



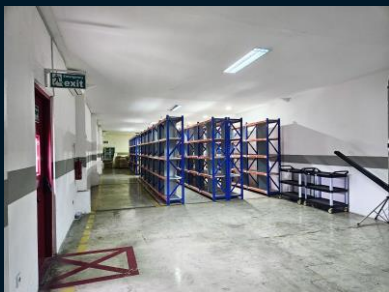
 **JLL** SEE A BRIGHTER WAY

For Sale

Logistics Warehouse in Cibiru,
Bandung

Investment Highlight

- Warehousing facility located in the major arterial road of Jl. Soekarno Hatta of Bandung City, ensures excellent connectivity to other parts of the city and beyond, benefits this property to develop as commercial use.
- Strategically located in Cibiru area, East of Bandung City, 5 km from the Tegalluar, as the future secondary city centre of Bandung, where Bandung Stadium, Speed Train Station, and Summarecon Township are located.
- Ideal development for a logistics warehouse or commercial use to serve the industrial estates or educational hub in Rancaekek and Jatinangor area respectively.
- Owned by a notable international logistics company.

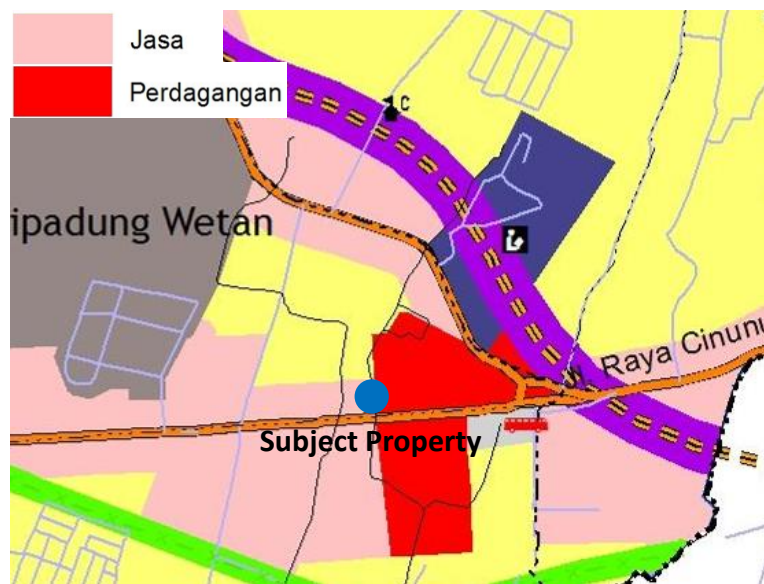
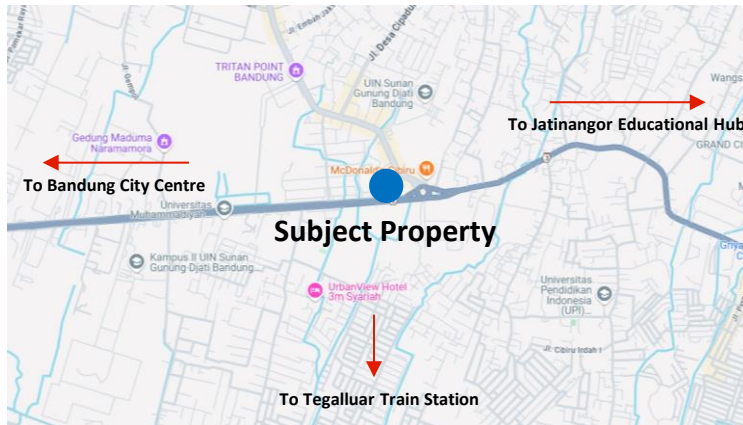


Property Information

Land Size	13,555 sqm
Building Size	5,215 sqm Existing building for office space and warehouse
Property Type	Ex – warehouse Compound
Address	Jl. Soekarno Hatta No. 853, Cibiru, Bandung, Jawa Barat
Usage and Zoning	Kawasan Perdagangan dan Jasa (Commercial Zoning)
Land Title	Right to Build (“Hak Guna Bangunan/HGB”) certificate which is valid until 2032

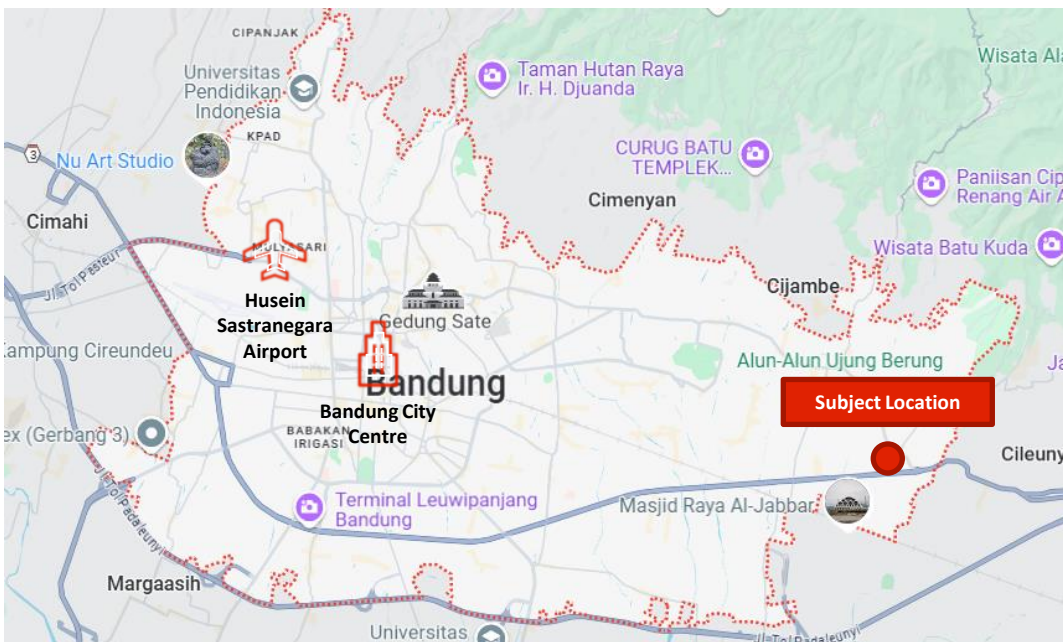
Development Parameters

Site Coverage ("KDB")	:	70%
Plot Ratio ("KLB")	:	2.8
Green Area ("KDH")	:	20%



Subject Property

- This property is accessible by 40 feet truck and also public transportation, given the location at the main arterial road of Jl. Soekarno Hatta
- The surrounding area is developed as a commercial use, including offices, stores, automotive dealers and universities.
- East Bandung area has a major development for the residential area, which is served by the commercial / industrial use of this property
- Asking price to be provided upon request.



Distance from:

Tegalluar High Speed Train Station
~ 5 km

Husein Sastranegara Airport
~ 19 km

Jatinangor Educational Hub
~ 7.5 km

Rancaekek Industrial Hub
~ 10 km

Nearest Toll Gate (Buah Batu Toll Gate)
~ 11 km through Jl Soekarno Hatta

Property Specification

Clearance Height	:	8 m
Building 1	:	- Warehouse: 2,121 sqm + 950 sqm - Loading Dock: 2 units (functional) - Chiller Room: 240 sqm (1st Floor) - Office: 240 sqm (2nd Floor)
Building 2	:	- Warehouse: 648 sqm - Loading Dock: 4 units - Office: 216 sqm - Tenants Office: 846 sqm (2nd Floor)

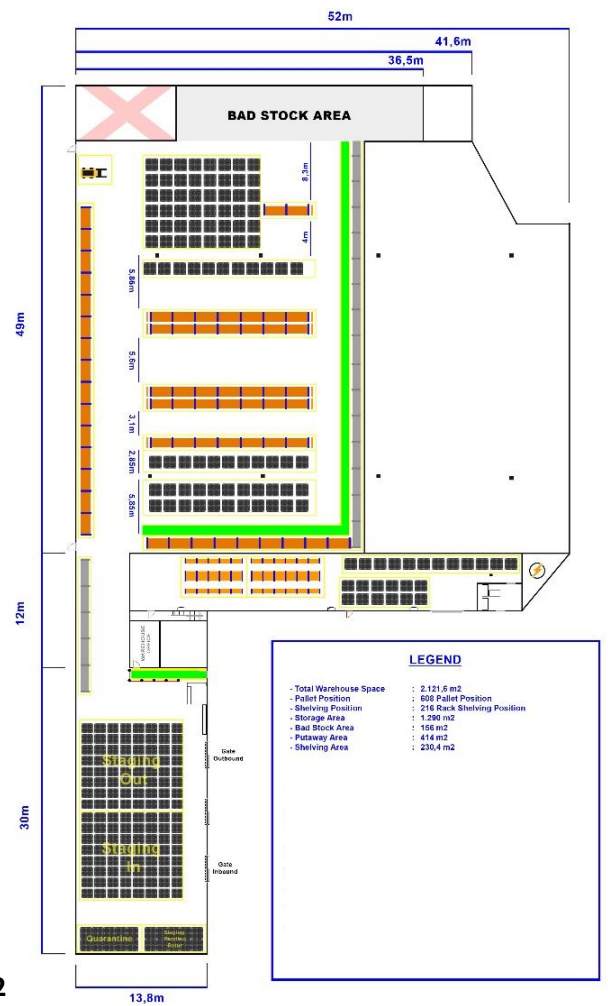
**The above area is subject to final measurement by buyer and seller*

Property Images

Building 1



Building 2



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