

Sole Agent  
獨家代理

出售  
FOR SALE



## 美華工廠大廈 三祝街19號及七寶街1號, 新蒲崗 Mee Wah Factory Building 19 Sam Chuk Street & 1 Tsat Po Street, San Po Kong

- 全幢工廠地盤面積7,762平方呎及相連地廠7,158平方呎  
Whole block with site area of 7,762sf plus, Ground floor workshop of 7,158sf for Sale
- 兩面單邊, 景觀開揚 Corner site with frontage of 2 streets
- 極具改裝/重建價值 Great conversion / redevelopment potential
- 步行十分鐘即達港鐵鑽石山站及啟德站(2019年落成)  
10minutes' walking distance from Diamond Hill MTR station and Kai Tak MTR station (2019)
- 交吉放售 To be sold with vacant possession

出租  
FOR LEASE



## 嘉民領達中心 青衣路39號, 青衣 Goodman Interlink 39 Tsing Yi Road, Tsing Yi

- 車路直達各層 Direct access
- 面積約41,483平方呎可供租賃 Spaces available 41,483sf 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
- 樓底約 Ceiling height circa: 21' 負重強約 Floor loading: 350lbs/sf
- 租金約 Asking rent: HK\$15/sf **exclusive**

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## 亞洲貨櫃物流中心 貨櫃碼頭路3號, 葵涌 ATL Logistics Centre Berth 3, Kwai Chung

- 單位面積由約25,379平方呎至180,877平方呎可供商議租賃  
Warehouse space approx. from 25,379sf to 180,877sf upon negotiation for lease
- 貨倉適合儲存高價貨品/快速消費品之用 Ideal for FMCG and high value goods storage
- 優越配套設施包括餐飲及優質寫字樓 Excellent supporting amenities including F&B and quality office space
- 專用卸貨區及卸貨台, 各大小貨車及貨櫃車可直達  
Direct access with exclusive loading bays
- 樓底約 Ceiling height from 17'6" to 25', 負重強約 Strong Floor loading: 350-450lbs/sf
- 租金約 Asking rent: HK\$15/sf **exclusive**

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## 和黃物流中心 貨櫃碼頭路18號, 葵涌 Hutchison Logistics Centre 18 Container Port Road, Kwai Chung

- 面積127,064平方呎可供出租及433,421平方呎可供商議租賃  
Spaces available approx. 127,064sf for lease & 433,421sf upon negotiation for lease
- 優越配套設施包括餐飲及優質寫字樓 Excellent supporting amenities including F&B and quality office space
- 專用卸貨區及卸貨台, 各大小貨車及貨櫃可直達  
Exclusive loading bays and loading platforms and all container truck access
- 樓底約 High ceiling circa 20' 負重強約 Strong Floor loading: 350lbs/sf
- 租金約 Asking rent: HK\$15/sf **exclusive**

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## 東亞紗廠工業大廈 河田街2號, 屯門 East Asia Industrial Building 2 HoTin Street, Tuen Mun

- 面積約38,781平方呎至203,562平方呎可供租賃  
Spaces available from 38,781sf to 203,562sf upon negotiation for lease
- 間格方正, 實用率高 Efficient floor plate
- 5分鐘步程直達屯門西鐵站, 亦連接港九巴士及輕鐵, 交通方便  
5 minutes' walking distance to Tuen Mun MTR station 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\$13/sf **exclusive**

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永得利大廈 源順圍21-23號, 沙田  
Ever Gain Building(No.2) 21-23 Yuen Shun Circuit, Sha Tin

- 現供洽談,面積38,747平方呎 Spaces available approx. 38,747sf for lease
- 實用率高, 間格四正 Large floor plate & high efficiency
- 2部專用載貨升降機及貨台可供使用 (可入高櫃)  
Exclusive 2 Cargo lifts & loading bays (hi-cubic capacity)
- 高樓底約15' 負重強約300磅/平方呎  
High ceiling circa: 15' & strong floor loading 300lbs/sf
- 租金約 Asking rent: HK\$12/sf **exclusive**

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永得利大廈 安心街22號, 沙田  
Ever Gain Building(No.3) 22 On Sum Street, Sha Tin

- 現供洽談,面積由26,513平方呎起 Space from 26,513sf for lease
- 實用率高, 間格四正 Large floor plate & high efficiency
- 多層連層可供租賃 Multiple floors available
- 距離石門港鐵站3分鐘路程 3 minutes' walking distance to Shek Mun MTR station
- 高樓底約14' 負重強約250磅/平方呎  
High ceiling circa: 14' & strong floor loading 250lbs/sf
- 租金約 Asking Rent: HK\$15/sf **exclusive**

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招商局物流中心 航運路38號, 青衣  
China Merchants Logistics Centre 38 Hong Wan Road, Tsing Yi

- 全層單位約160,000平方呎可供租賃 Whole floors spaces approx. 160,000sf for lease
- 車路直達各層貨倉並設有起卸貨台 Ramp access to all warehouse floors with loading bays
- 高層辦公室每層約60,000平方呎可供預租  
Ancillary office space approx. 60,000sf for pre-lease in high zone of the building
- 設有完善配套及穿梭巴士服務 On-site canteen and shuttle bus services to be provided
- 21尺超高樓底及負重力強約360磅/平方呎  
Professionally designed warehouse of ceiling height circa 21' and strong floor loading 360lbs/sf
- 可商議租金組合 Competitive rental package

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新華凍房 湖山路215號, 屯門  
Sun Wah Cold Storage Building 215 Wu Shan Road, Tuen Mun

- 全幢面積約92,858平方呎可商議租賃 En-bloc area approx. 92,858sf upon negotiation
- 實用率高 High efficient floor plate
- 低密度工業大廈 Low rise industrial building
- 合凍倉之用 Basic infrastructure to support cold storage usage
- 樓底約 Ceiling height: 13' 負重約 Floor loading: 150-300lbs/sf
- 租金可商議 Asking rent: To be negotiated

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屈臣氏中心 工業街16號, 葵涌  
Watson Centre 16 Kung Yip Street, Kwai Chung

- 面積由28,536平方呎可供租賃及313,896平方呎可供商議租賃  
Spaces available 28,536sf for lease & 313,896sf upon negotiation
- 間格四正, 實用率高 Efficient floor plate
- 可入40呎貨櫃車 Direct access for 40' container truck
- 距離葵興港鐵站5分鐘路程 5 minutes' walking distance to Kwai Hing MTR station
- 樓底約 Ceiling height: 11'6", 負重約 Floor loading: 150lbs/sf
- 租金約 Asking rent: HK\$11.00/sf **exclusive**

Area not verified  
面積未經核實

Quick Stats— Q4 2017

	Q-o-Q	Y-o-Y
	Change	change
Warehouse Rent	12.3	+0.3%
Warehouse Capital Value	4,026	+2.6%
Warehouse Vacancy Rate	5.1%	-0.0% points
I/O Rent	15.8	-0.5%
I/O Capital Value	6,381	+3.6%
Factory Rent	11.6	+1.1%
Factory Capital Value	4,239	+2.9%

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

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