



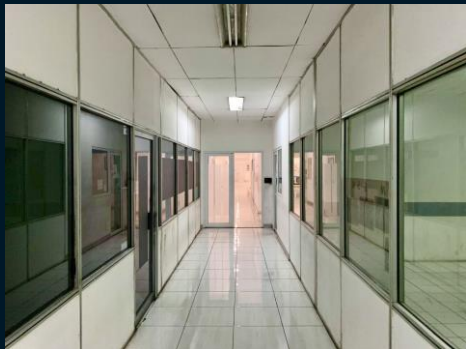
 **JLL** SEE A BRIGHTER WAY

For Sale

Logistics Warehouse in Ancol,
North Jakarta

Investment Highlight

- Compact warehousing facility located in Ancol, North Jakarta, which is accessible by passenger vehicles and up to 40 feet trucks.
- The property's location in North Jakarta offers significant advantages for logistics and industrial operations due to its proximity to the Tanjung Priok Seaport.
- Ideal development for a cold storage or warehouse to serve the North Jakarta Area, The property is also suitable to develop as an office as it is possible to develop vertically.
- Owned by a notable international logistics company.



Property Information

Land Size	10,006 sqm
Building Size	9,144 sqm Existing building for office space and warehouse
Property Type	Ex – warehouse Compound
Address	Jl. Ancol Barat, RT.1/RW.3, Ancol, Pademangan District, North Jakarta
Usage and Zoning	Kawasan Peruntukan Industri (Industrial Zoning)
Land Title	Right to Build (“Hak Guna Bangunan/HGB”) certificate which is valid until 2051

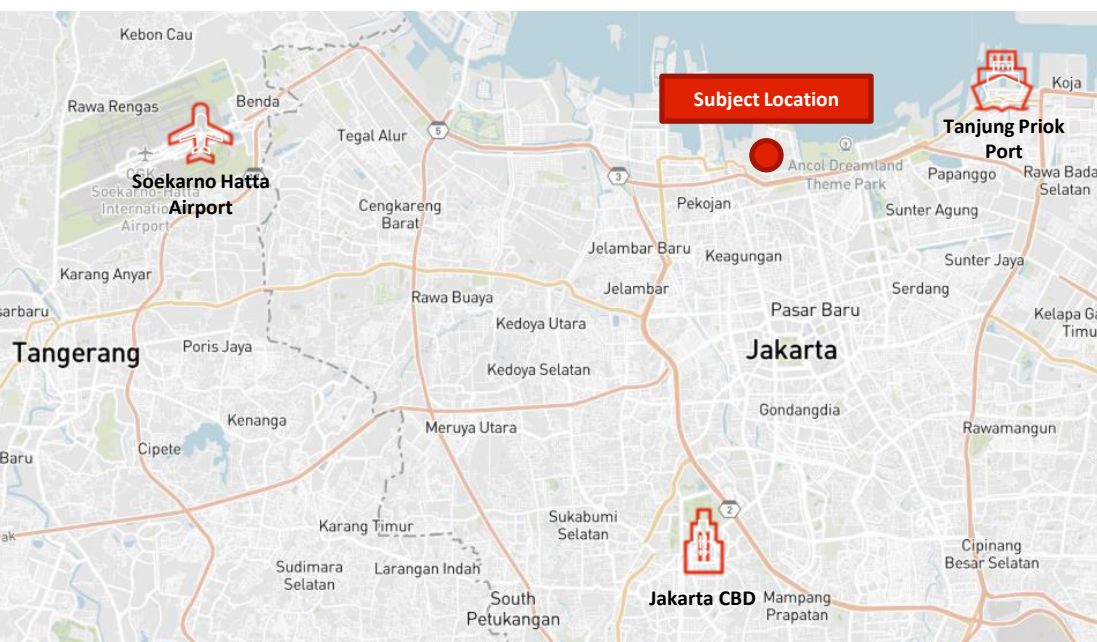
Development Parameters

Site Coverage ("KDB")	:	55%
Plot Ratio ("KLB")	:	3
Basement Ratio ("KTB")	:	60%
Green Area ("KDH")	:	20%



Subject Property

- The property is located in Ancol Area, North Jakarta, which has proximity to the Tanjung Priok Port.
- The surrounding area is developed as logistics warehouse hub, while Ancol Area in general is also developed as residential, commercial and tourism area.
- The property is accessible by public transportation through Jaklinggo.
- Asking price to be provided upon request.
- Open for a sale and leaseback investment scheme.



Distance from:

Jakarta CBD
~ 18 km

Tanjung Priok Seaport
~ 10 km

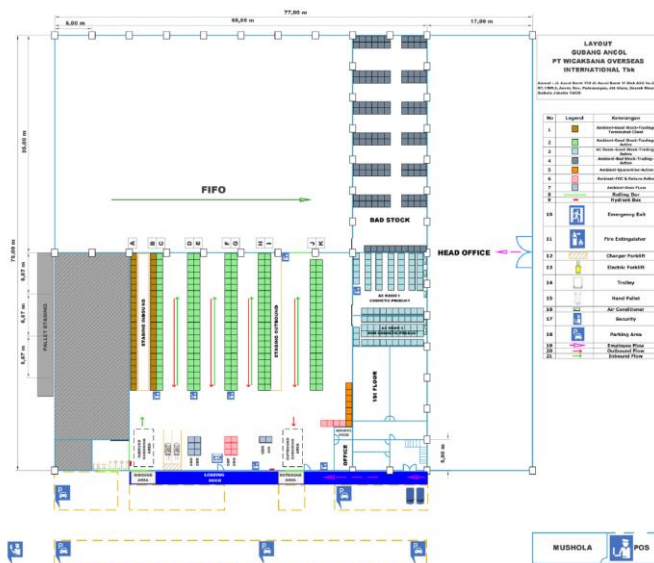
Soekarno-Hatta Airport
~ 20 km

Nearest Toll Gate
~ 5 km to Inner Ring Road

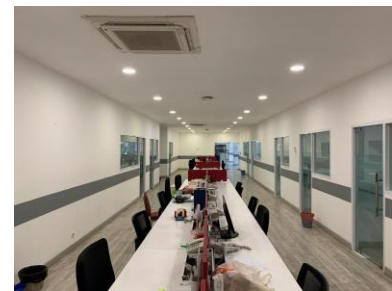
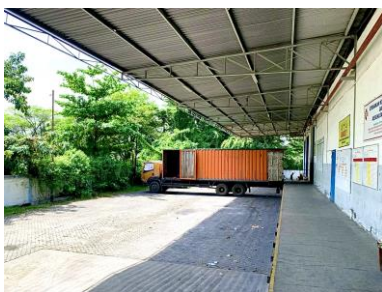
Property Specification

Clearance Height	:	6 m
Loading Dock	:	7 units
Warehouse Area	:	3,360 sqm
Chiller room	:	504 sqm
Head Office Area	:	1,190 sqm (x 4 floors)
Branch Office Area	:	1 st floor: 336 sqm 2 nd floor: 840 sqm

***The above area is subject to final measurement by buyer and seller**



Property Images



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