租賃及19,613平方呎至35,490平方呎可供商議租賃
Warehouse space available approx. 9,027sf for lease & 19,613sf to 35,490sf upon negotiation for lease
- 提供多部大型載貨升降機 Sufficient and large cargo lifts
- 可入40' 貨櫃車 40' container truck accessible
- 交通便捷, 方便跨境運輸 Convenient location for cross-border transportation
- 樓底約 Ceiling height: 12', 負重約 Floor loading: 200lbs/sf
- 租金約 Asking rent HK\$13/ sf **inclusive**

Property ID: 500031

出租
FOR LEASE



豐樹物流中心 Mapletree Logistics Centre

青衣路30號, 青衣

30 Tsing Yi Road, Tsing Yi

- 單位面積由59,555至144,199平方呎可供商議出租
Warehouse space 59,555sf – 144,199sf upon negotiation for lease
- 最高規格設計之物流中心 Quality design with 5.5m clear ceiling height and raised docks with dock levelers
- 每層可分間3個單位,所有樓層車路直達 Potential to split into 3 units per floor, ramp access to all floors
- 設有完善配套及穿梭巴士服務 On-site canteen and shuttle bus services
- 樓底約 Ceiling Height: 18', 負重約 Floor loading: 365lbs/sf
- 租金約 Asking rent: HK\$16/sf **exclusive**

Property ID: 561853

出租
FOR LEASE



東亞紗廠工業大廈 East Asia Industrial Building

河田街2號, 屯門

2 Ho Tin Street, Tuen Mun

- 面積約15,917平方呎至48,401平方呎可供租賃 Spaces available from 15,917sf to 48,401sf upon negotiation for lease
- 間格方正, 實用率高 Efficient floor plate
- 5分鐘步程直達屯門港鐵站(屯馬線), 連接港九巴士及輕鐵, 交通方便
5 minutes' walking distance to Tuen Mun MTR station (Tuen Ma Line) and well-connected with public transportation to different districts of Hong Kong
- 樓底約 Ceiling height circa: 11.5' 負重約 Floor loading: 200lbs/sf
- 租金約 Asking rent: +HK\$11.50/sf **exclusive**

Property ID: 521681

Whole Block
全幢

出租
FOR LEASE



新中國洗衣集團大廈 New China Laundry Group Building

業暢街6號, 粉嶺

6 Yip Cheong Street, Fanling

- 全幢面積約115,756平方呎可供商議租賃
Whole block spaces approx. 115,756sf available upon negotiation for lease
- 設有2部載貨升降機及1部載客升降機 Served by 2 cargo lifts & 1 passenger lift
- 地點優越, 鄰近貨櫃碼頭, 鐵路及主幹道交匯點
Conveniently located with easy access to the port, railway and arterial roads
- 樓底約 Ceiling height 12.5'-19', 負重約 Strong Floor loading: 200lbs/sf
- 租金約 Asking rent from HK\$13.00/sf **exclusive**

Property ID: 403075

Whole Block
全幢

出租
FOR LEASE



龍華國際貨運中心 Lung Wah International Godown

橫龍街72號, 荃灣

72 Wang Lung Street, Tsuen Wan

- 全幢面積約249,135平方呎可供租賃 Whole block spaces approx. 249,135sf available upon for lease
- 設有3部大型載貨升降機及1部載客升降機
Equipped with 3 large cargo lifts & 1 passenger lift for vertical transportation
- 地點優越, 鄰近貨櫃碼頭, 鐵路及主幹道交匯點
Conveniently located with easy access to the port, railway and arterial roads
- 樓底約 Ceiling height 13'-16', 負重約 Strong Floor loading: 208-355lbs/sf
- 租金約 Asking rent from HK\$10.84/sf **exclusive**

Property ID: 546087

Whole Block
全幢

出租
FOR LEASE



新興鴻基屯門貨倉 Sunhing Hung Kai Tuen Mun Godown

浩福街28號, 屯門

28 Ho Fuk Street, Tuen Mun

- 全幢面積約158,000平方呎可供租賃 Whole block spaces approx. 158,000sf available for lease
- 獨立運作, 不設入閘費 Independent operation, no gate charge
- 設有4部大型載貨升降機 Equipped with 4 large cargo lifts for vertical transportation
- 寬敞專業上落貨台 Spacious professional loading / unloading facilities
- 高樓底約 Ceiling height 15.6'-17.8', 強負重約 Strong Floor loading: 300lbs/sf
- 租金約 Asking rent: HK\$12.00/sf **inclusive**

Property ID: 519797

Quick Stats— Q2 2021	Q-o-Q Change	Y-o-Y Change
Warehouse Rent	12.5	+0.8%
Warehouse Capital Value	4,399	+3.7%
Warehouse Vacancy Rate	3.2%	-0.02% Points
I/O Rent	15.4	-0.5%
I/O Capital Value	6,556	+1.4%
Factory Rent	11.7	Flat
Factory Capital Value	4,629	+1.8%

*The arrows are trend indicators over the specified time period and do not represent a positive or negative value.

Industrial & Logistics Services Hotline:

+852 2820 2909

Level 27, One Pacific Place,
88 Queensway, Admiralty, Hong Kong
hk-industrial@cbre.com.hk

© 2021 CBRE Limited. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE

EA Licence (Company) No.: C-004065