

招商热线

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上海临港奉贤经济发展有限公司



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Trade Zone Lingang Special Area

Website: www.lingangfx.com

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CHINA (SHANGHAI) PILOT FREE TRADE ZONE

LINGANG SPECIAL AREA

I-MANUFACTURING WORKSHOP PHASE VII / VIII

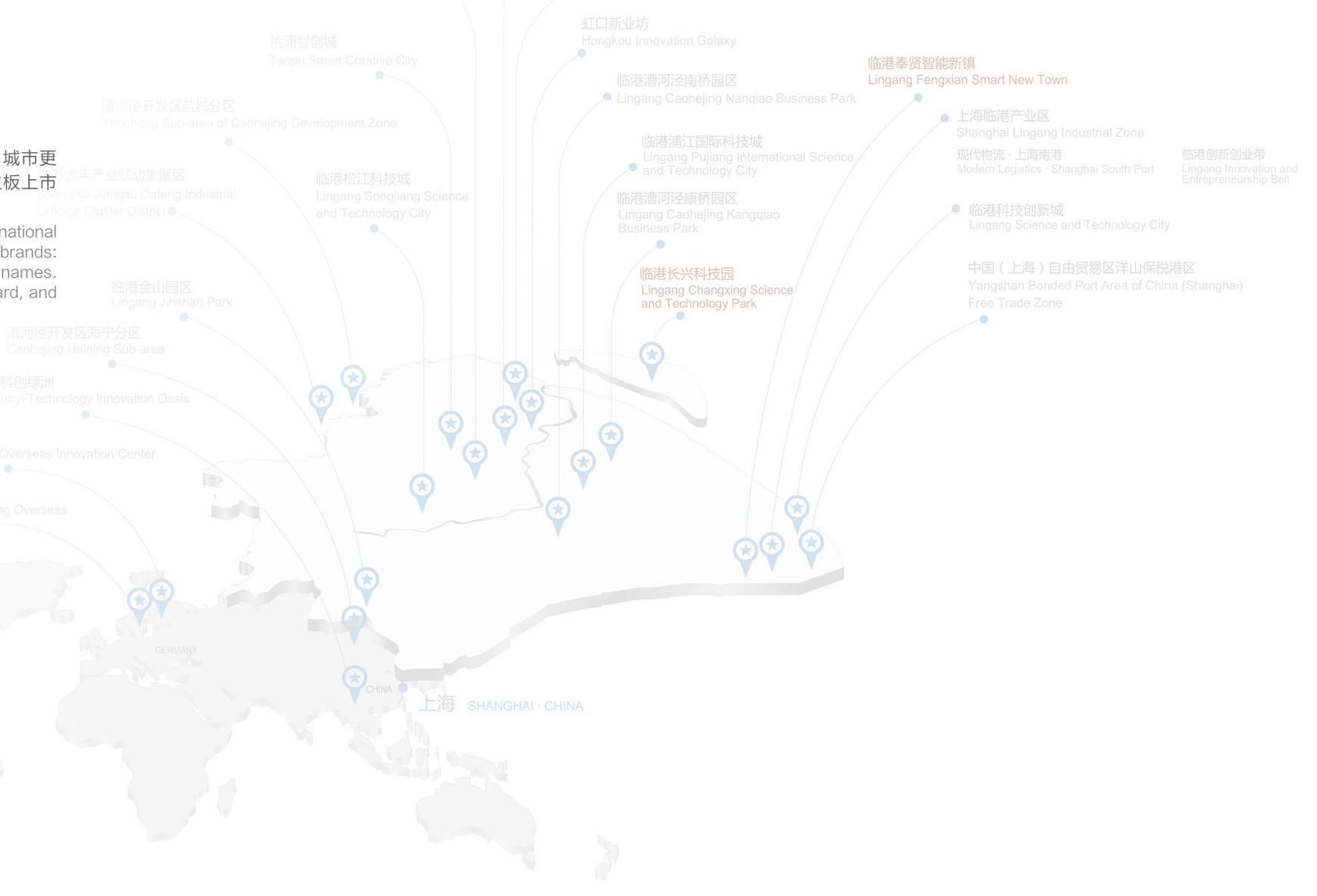
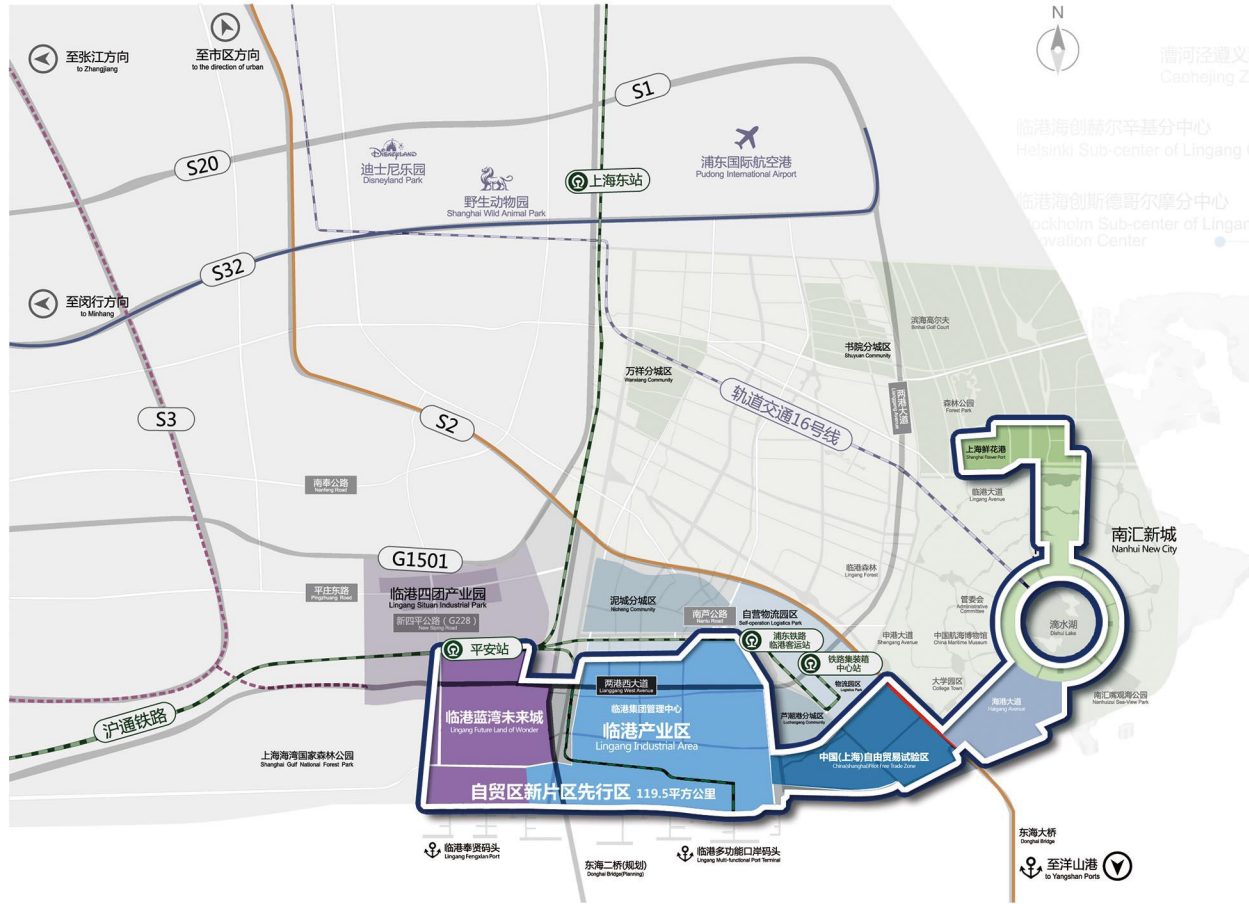
中国（上海）自由贸易试验区
临港新片区智造园七期八期

上海临港经济发展(集团)有限公司

SHANGHAI LINGANG ECONOMIC DEVELOPMENT (GROUP) CO., LTD

作为上海最大的园区开发企业,上海临港经济发展(集团)有限公司高举践行国家战略的旗帜,以“产业发展的推动者、城市更新的建设者”为使命,培育了“临港”、“漕河泾”、“新业坊”三大品牌,园区汇聚高科技企业8800多家,旗下拥有沪市上市公司“上海临港”,在中国(上海)自由贸易试验区临港新片区建设中承担重要使命。

Shanghai Lingang As the largest industrial park developer in Shanghai, Lingang Group holds high the banner of implementing national strategies and fulfills its mission as the “Industry Promoter” and “Urban Redeveloper”. Lingang Group owns three major brands: “Lingang”, “Caohejing” and “Innovation Galaxy”, and has gathered over 8,800 high-tech enterprises in parks with these brand names. Lingang Group is the actual controller of “Shanghai Lingang” – a listed company on the Shanghai Stock Exchange Main Board, and undertakes an important role in the development of the new Lingang area of the China (Shanghai) Pilot Free Trade Zone.



中国(上海)自由贸易试验区临港新片区蓝湾未来城

CHINA (SHANGHAI) PILOT FREE TRADE ZONE LINGANG SPECIAL AREA LAND OF FUTURE

临港蓝湾未来城(临港奉贤园区)是临港集团、光明集团、奉贤区政府合作开发的新一代产业园区,园区总体规划面积17.04平方公里(扩区后将达到45平方公里),是中国(上海)自由贸易试验区临港新片区先行启动区、临港集团着力发展的主导园区、临港产业区的重点板块、张江国家自主创新示范区的重要组成部分、上海科创中心主体承载区核心区。历经十年发展,临港奉贤园区从初创期迈入了全面发展期,在临港新片区发展机遇下,园区以生物医药产业为先导,以战略性新兴产业为支撑,以国际社区为保障,以产城融合为特色,正全力建设国际医疗服务集聚区、国际高端人才集聚区、企业总部集聚区,打造临港蓝湾未来城,不断推进高质量发展,培育新的增长极。

2019年8月6号,中国(上海)自由贸易试验区临港新片区总体方案公布。临港蓝湾未来城14平方公里核心区被明确纳入自贸区新片区版图,属于先行启动区域,园区开启了全新的“自贸时代”,将享受“自贸区政策红利”,为入驻企业提供更广阔的发展空间。

Lingang Land Of Future (Lingang Fengxian Industrial Park) is a new generation of industrial park that cooperatively developed by Lingang Group, Guangming Group and Fengxian district government, with an overall planning area of 17.04 square kilometers. Lingang Fengxian Industrial Park is the dominant park developed by Lingang Group, the key sector of Lingang Industrial Area, the important part of national independent innovation demonstration zone of Zhangjiang, the main bearing area of Shanghai Technology Innovation Centre, the first start-up zone of China (Shanghai) Pilot Free Trade Zone Lingang Special Area. Taking the development opportunity in Lingang Special Area, Lingang Fengxian Industrial Park, with the life science and technology industry as the leading, the strategic emerging industries as the support, the international community as the guarantee, industry-city integration as the feature, is promoting an international medical service gathering area, an international high-end talents gathering area and a regional headquarters gathering area, for the purpose of building Land of Future Wonder in Lingang to perpetually promote high-quality development and to cultivate new growth pole.

On August 6, 2019, the general planning of the China (Shanghai) Pilot Free Trade Zone Lingang Special Area was announced. The 14 square kilometers core area of Lingang Land of Future has been explicitly brought into the new area of Free Trade Area (FTA), which is the first start-up area. The park has started a new “free trade era” and will benefit from the “policy dividend of FTA” and provide broader development space for settled enterprises.

临港智造园七期与临港奉贤中心相邻，东至正顺路，南至平达路，北邻友谊河，西邻大泖港。七期总占地面积约6.5万平方米，总建筑面积达7.9万平方米，于2019年开建，预计于2021年竣工。

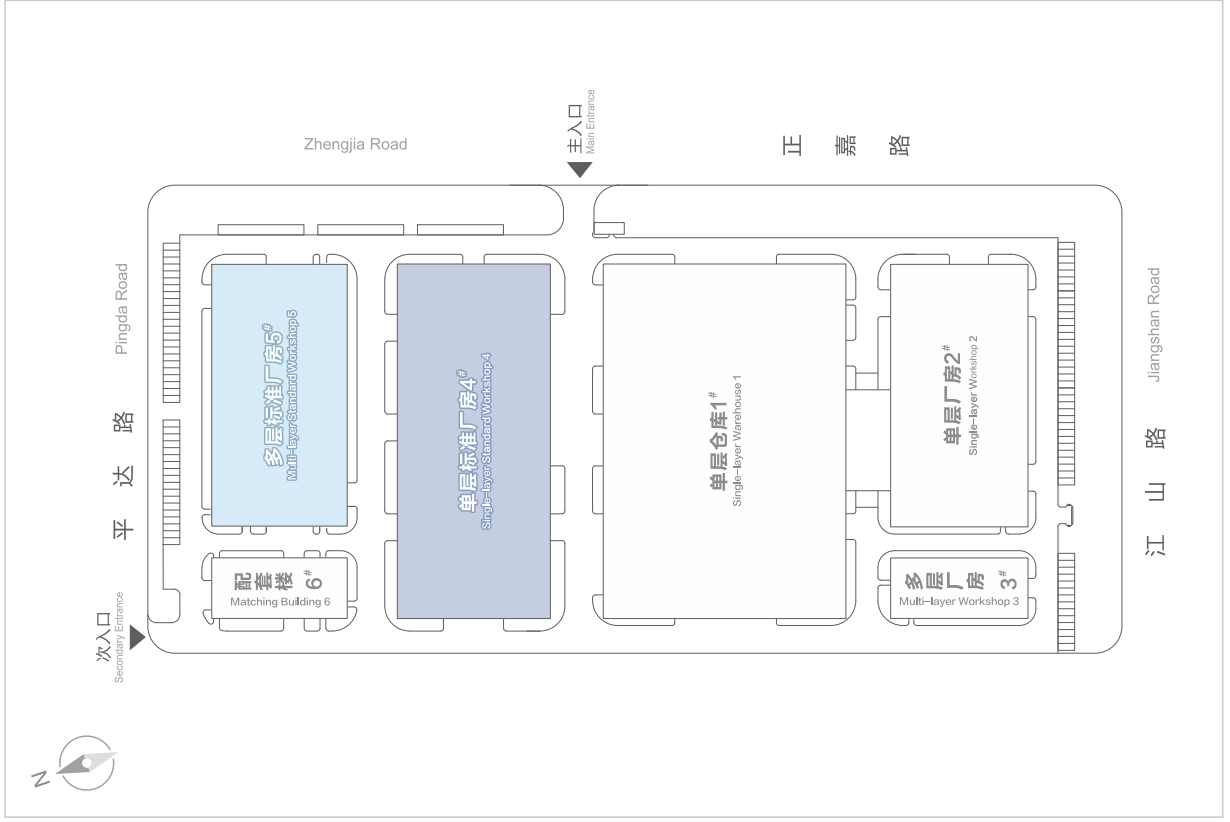
临港智造园八期毗邻特斯拉I期超级工厂，东至正嘉路，南至江山路，北至平达路。八期总占地面积约5.5万平方米，总建筑面积达5.2万平方米，于2019年开建，预计于2020年底竣工。

智造园八期内将建有配套楼，可同时为七期和八期等园区企业提供食堂餐饮等配套服务。临港奉贤园区内还配有专为入驻企业职工提供的精装修公寓、食堂餐饮、便利店、银行ATM机、便民医疗服务点等全方位便捷、安全、舒适的生活配套服务。

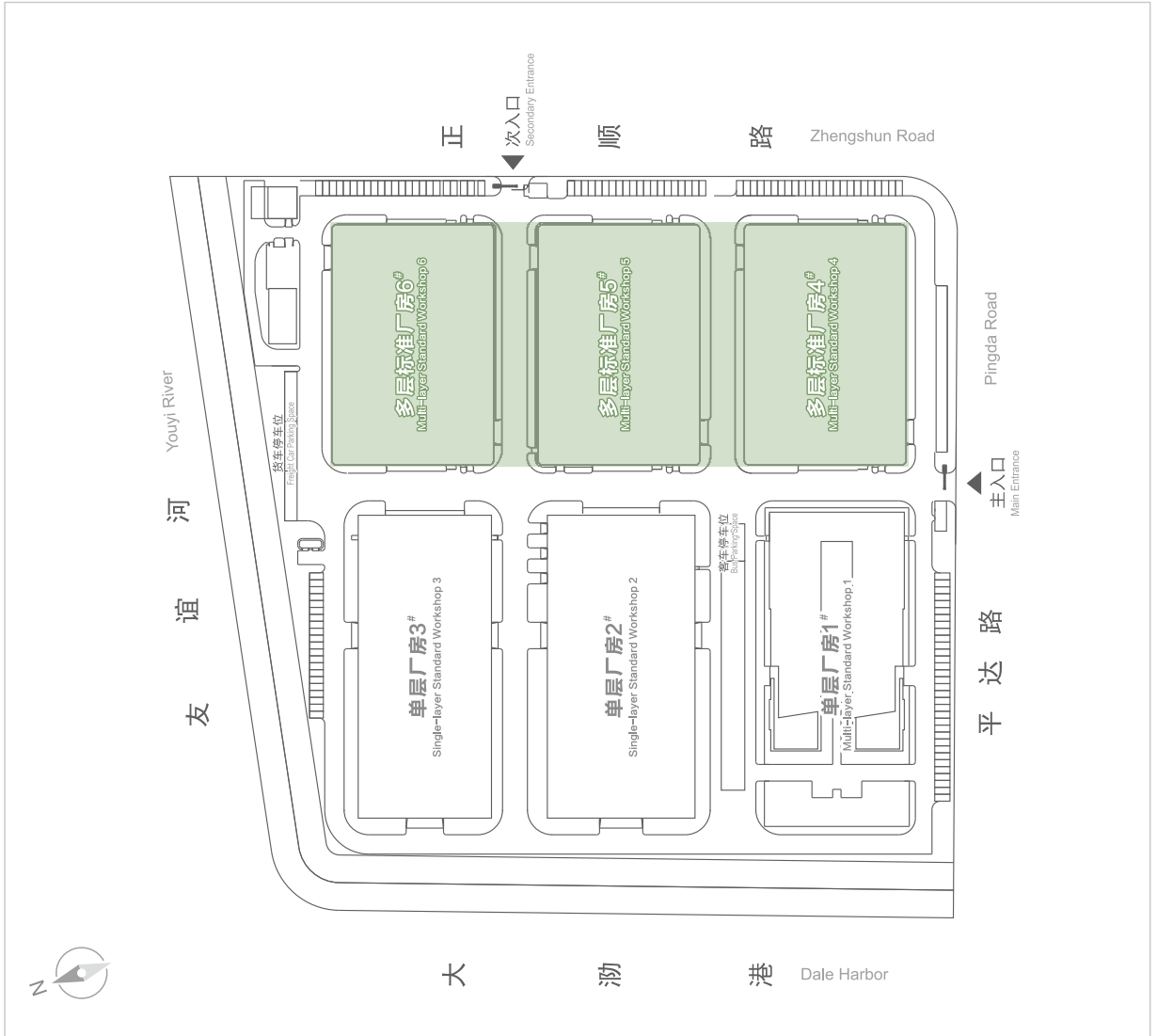
Phase VIII of Lingang Intelligent Manufacture Park is adjacent to Lingang Fengxian Center, east to Zhengshun Road, south to Pingda Road, north to Youyi River and west to Dale Port. Phase VII covers a total area of about 65,000 square meters, with a total construction area of 79,000 square meters. The construction is started in 2019 and is expected to be completed in 2021. Phase VIII of Lingang Intelligent Manufacture Park is adjacent to Tesla Phase I Super Factory, east to Zhengjia Road, south to Jiangshan Road and north to Pingda Road. Phase VIII covers total area of about 55,000 square meters, with a total construction area of 52,000 square meters. The construction is started in 2019 and is expected to be completed by the end of 2020. In Phase VIII of the Intelligent Manufacture Park, there will also be a supporting building, which can provide supporting services for the enterprises in Phases VII and VIII, such as canteen catering. Lingang Fengxian Park is also equipped with a full range of convenient, safe and comfortable living services such as finely decorated apartments, canteen, convenience stores, bank ATM machines, and convenient medical service points for the employees of the enterprises.



八期总平面图



七期总平面图



MULTI-LAYER
STANDARD
WORKSHOP
4/5/6#



LINGANG

I-MANUFACTURING WORKSHOP PHASE VII

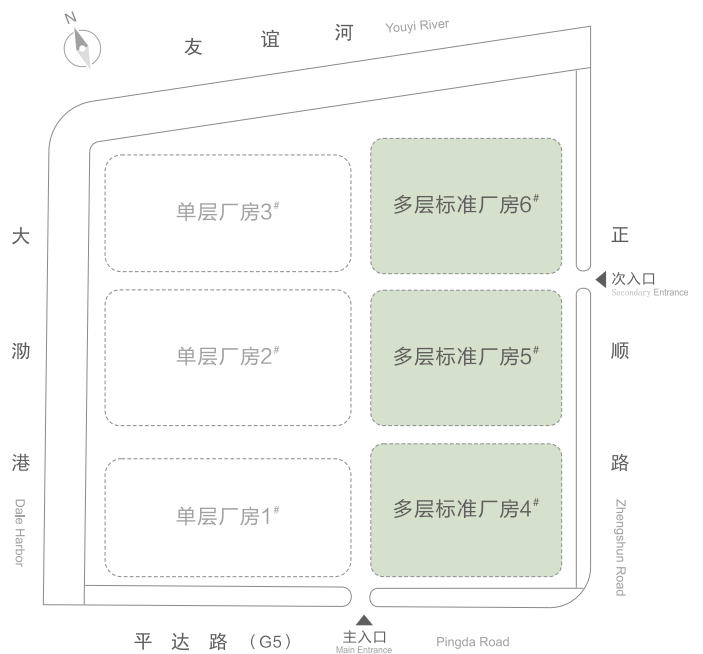
临港新片区智造园七期

地址：临港奉贤园平达路正顺路交界处
Address: Junction Area between Pingda Road and Zhengshun Road,
Lingang Fengxian Industrial Park

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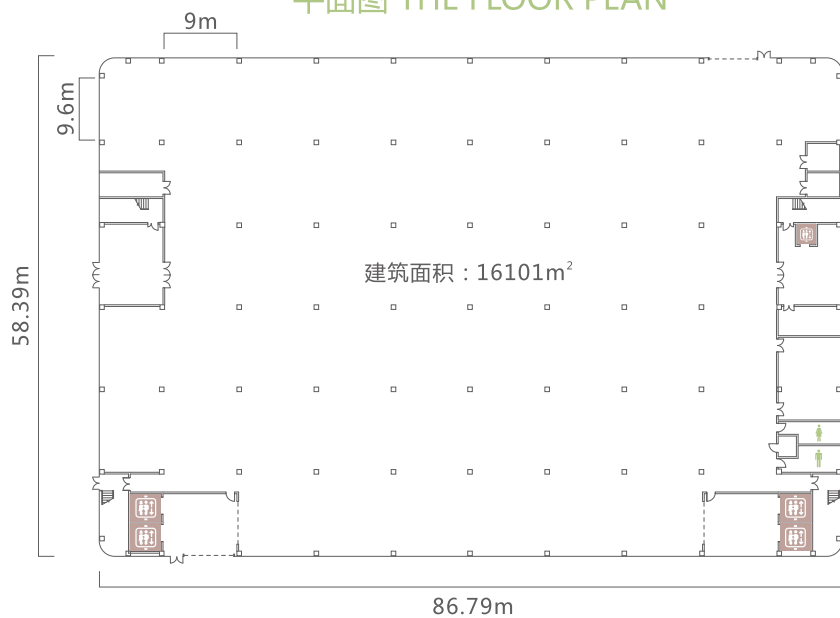


技术参数 TECHNICAL PARAMETERS

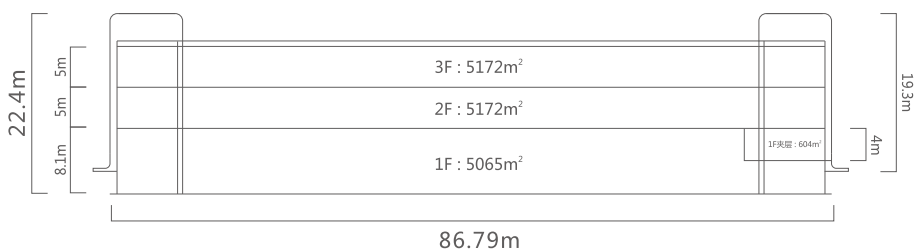
建筑面积	16101平方米
厂房长度	86.79米
厂房宽度	58.39米
耐火等级	二级, 丙类
厂房建筑高度	22.4米
柱网	9×9.6米
地面荷载 (生产区域)	5T/平方米
楼面荷载 (生产区域)	800kg/平米
消防系统	消火栓 (无喷淋)
面积/1F	5065平方米 (层高8.1米)
夹层面积/1F	604平方米 (层高4米)
面积/2F	5172平方米 (层高5米)
面积/3F	5172平方米 (层高5米)
电梯载重	3T (4台)
电梯井道 (宽×深)	3.3米×3.625米 (净尺寸)
行车 (预留)	Gn=5t, S=8m (单梁)
滑升门 (宽×高)	5.0米×4.5米

Building area	16101m ²
Length	86.79m
Width	58.39m
Fire rating	Grade 2, Class C
Height	22.4m
Span	9×9.6m
Ground load (Production Area)	5Tons / m ²
Floor load (Production Area)	800kg / m ²
Fire fighting system	Fire hydrant (no automatic sprinkler system)
Area / 1F	5065m ² (8.1 meters high)
Interlayer area / 1F	604m ² (4 meters high)
Area / 2F	5172m ² (5 meters high)
Area / 3F	5172m ² (5 meters high)
Lift load	3T (4 Lifts)
Lift shaft (width×depth)	3.3m×3.625m
Driving (reserved)	Gn=5t, S=8m (single beam)
Sliding door (width×depth)	5.0m×4.5m

平面图 THE FLOOR PLAN



剖面图 PROFILE





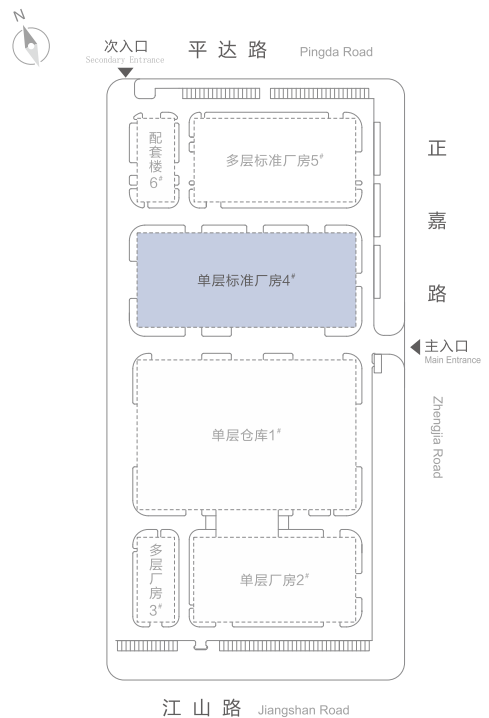
临港新片区智造园八期

地址：临港奉贤园区平达路正嘉路交界处
Address: Junction Area between Pingda Road and Zhengjia Road,
Lingang Fengxian Industrial Park

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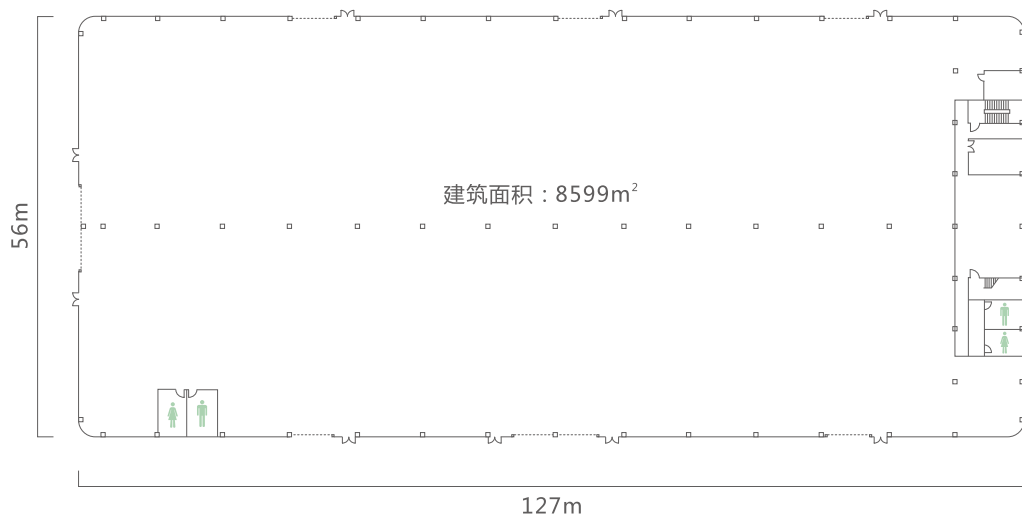


技术参数 TECHNICAL PARAMETERS

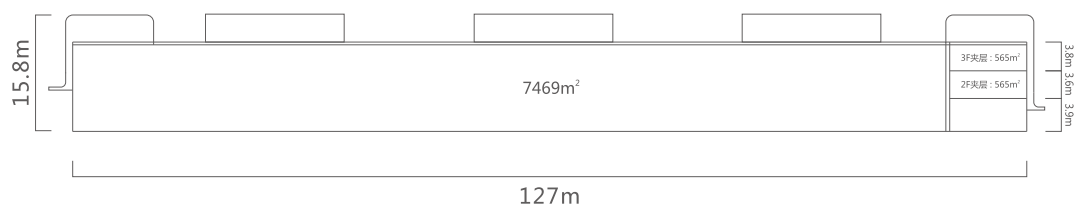
建筑面积	8599平方米
厂房长度	127米
厂房宽度	56米
耐火等级	二级, 丁类
厂房建筑高度	12.2米
柱网	9×28米
地面荷载 (生产区域)	5T/平方米
楼面荷载 (夹层)	300kg/平米
消防系统	消火栓 (无喷淋)
面积/1F	7469平方米 (层高11米) (含端头夹层区域565平米, 层高3.9米)
夹层面积/2F	565平方米 (层高3.6米)
夹层面积/3F	565平方米 (层高3.8米)
电梯载重	/
电梯井道 (宽×深)	/
行车	Gn=16t, S=26m (双梁)
滑升门 (宽×高)	5.0米×4.5米

Building area	8599m ²
Length	127m
Width	56m
Fire rating	Grade 2, Class D
Height	12.2m
Span	9×28m
Ground load (Production Area)	5Tons / m ²
Floor load (Interlayer)	300kg / m ²
Fire fighting system	Fire hydrant (no automatic sprinkler system)
Area / 1F	7469m ² (11 meters high) The end interlayer area is 565m ² (3.9 meters high)
Interlayer area / 2F	565m ² (3.6 meters high)
Interlayer area / 3F	565m ² (3.8 meters high)
Lift load	/
Lift shaft (width×depth)	/
Driving	Gn=16t, S=26m (double beam)
Sliding door (width×depth)	5.0m×4.5m

平面图 THE FLOOR PLAN



剖面图 PROFILE





I-MANUFACTURING WORKSHOP PHASE VIII

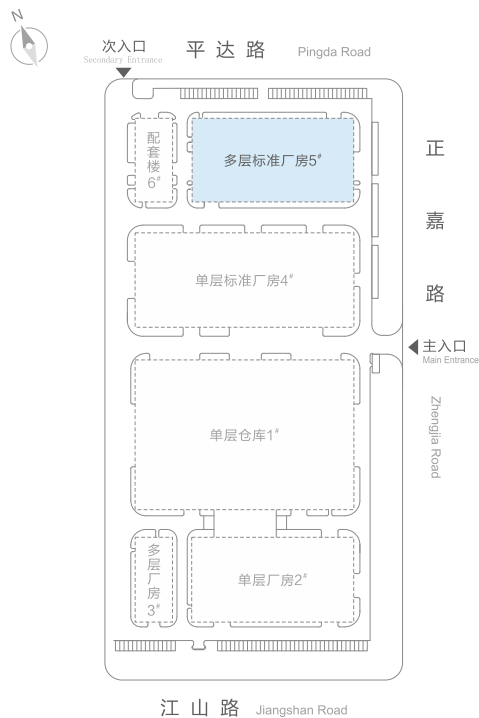
临港新片区智造园八期

地址：临港奉贤园区平达路正嘉路交界处
Address: Junction Area between Pingda Road and Zhengjia Road,
Lingang Fengxian Industrial Park

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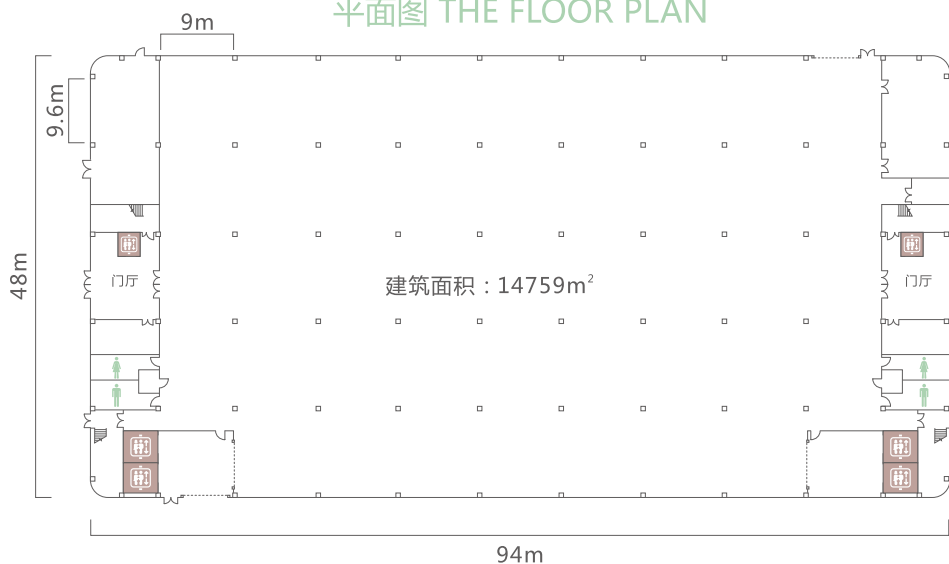


技术参数 TECHNICAL PARAMETERS

建筑面积	14759平方米
厂房长度	94米
厂房宽度	48米
耐火等级	二级, 丙类
厂房建筑高度	22.4米
柱网	9×9.6米
地面荷载 (生产区域)	5T/平方米
楼面荷载 (生产区域)	800kg/平米
消防系统	消火栓 (无喷淋)
面积/1F	4731平方米 (层高8.1米)
夹层面积/1F	492平方米 (层高4米)
面积/2F	4768平方米 (层高5米)
面积/3F	4768平方米 (层高5米)
电梯载重	3T (4台)
电梯井道 (宽×深)	3.3米×3.625米 (净尺寸)
行车 (预留)	Gn=5t, S=8m (单梁)
滑升门 (宽×高)	5.0米×4.5米

Building area	14759m ²
Length	94m
Width	48m
Fire rating	Grade 2, Class C
Height	22.4m
Span	9×9.6m
Ground load (Production Area)	5Tons / m ²
Floor load (Production Area)	800kg / m ²
Fire fighting system	Fire hydrant (no automatic sprinkler system)
Area / 1F	4731m ² (8.1 meters high)
Interlayer area / 1F	492m ² (4 meters high)
Area / 2F	4768m ² (5 meters high)
Area / 3F	4768m ² (5 meters high)
Lift load	3T (4 Lifts)
Lift shaft (width×depth)	3.3m×3.625m
Driving (reserved)	Gn=5t, S=8m (single beam)
Sliding door (width×depth)	5.0m×4.5m

平面图 THE FLOOR PLAN



剖面图 PROFILE

