



For Sale

Income-generating modern logistics warehouse in Cikarang

21,000-sqm warehouse leased out until
end of 2024 with options to extend

Delta Silicon 3, Lippo Cikarang,
Bekasi Regency, West Java,
Indonesia

High-Specification Modern Logistics Warehouse in the Heart of Industrial Region

- A sizeable warehouse equipped with multiple loading docks, high ceiling and supporting facilities
- Located on a corner-piece of land with convenient accesses and good exposure
- Excellent site that is suitable for warehousing, assembling or light manufacturing activities
- Close proximity to numerous industrial players
- Currently being leased by a world-leading logistics company

Farazia Basarah

Logistics & Industrial
farazia.basarah@jll.com
+62 811 168 119

Clarissa Winardi

Logistics & Industrial
clarissa.winardi@jll.com
+62 812 1325 7870

About the Property



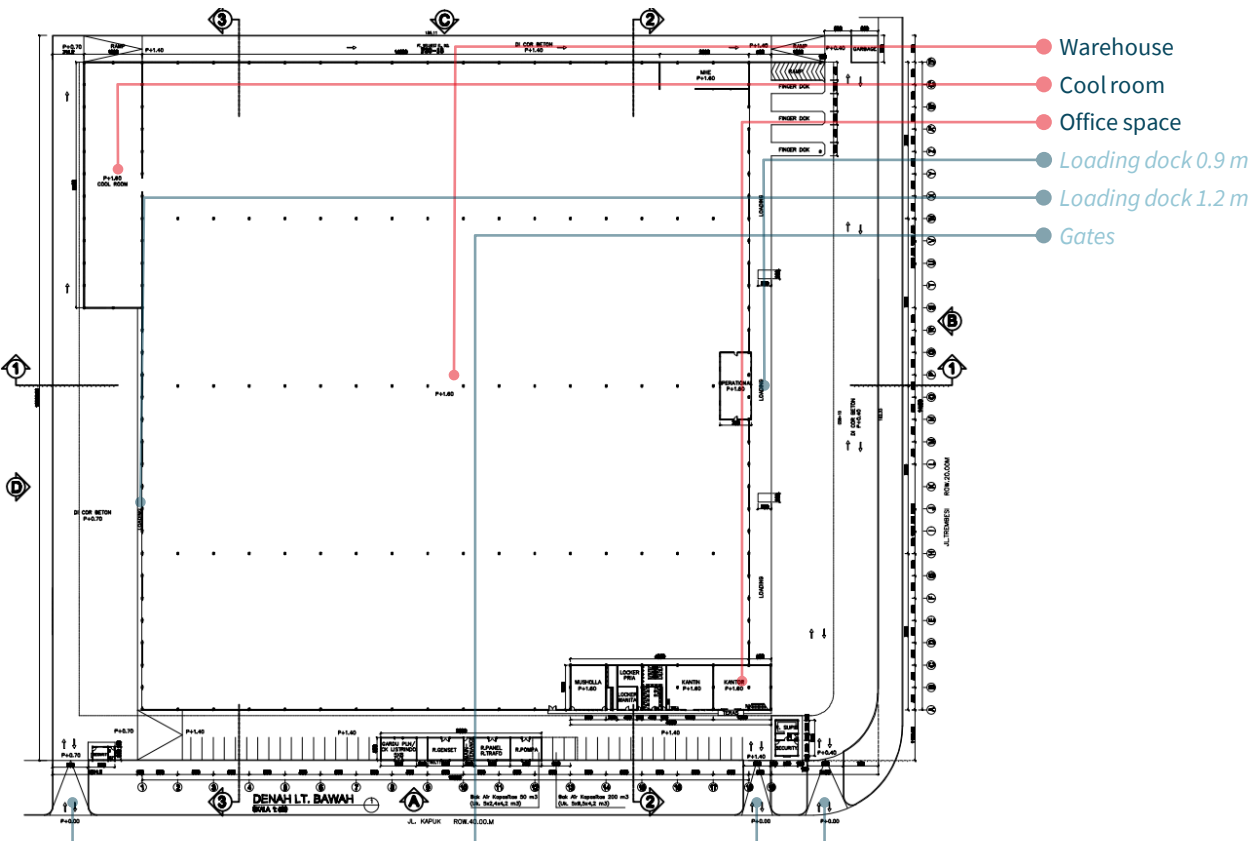
Built in 2013 for a world-leading logistics company, the Property is a facility equipped with high specifications. With **ceiling height of up to 21 m**, multi-level racking system can be set up on the vast 21,000-sqm floor space.

Two loading docks on the north and south sides complement the Property, caters various vehicles from small trucks to 40-foot container trailers, as the docks are 0.9 m and 1.2 m in height respectively.

A **cool room** in the Property offers a storage solution for temperature-sensitive goods. Furthermore, an **office space** as a supporting facility is ready to be utilized.

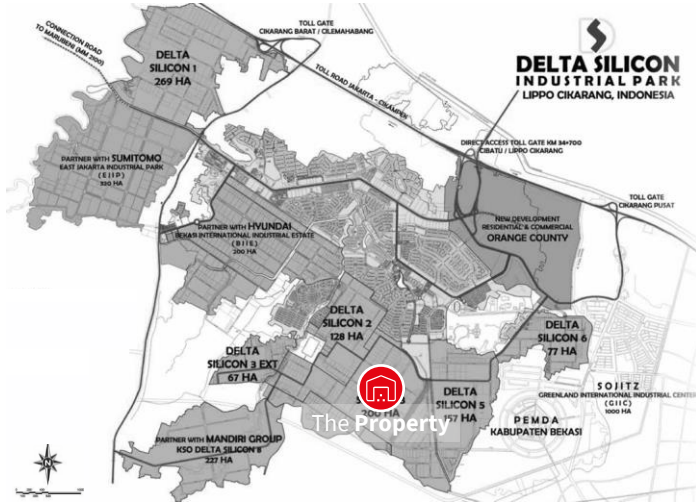
As the Property is located inside an industrial estate, it is not limited to only be used as a storage **warehouse; workshop** and **factory** are also possible options for future occupancy.

The Property is currently being leased by the logistics company until end of 2024, with potential extension for another 4 years.



Location & Access

The Property is located in Phase 3 of Delta Silicon Industrial Park, which is the earlier development of the industrial estate. Therefore, the location is still in the front part of the Estate and is easily accessible from Jakarta – Cikampek Toll Road.



From Cibatu Toll Gate, the Property can be reached within approximately 5.2 km. With the ease of access, activities can be conducted in a faster and effective way, be it for logistics or manufacturing.

Toll road developments in Greater Jakarta offer multiple route alternatives to reach both Tanjung Priok Seaport and Soekarno-Hatta Airport. The new Cibitung – Cilincing Toll Road provides a shorter travel time option to reach these key places, even though it is longer in terms of distance.

Access to Tanjung Priok Seaport



Route	Distance (km)	Travel Time (minutes)
1 Via Cibitung – Cilincing Toll Road	60.4	55 – 80
2 Via Jakarta – Cikampek Toll Road & Jakarta Outer Ring Road (JORR)	54.6	50 – 75
3 Via Jakarta – Cikampek Toll Road	59.3	65 – 110

Access to Soekarno-Hatta Airport



Route	Distance (km)	Travel Time (minutes)
1 Via Cibitung – Cilincing Toll Road	87.4	80 - 130
2 Via Jakarta – Cikampek Toll Road & Jakarta Outer Ring Road (JORR)	81.6	80 – 120
3 Via Jakarta – Cikampek Toll Road	74.3	75 - 150
4 Via Jakarta – Cikampek Toll Road & Jakarta Inner Ring Road	80.8	80 - 140

Property Information

Location	: Delta Silicon Industrial Park Phase 3 Block F20 No. 18-19 Lippo Cikarang, Bekasi Regency West Java, Indonesia
Total site area	: 30,001 sqm
Building size	: 21,808 sqm
Site Coverage Ratio (KDB)	: 70%
Loading dock	: 0.9 m dock : 12 units 1.2 m dock : 14 units
Facilities	: • Cool room • Office space • Musholla • Canteen • Locker room • Security post • Parking space
Ceiling height	: lowest : 12 m highest : 21 m
Floor loading capacity	: 3.5 tons / sqm
Construction year	: 2013
Land title	: Right to Build (<i>Hak Guna Bangunan</i> (HGB))

Property Highlights



Complete logistic facility

Equipped with loading docks on 2 sides with height of 0.9 m and 1.2 m, as well as ramp, the Property can cater all kinds of logistic vehicles. The floor space can be maximized with the use of racking as the ceiling is up to 21-m in height.



On a corner land

Situated on a corner-piece of land, the Property is accessible from multiple roads. Moreover, it also receives a great exposure and is easy to find.



Connectivity to major logistics & industrial points

Through Jakarta – Cikampek Toll Road, the Property is connected to Tanjung Priok Seaport and Soekarno-Hatta Airport, making it an ideal logistics and industrial hub.



Proximity to manufacturers

Resides in Delta Silicon 3, the Property is neighboring with manufacturers from various industries in the surrounding industrial estates who may need storage space for their products.



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