



Logistics Warehouse Solutions
TUZLA



Istanbul's First and Biggest Logistics Park

Located in
Tuzla-Orhanlı,
Istanbul's Major
Logistics Area

8 Blocks,
11 Independent Units
Available from
7.000 m² - 25.000 m²

121.368 m²
Leasable
Warehouse Space

International
**A Class Warehouse
Standards**



Finally Istanbul is going to gain an A Class Logistics Park

Key Features

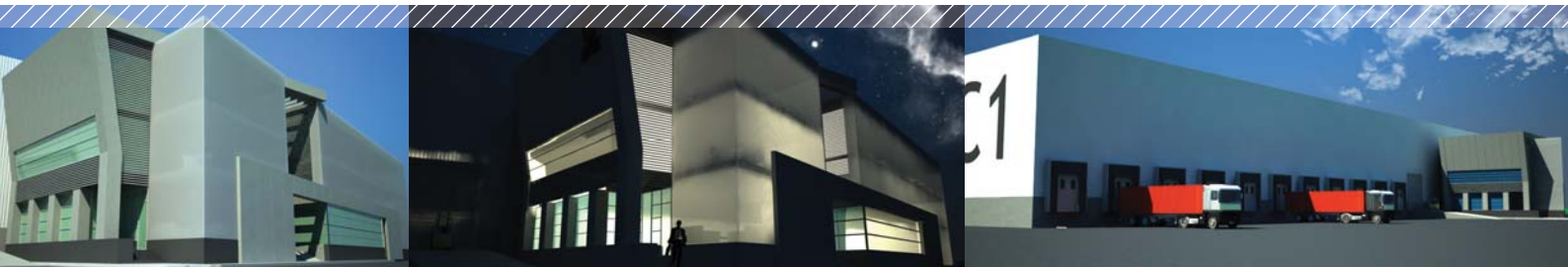
- Located in Tuzla-Orhanlı, Strategically Istanbul's Major Logistics Area
- 121.368 m² Leasable Single Storey Warehouse Space on a 250.000 m² land
- 8 Blocks, 11 Independent Units Available from 7.000 m² to 25.000 m²
- International A Class Warehouse Standards
- 24 h unrestricted access and convenient use
- A Class leasable office areas, convenient and efficient use with warehouse spaces
- Completion starting from 2nd half of 2010

Facility Management Services

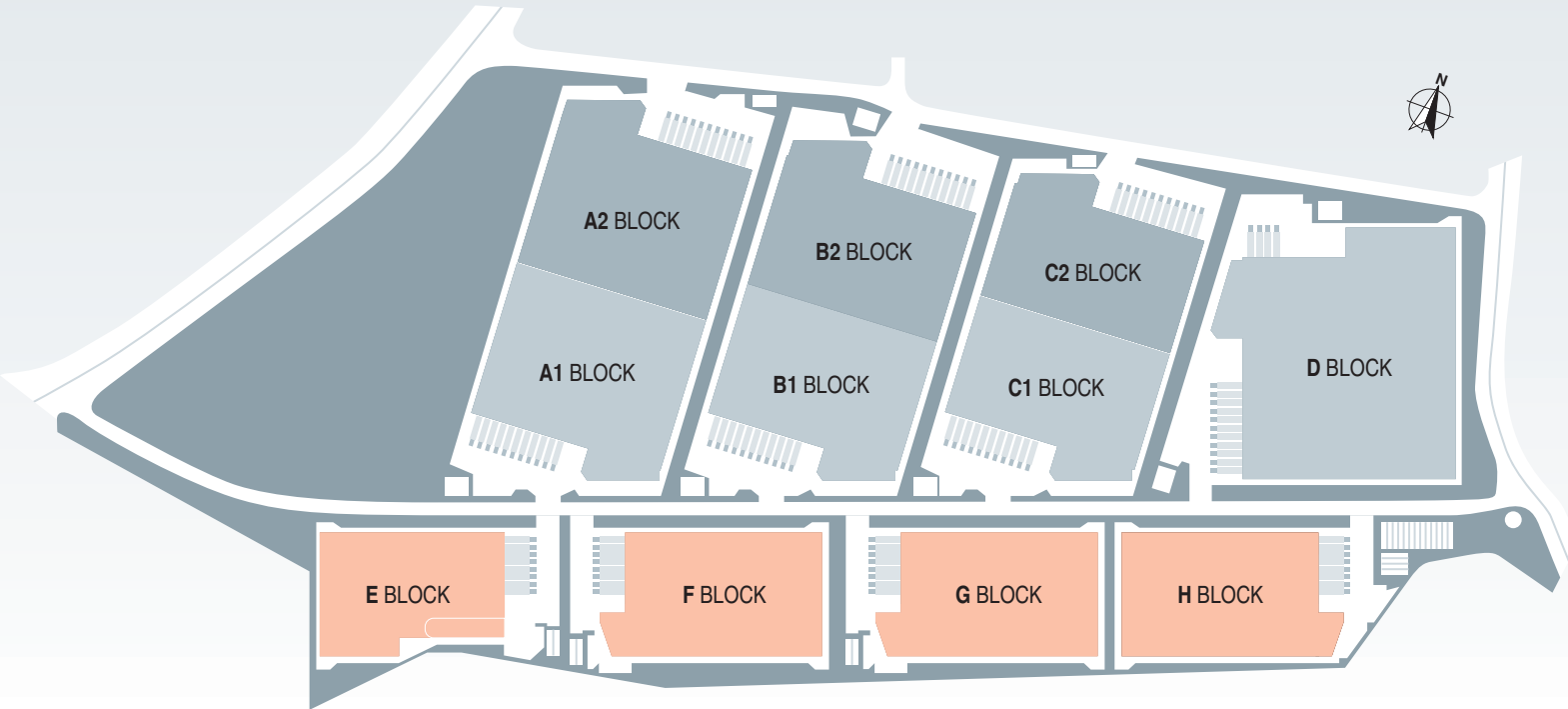
- Professional centralized facility management
- Centralized security and fire detection systems
- Landscaping and general maintenance services in commonly used areas

Technical Specifications

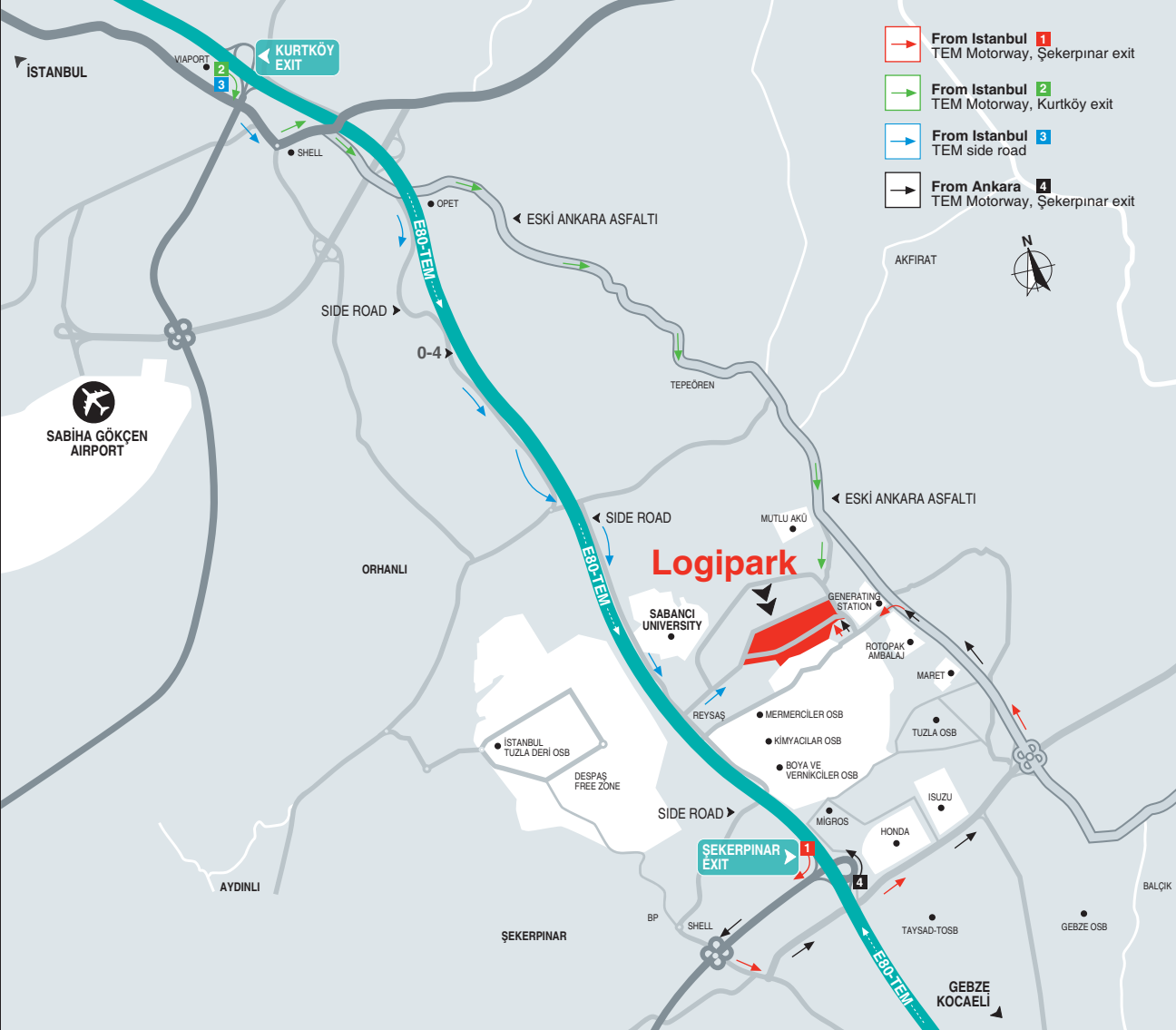
- 11,7 m minimum clear internal height
- Column spacing 8,3 x 22 m
- 5.000 kg/m² floor loading
- ESFR (Early Suppression Fast Response) sprinkler system, smoke detection and evacuation systems
- 450 m³ central water tank, in addition to one independent tank per each block
- One storey reinforced concrete construction
- Anti-dust quartz concrete floor in warehouse area
- Fire proof stone wool sandwich panel cladding
- Telescopic dock levelers and dock curtain shelters (at least 1 per 1000 m²)
- 2.000 kg capacity 4 storey elevator for each independent unit
- Yard depth of 37 m - 48 m
- 63 kVA (100 kVA in Block D) automatic power unit for every independent unit (11 in total)
- Fiber optic data line infrastructures available
- CCTV and camera, security card controls for building access



8 Blocks, 11 Independent Units Available from 7.000 m² to 25.000 m²

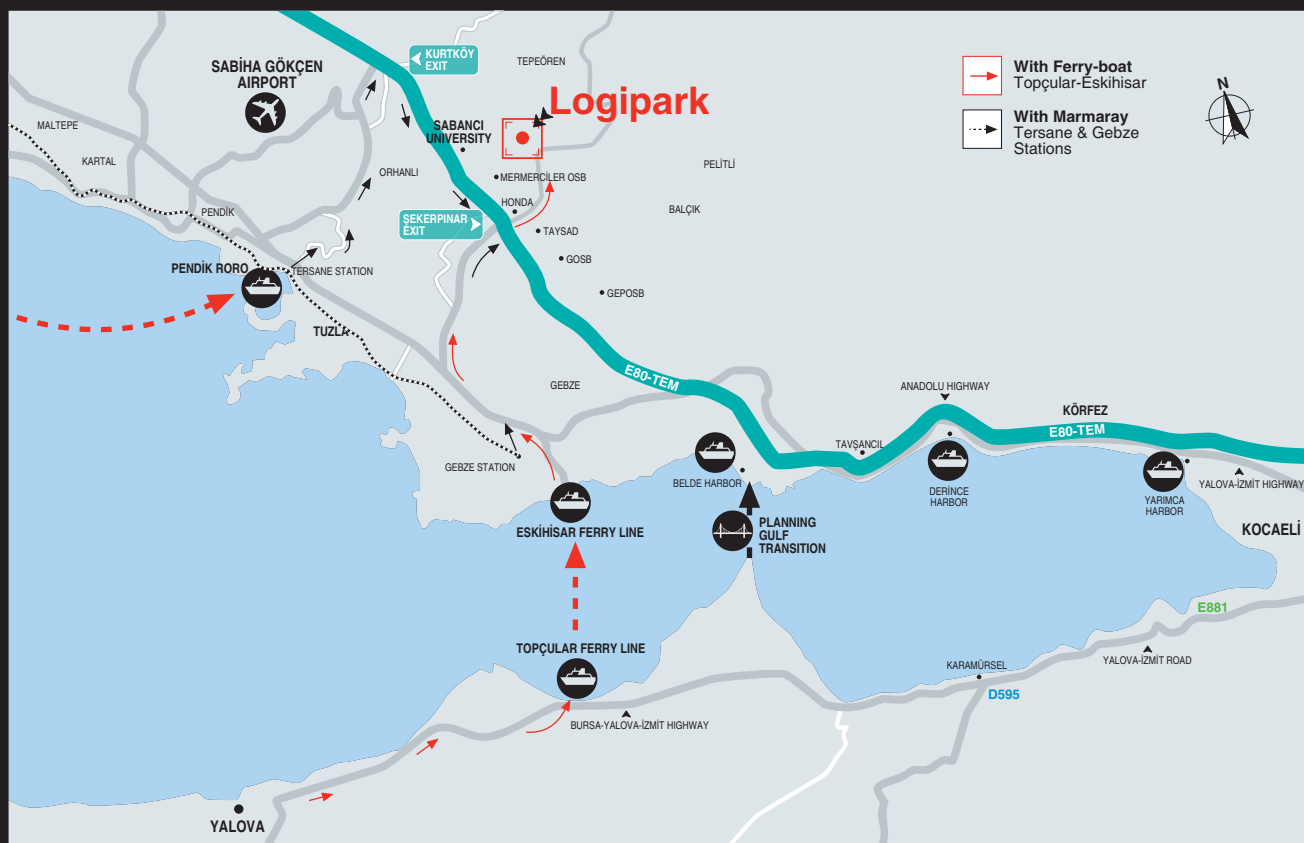


PHASE	WAREHOUSE AREA		OFFICE AREA		VALUE ADDED SPACES		BLOCK TOTALS	
	GROUND	MEZZANINE	BASEMENT	GROUND	1. FLOOR	2. FLOOR		
I								
A1 Block	9.483 m ²	1.052 m ²	586 m ²	522 m ²	536 m ²	562 m ²	12.741 m ²	25.395 m²
A2 Block	9.396 m ²	1.052 m ²	586 m ²	522 m ²	536 m ²	562 m ²	12.654 m ²	
B1 Block	8.508 m ²	1.052 m ²	586 m ²	522 m ²	536 m ²	562 m ²	11.766 m ²	22.600 m²
B2 Block	7.576 m ²	1.052 m ²	586 m ²	522 m ²	536 m ²	562 m ²	10.834 m ²	
C1 Block	7.620 m ²	1.052 m ²	586 m ²	522 m ²	536 m ²	562 m ²	10.878 m ²	21.669 m²
C2 Block	7.533 m ²	1.052 m ²	586 m ²	522 m ²	536 m ²	562 m ²	10.791 m ²	
D Block	15.575 m ²	1.155 m ²	586 m ²	522 m ²	536 m ²	562 m ²	18.936 m ²	18.936 m²
TOTAL	65.691 m²	7.467 m²	4.102 m²	3.654 m²	3.752 m²	3.934 m²	88.600 m²	88.600 m²
II								
E Block	5.295 m ²	426 m ²	432 m ²	348 m ²	335 m ²	432 m ²	7.268 m ²	7.268 m²
F Block	6.868 m ²	633 m ²	253 m ²	253 m ²	240 m ²	253 m ²	8.500 m ²	8.500 m²
G Block	6.868 m ²	633 m ²	253 m ²	253 m ²	240 m ²	253 m ²	8.500 m ²	8.500 m²
H Block	6.868 m ²	633 m ²	253 m ²	253 m ²	240 m ²	253 m ²	8.500 m ²	8.500 m²
TOTAL	25.899 m²	2.325 m²	1.191 m²	1.107 m²	1.055 m²	1.191 m²	32.768 m²	32.768 m²
GENERAL TOTAL							121.368 m²	



Distances

- Haydarpaşa 49 km
- Kurtköy TEM Exit 9 km
- Şekerpınar TEM Exit 7 km
- Sabiha Gökçen Airport 13 km
- Gebze 11 km
- Eskihisar Harbor 20 km
- Derince Harbor 39 km
- İzmit 53 km



INVESTOR

AccessTurkey
Real Estate
AccessTurkey Capital Group
www.accessturkey.com

LEASING AGENT



KUZEYBATI GAYRİMENKUL
T. 0212 325 2800
www.kuzeybati.com.tr
info@kuzeybati.com.tr