

# ロシアの複合一貫物流タ





本物件は物流不動産分野で事業を行っております。

モスクワ地方の環状道路近くの場所。交通の要所から等距離にあります。

#### 主な特徴

多温度倉庫(-25°C…+25°C)。建設年 2009。面積 (GBA/GLA) 55 607 / 55 607 m<sup>2</sup>。

オフィススペース4,961m<sup>2</sup>。カラムピッチ: 12 x 24 m。有効天井高さ: 12 m。

床耐荷重: 7トン/m<sup>2</sup>。専用電力、3,333 kVA。熱供給: 2,730.6 Gcal。

事務所併設、4階建て、S=4,961m<sup>2</sup>。駐車スペース: 貨物 m/m 178 台。78 中トン数 m/m。乗客数は前月比 171 人。

#### 追加の特性

900

平方メートルの保管スペースにドックシェルターとドックレベラーを備えたドック 1 つ。最新の冷蔵および冷凍装置 Bitzer (ドイツ)。

テナントの要望に応じて、荷積みおよび荷降ろしエリアの温度を一定に維持します。

ブロック内の温度条件 (寒さ、乾燥、霜) を調整する機能。エネルギー効率の高い LED 照明 (LEED)。

物流施設は100%賃貸借契約者で埋まっています。

管理会社は長期優良賃貸借契約者のプールを形成しました。

リース所有者の定性的および定量的な構成およびその他の特性は、ご要望に応じて送信されます。

#### TARGET PRICE

\$62,242,280

#### GROSS REVENUE

\$0

#### EBITDA

\$0

#### BUSINESS TYPE

交通

#### COUNTRY

ロシア

#### BUSINESS ID

L#20220397

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