

Logistics Complex

# Bearlogi Pyeongtaek

Flexible Logistics Center opportunities are now available with pre-lease.



# Bearlogi Pyeongtaek Logistics Complex



## FEATURES

- Complex Logistics Center including C&F storages and dry storages
- 1 hour drive to Seoul CBD
- Access to each floor with One-way Ramp
- Enough width of ramp and slope for convenient loading/unloading
- Effective ceiling height of 11.8m for dry storage & 9.9~8.5m for C&F storage

## OVERVIEW

- **Completion** April, 2019
- **Location** 666 Manho-ri, Poseung-eup, Pyeongtaek-si
- **Land Areas** 36,368.90m<sup>2</sup> (11,001.59py)
- **Size**
  - Number of stories ▶ B1~10F
  - Building Area ▶ 25,220.75m<sup>2</sup> (7,629.28py)
  - Building Coverage Ratio ▶ 69.35% (Legal requirements: Under 70%)
  - GFA ▶ 123,057.79m<sup>2</sup> (37,224.98py)
- **Berth / Drive-way** Berth(13M), Drive-way(15.5M), Designed for 40ft trailer & 11t trucks
- **Cargo Elevator** 4 elevators
- **Parking**
  - Typ. Parking Lots ▶ 141 Cars
  - Large-Car (Truck) Parking Lots ▶ 234 Cars
  - Total ▶ 375 Cars(129%)



## ACCESS MAP



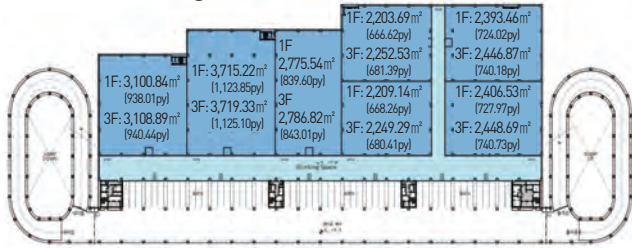
- 6.0 km to Seopyeongtaek IC
- 75.0 km to Seoul CBD
- 1.0 km to Pyeongtaek Port
- 25.0 km to Pyeongtaek Station
- 85.0 km to Incheon International Airport

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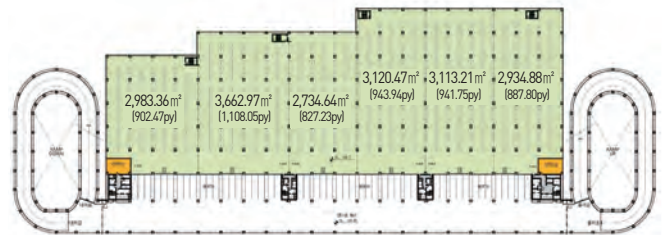
## SITE PLAN

■ C&F Storage, ■ Dry Storage, ■ Office

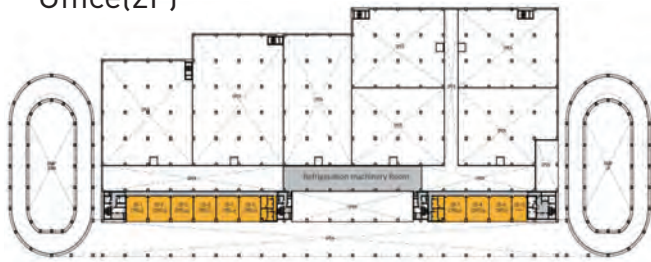
### • C&F Storage(1F/3F)



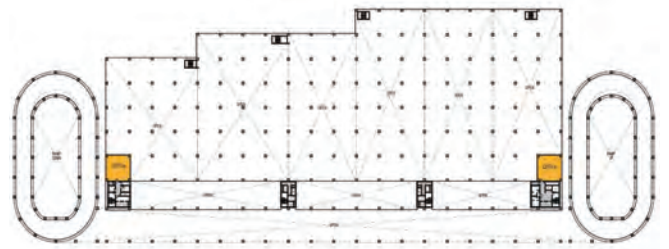
### • Dry Storage(4F/6F/8F)



### • Office(2F)



### • Office(5F/7F/9F)



## DETAILS (sqm)

Floor	Usage	Net Leasable Area(A)					Common Area				Leasable Area(B)	[A/B] %
		Warehouse	Berth	Office	Amenity	Sub-total	Floor	Total	Cold	Sub-total		
9F	Office	-	-	279.88	-	279.88	12.71	3.23	-	15.94	295.82	94.6
8F	Dry Storage	15,226.94	2,247.50	-	-	17,474.44	793.82	201.59	-	995.42	18,469.86	94.6
8F	Office	-	-	180.3	-	180.3	8.19	2.08	-	10.27	190.57	94.6
7F	Office	-	-	279.29	-	279.29	12.69	3.22	-	15.91	295.2	94.6
6F	Dry Storage	15,226.94	2,247.50	-	-	17,474.44	793.82	201.59	-	995.44	18,469.88	94.6
6F	Office	-	-	180.3	-	180.3	8.19	2.08	-	10.27	190.57	94.6
5F	Office	-	-	281.35	-	281.35	12.78	3.25	-	16.03	297.38	94.6
4F	Dry Storage	15,226.94	2,247.50	-	-	17,474.44	793.76	201.59	-	995.35	18,469.79	94.6
4F	Office	-	-	180.3	-	180.3	8.19	2.08	-	10.27	190.57	94.6
3F	C&F Storage	15,345.50	2,256.49	-	-	17,601.99	671.21	201.65	553.58	1,426.43	19,028.42	92.5
2F	Office	-	-	1,462.37	-	1,462.37	55.76	16.75	-	72.52	1,534.88	95.3
1F	C&F Storage	15,109.81	2,256.49	-	-	17,366.30	662.22	198.95	546.17	1,407.34	18,773.64	92.5
<b>Total</b>		76,136.13	11,255.48	2,843.78	1,195.07	91,430.46	4,208.37	1,055.38	1,099.74	6,363.49	97,793.95	93.5



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