



中新 | 智慧园

CHINA SINGAPORE SMART PARK

中新嘉善现代产业园开发有限公司
China-Singapore Jiashan Modern Industrial Park Development Co.,Ltd.



中新集团
旗下企业



产业园区位

Location of Industrial Park



Project Overview

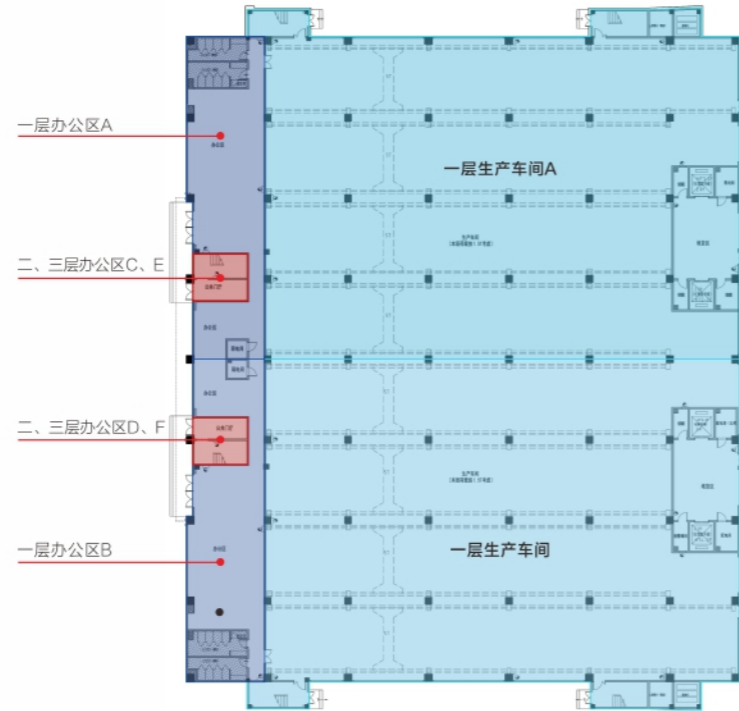
智慧园一期基本情况

本项目位于320国道以北，魏俞线以东，占地面积114亩。项目布局标准厂房7栋，综合楼1栋，其他附属用房等。项目总建筑面积83000平方米，配备停车位数量256个（小车位195个，大车位28个，28个充电桩车位），非机动车位1200个。

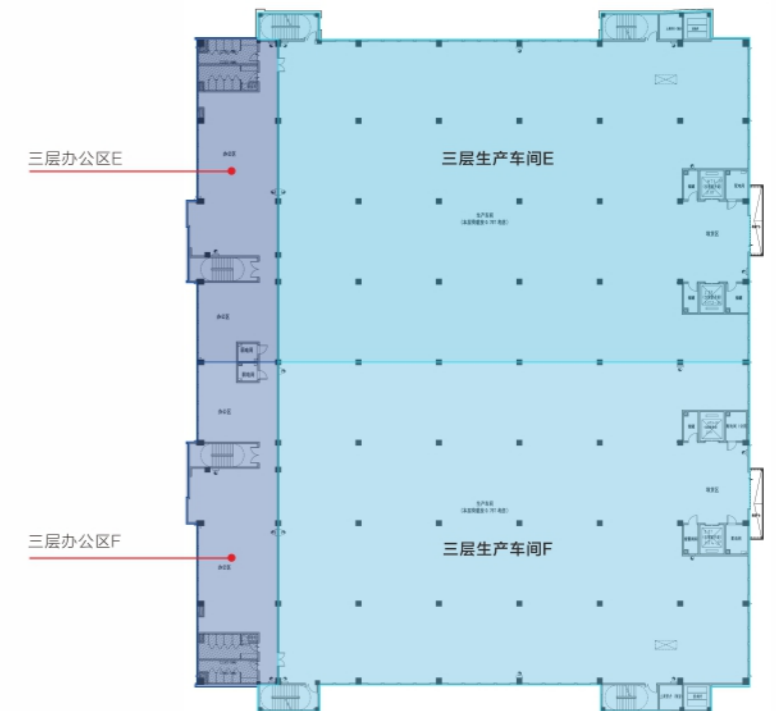
The China-Singapore Smart Park phase I is located at the north of G-320 and the east of Weiyu avenue. The project includes 7 standard workshops, a comprehensive service building and subsidiary rooms. The site area is 114mu, the gross floor area is 83000m². The park has two entrance & exit at north and west. The park provides 256 car parking lots with 195 for normal vehicles, 28 for carts and 28 for charging stations, and 1200 non-motor vehicle parking space.



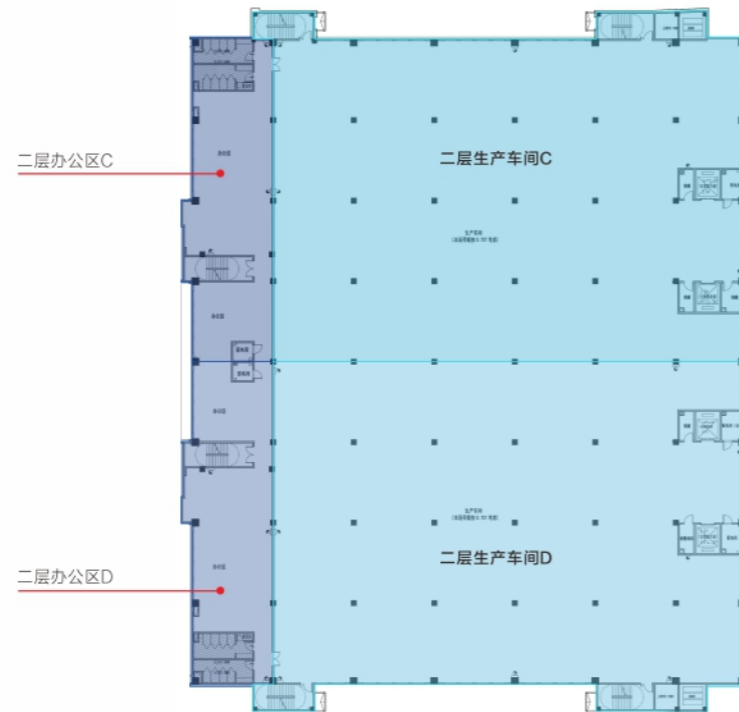
一层平面图



三层平面图



二层平面图



1#、2#厂房概况

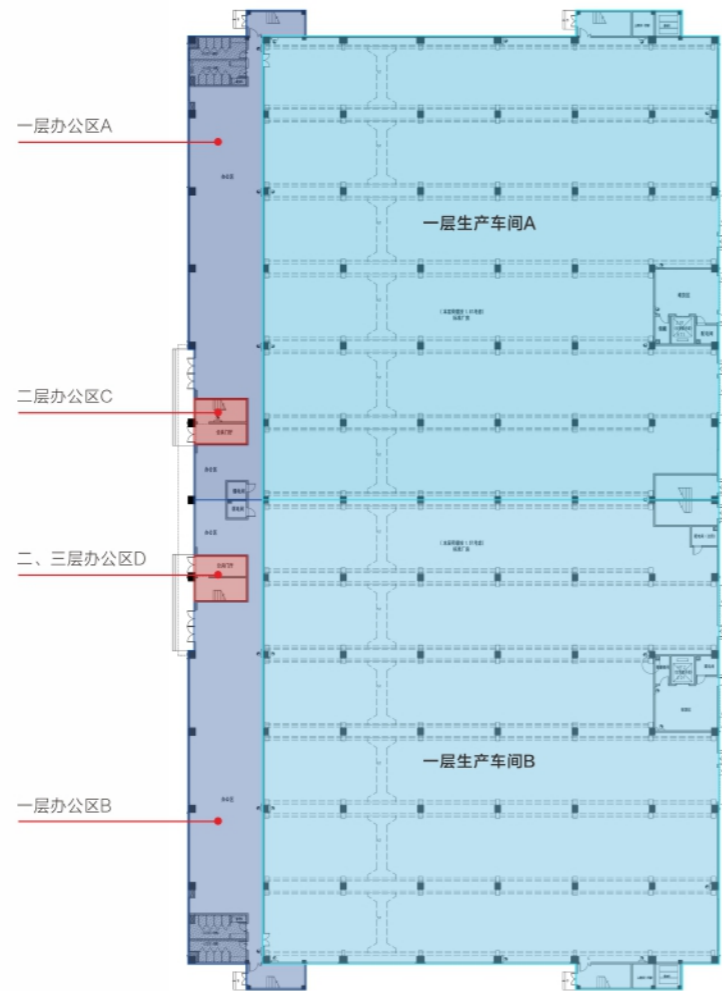
Workshop overview

1#、2# 厂房为混凝土框架结构，独栋建筑面积约14111m²，共三层，一层建筑面积约4586m²，生产区域面积约3952m²，办公区面积约633m²，每层预留有2个卫生间，强弱电间2间，公用配电间1间。一层生产区层高为8米，柱距为9米*9米，预留荷载5T桁车轨道牛腿，桁车轨道牛腿高度4.6米，堆货区2处，每个堆货区各预留2T直上货梯井道2个，一层地面荷载为1.5T/m²。二层和三层层高各5.5米，楼层荷载为0.75T/m²，屋顶预留光伏发电板基础。

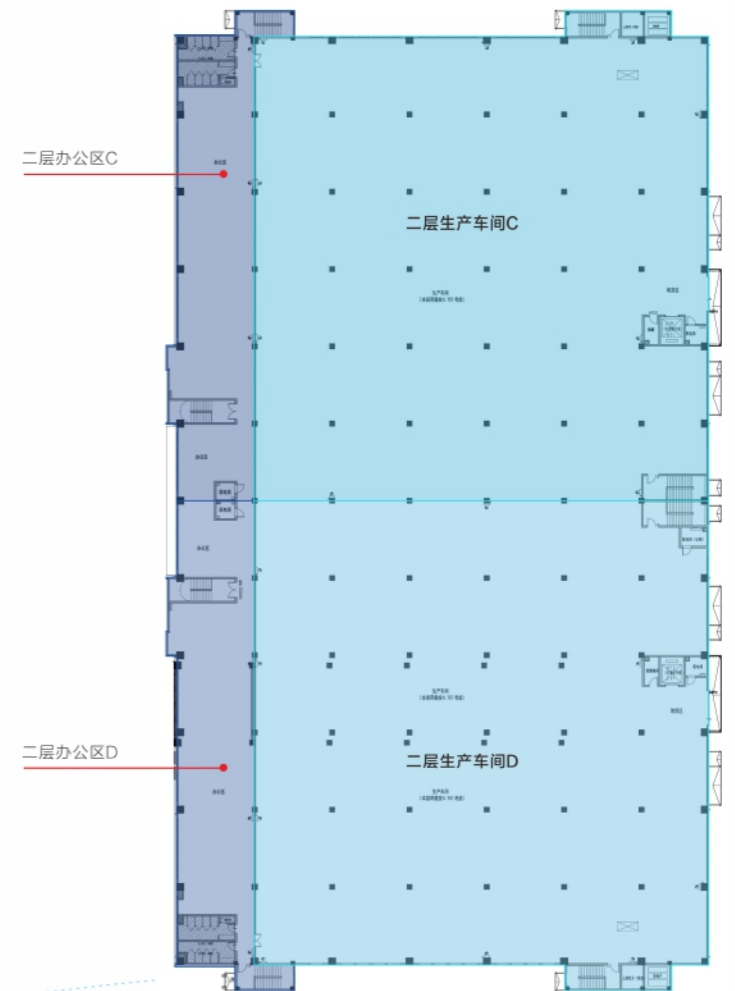
#1 and #2 workshops are of concrete frame structure with three floors and floor area of the single building 14,111m², and the building area for each floor is 4586m² with production area 3952m² and office area 633m².

Each floor is reserved with 2 toilets, 2 independent power distribution rooms, and a public power distribution room. The first floor height for the production area is 8 meters with a column spacing of 9 m * 9 m, reserved bridge crane corbel-piece with load 5t and height 4.6 meters, two stacking sites reserved space for 2 2-tons straight up goods elevator shaft, the designed ground load is 1.5t/m². The second and third floors height is both 5.5 meters with designed floor load 0.75t/m². The roof plate base is reserved for photovoltaic power.

一层平面图



二层平面图



3#、4#厂房概况

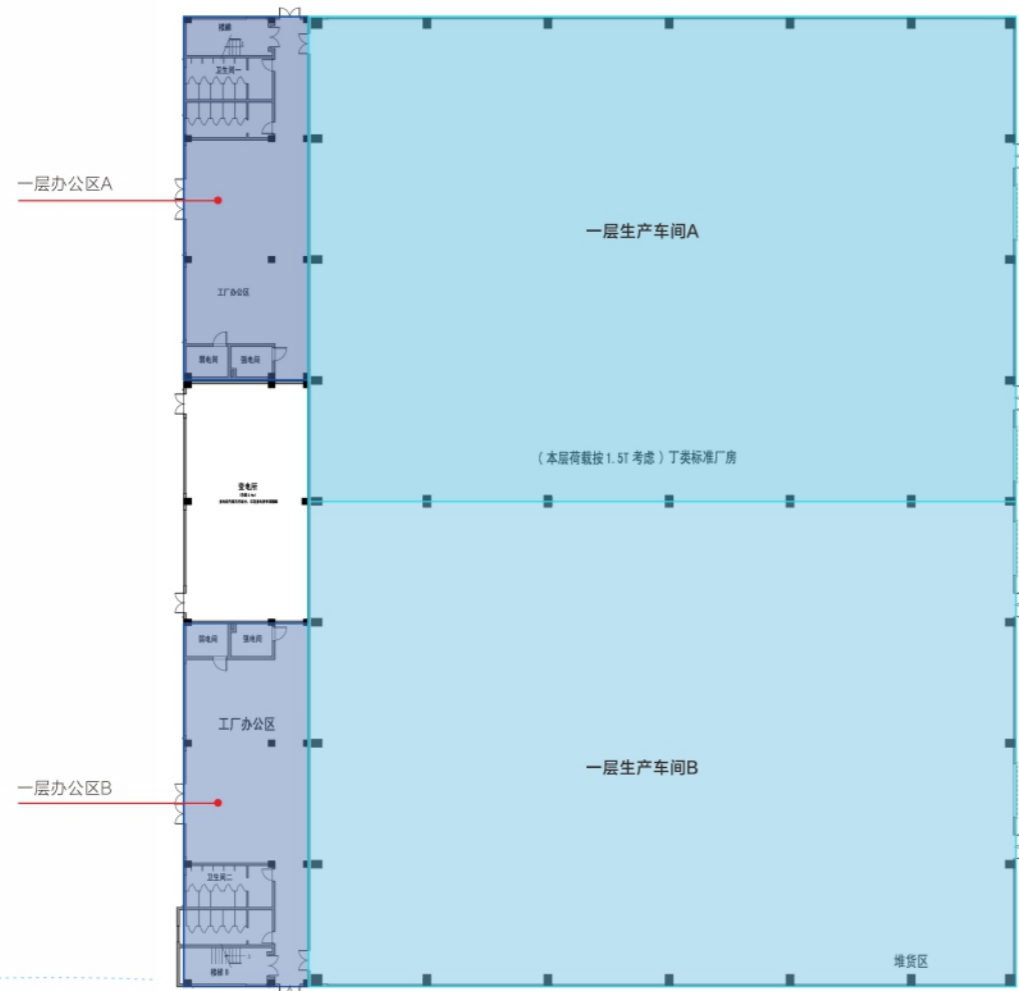
Workshop overview

3#、4# 厂房为混凝土框架结构，单栋建筑面积约13909m²，共二层，一层建筑面积约6813m²，生产区面积约5829m²，办公区面积约984m²，每层预留有2个卫生间，强弱电间2间，公用配电间1间。一层生产区层高为8米，柱距为9米*9米，预留荷载5T珩车轨道牛腿，珩车轨道牛腿高度4.6米，堆货区2处，每个堆货区各预留2T直上货梯井道1个，一层地面荷载1.5T/m²。二层层高为5.5米，楼层荷载为0.75T/m²，屋顶预留光伏发电板基础。

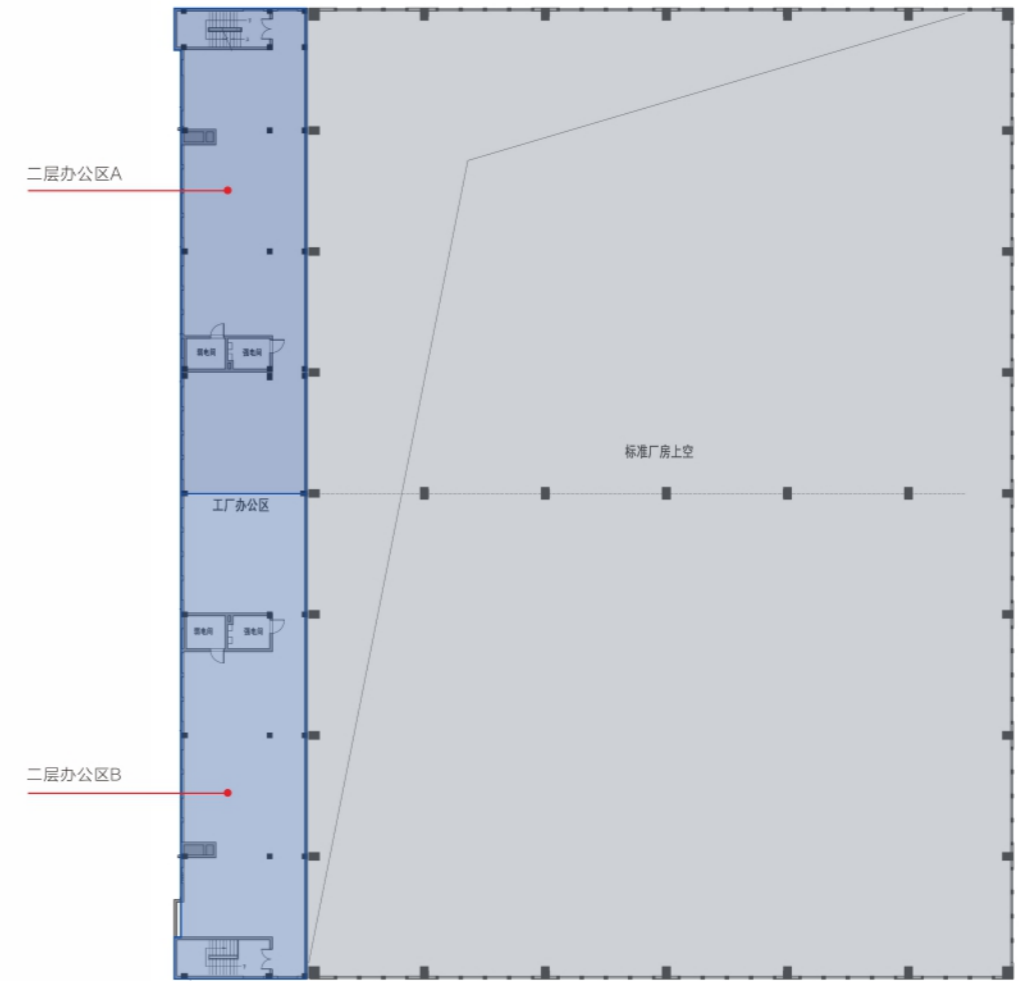
3# and 4# workshops are of concrete frame structure with two floors and floor area of the single building 13909m², and the building area for each floor is 6813m² with production area 5829m² and office area 984m².

Each floor is reserved with 2 toilets, 2 independent power distribution rooms, and a public power distribution room. The first floor height for the production area is 8 meters with a column spacing of 9m * 9m, a reserved bridge crane corbel-piece with load 5t and height 4.6 meters, two stacking sites reserved space for a 2-tons straight up goods elevator shaft, the designed ground load is 1.5 t/m². The second floor height is 5.5 meters with designed floor load 0.75 t/m². The roof plate base is reserved for photovoltaic power..

一层平面图



二层平面图

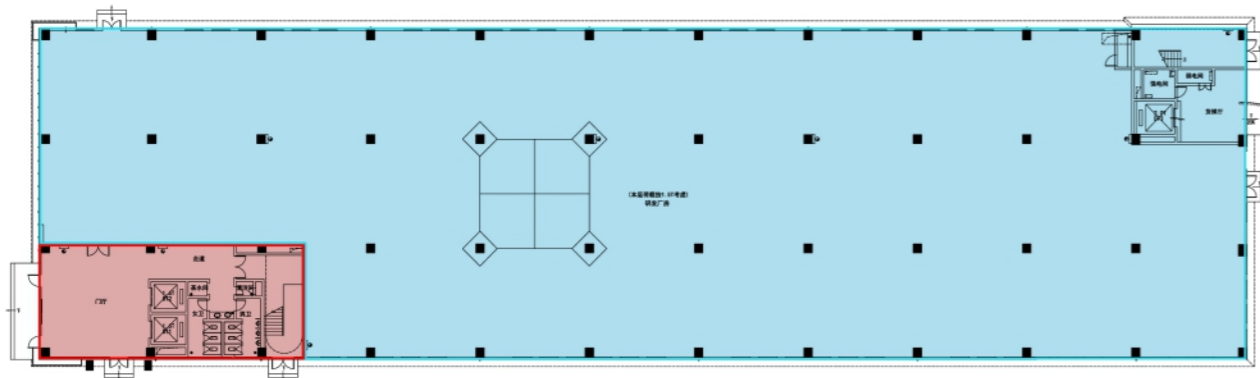


5#、6#厂房概况 Workshop overview

5#、6# 厂房独栋建筑面积约5226m²,生产区为单层厂房框排架结构,面积约3711m²,柱距为9米*9米,跨距36米,层高11米,预留荷载5T珩车轨道牛腿,珩车轨道牛腿高度7米,地面荷载为1.5T/m²。办公区为二层框架结构,面积约1514m²,单层约758m²,每层设置卫生间2间,每层设置强弱电间各2间。铺设轻钢屋面。

5# and 6# workshops have a building area of about 5226m² with steel roof. The production area is a single-layer workshop frame bent structure, with an area of about 3711m², a column spacing of 9m*9m, a span of 36 meters, a floor height of 11 meters, a reserved bridge crane corbel-piece with load 5t and height 7 meters, the designed ground load is 1.5 t/m². The office area is of two-layer frame structure, with an area of about 1514m² and a single layer of about 758m². There are two toilets and 2 independent power distribution rooms for each floor.

一层平面图



7#厂房概况

Workshop overview

7# 研发楼为混凝土框架结构， 单栋建筑面积约11066m²； 共四层， 单层建筑面积约2717 m²，柱距为9米 * 9米， 一、二层层高为6.5米， 一层地面荷载为1.5T / m²， 二层楼层荷载为0.75T / m²， 三、四层层高为5米， 楼层荷载为0.5T / m²。 每层设置1个卫生间， 强弱电间2间； 堆货区1处， 预留2T直上货梯井道1个， 1.6T直上电梯两部。

7# building is a concrete frame structure, with a single building area of about 11066m². It has four floors, with a single floor area of about 2717m², a column spacing of 9m * 9m. The height of the first and second floors are both 6.5m with first floor load 1.5t/m² and the second floor load 0.75t/m². The height of the third and fourth floors are both 5m with the designed floor load 0.5t/m². There are two toilets and 2 independent power distribution rooms for each floor. There is a stacking site, reserved space for one 2t straight up goods elevator shaft and two 1.6t vertical lifts.



Overview of complex building

8#综合楼概况

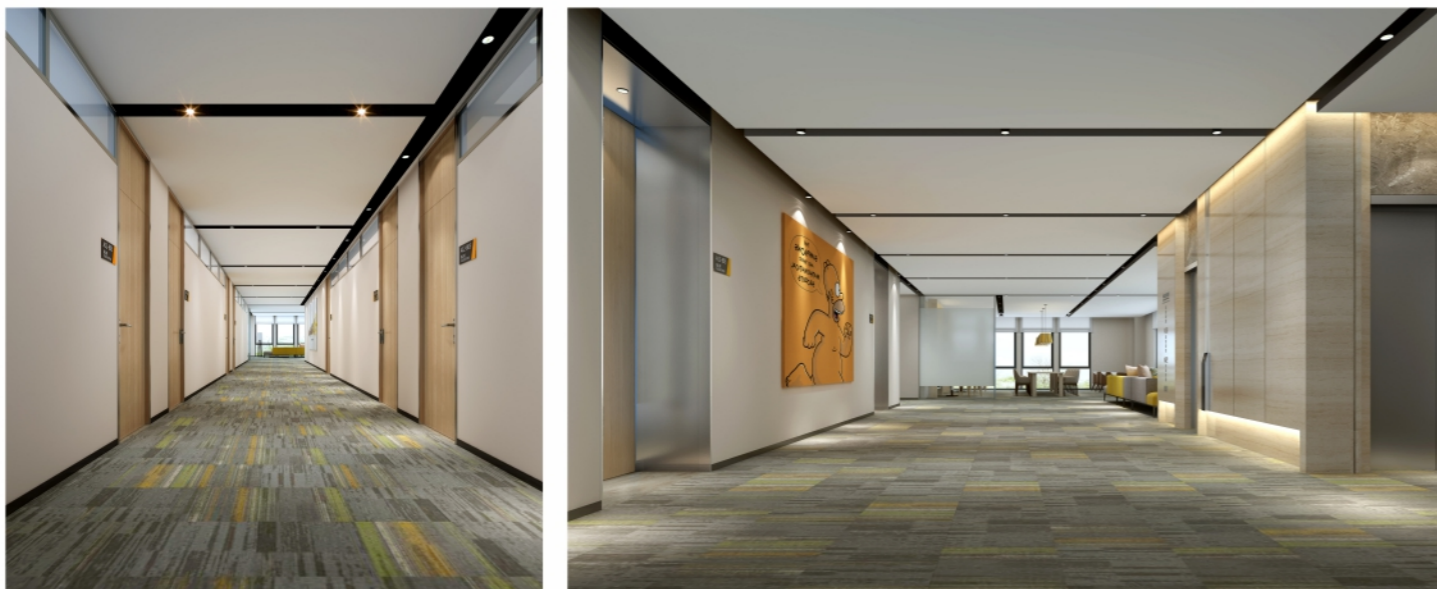
8# 综合楼为混凝土框架结构， 单栋建筑面积约 5183m²； 共三层， 一层建筑面积约 1569 m²。 设有一站式服务中心， 接受维修申请、 会议室预约、 物业租赁、 投诉建议等。 一层设有咖啡吧， 新产品发布中心能容纳约 200 人。 设有智能化厂区运营管理平台， 集成安防系统、 车辆管理系统、 能源管理系统、 信息发布系统、 环境监测系统， 实现资源和服务的统一管理。

8# comprehensive building is a concrete frame structure, with a single building area of about 5183m². It has three floors, with a single floor area of about 1569m². One-stop service center will be set up in the building to accept maintenance applications, make meeting room appointments, and provide property management service. There will be a coffee bar and a new product release center on the first floor, which can accommodate about 200 people. It has established an intelligent operation and management platform, integrating the security system, vehicle management system, energy management system, information release system, and environmental monitoring system, so as to unify management of resources and services.



一楼服务大厅效果图 Renderings of the one-stop service center





▲ 办公走廊效果图 Renderings of office corridor

▼ 食堂功能布局效果 Renderings of canteen



会议厅效果图
Renderings of the conference hall





共享空间装饰效果图
Renderings of other shared space

共享空间装饰效果图
Renderings of other shared space



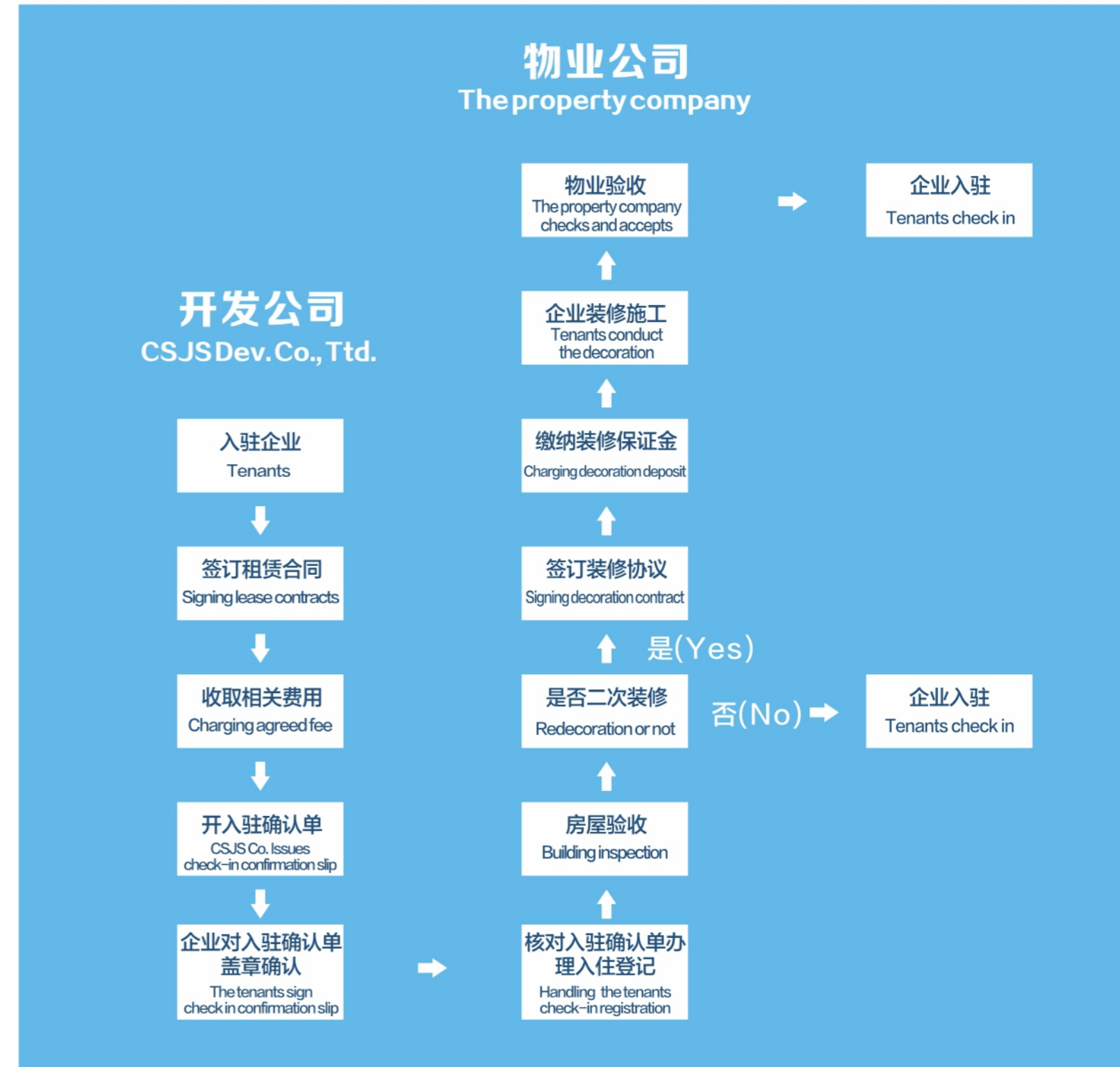
Property management services

物业服务事项

- 厂区公共区域和公共设施保洁服务，包括室外道路、停车场、绿化景观、室内楼道、楼梯等。
Cleaning services for public areas and public facilities in the park, including outdoor roads, parking lots, landscapes, indoor corridors, stairs, etc.
- 公共场所和设备的巡查管理，包括消防、安保、机电、道路、厂房、围墙、绿化地、管道井等。
Patrolling service for public places and equipment, including fire control, security, electro-mechanical, road, plant, fence, green land, pipeline well, etc.
- 负责电梯维保、消防维保、供配电预防性测试等设施设备监管和维护。
Supervision and maintenance of facilities and equipment such as elevator maintenance, fire-fighting equipment maintenance, preventive test of power supply and distribution.
- 提供公共区域24小时的秩序维护，保安巡逻。
Providing 24-hour order maintenance and security patrol in public areas.
- 为承租客户提供代办咨询服务。
Providing agency consulting services for tenants.
- 负责承租客户的入住管理、退租及清场管理。
Be responsible for the occupancy management, leaseback management and site clearing management of tenants.

Flow chart of settlement

入驻流程图





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CHINA SINGAPORE SMART PARK

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