

The Dynamic Report of China's General Warehouse Market in October 2018

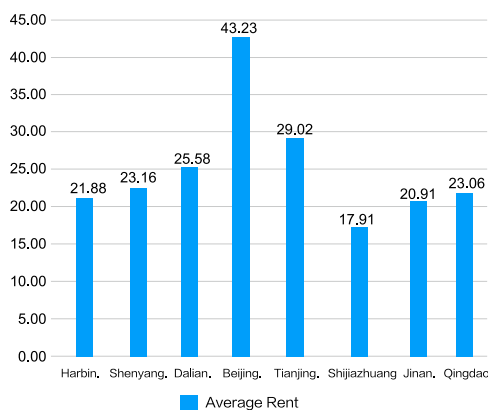
IoCW furthered the results of the first three reports, continuously expanded the scope of statistics, strengthened the analysis of the warehousing market, and released the "China General Warehousing Market Dynamic Report of October 2018". In October 2018, the total online warehouse area of Internet Cloud Warehouse increased by 10.43 million square meters, an increase of 4.88% compared with September; the online rentable area exceeded 35 million square meters, an increase of 6.08% from September.

China's storage facilities rental rates in October 2018

In October 2018, the average rent of warehouses in 30 cities nationwide was 26.89 RMB/square meter per month, a decrease of 0.29% from the previous month, with little fluctuation. Among them, the average rent of warehouses in South China and East China is slightly higher than that in North China, Central China¹ and West China.

In October, the cities with the highest average rents in warehouses were Beijing, Shanghai, and Shenzhen. These areas were driven by the strong demand for warehouse leasing and high investment and construction costs. The average rents were higher than 39 RMB/square meter per month. The rent of the Beijing warehouse is as high as 43.23 RMB/ square meter per month. Lanzhou, Shijiazhuang, Taiyuan were the cities with the lowest average rent. The average rents were lower than 20 RMB/square meter per month. The City with the biggest change in rent was Suzhou increased 2.53% (0.78RMB). As the double eleven festival was approaching, the demand for warehouses increased, leading to a rise in rent prices.

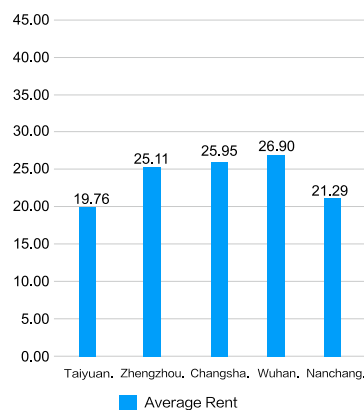
North China Warehouse Rent in October
(RMB/m² per month)



*source: Internet of Cloud Warehousing (www.50yc.com)

Chart 1

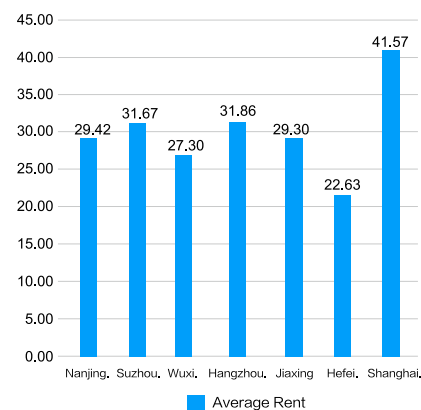
Central China Warehouse Rent in October
(RMB/m² per month)



*source: Internet of Cloud Warehousing (www.50yc.com)

Chart 2

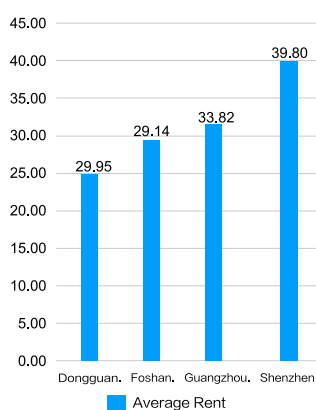
East China Warehouse Rent in October
(RMB/m² per month)



*source: Internet of Cloud Warehousing (www.50yc.com)

Chart 3

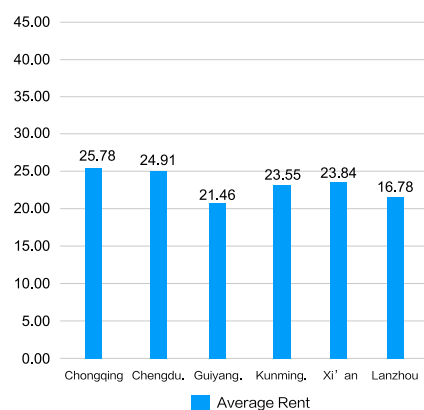
South China Warehouse Rent in October
(RMB/m² per month)



*source: Internet of Cloud Warehousing (www.50yc.com)

Chart 4

West China Warehouse Rent in October
(RMB/m² per month)



*source: Internet of Cloud Warehousing (www.50yc.com)

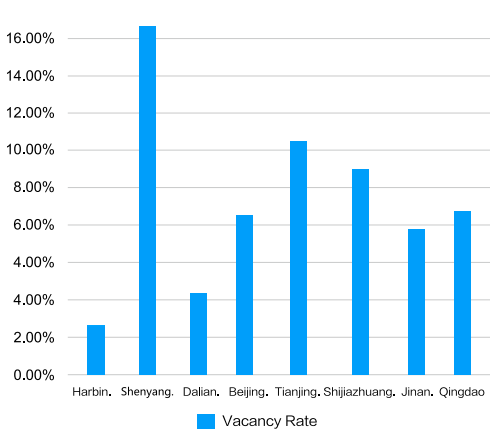
Chart 5

China's warehousing facilities vacancy rate in October 2018

In October 2018, the average vacancy rate of warehouses in 30 cities nationwide was 10.61%, up 0.8% from the previous month, and the overall change was small. Among them, the vacancy rate of warehouses in West China is significantly higher than the other four regions.

In October, the cities with the highest vacancy rate were Chongqing, Lanzhou and Kunming, and the vacancy rate exceeded 27%. The warehouse leasing demand in these areas was low, and the warehousing market exceeded demand. Chongqing's vacancy rate is as high as 29.86%, mainly due to the opening of the large-scale logistics park project such as the Jiamin Chongqing Airport Logistics Center (West) and the Weilong Shaping Dam Phase II, which increased the supply of storage facilities. The cities with the lowest vacancy rate are Foshan, Harbin and Suzhou. The vacancy rate in these areas is lower than 4%. The matching degree between supply and demand in the warehouse market is high. Among them, the vacancy rate of Foshan warehouse is as low as 1.42%, and the supply of warehouse resources is tight.

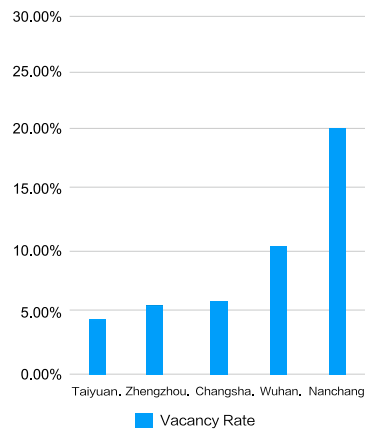
The Vacancy Rate of Warehouses in North China in October



*source: Internet of Cloud Warehousing (www.50yc.com)

Chart 6

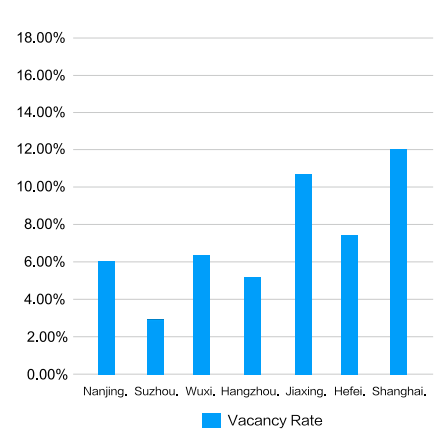
The Vacancy Rate of Warehouses in Central China in October



*source: Internet of Cloud Warehousing (www.50yc.com)

Chart 7

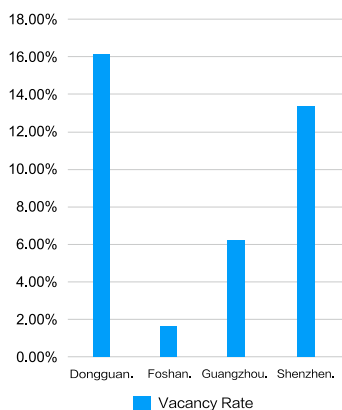
The Vacancy Rate of Warehouses in East China in October



*source: Internet of Cloud Warehousing (www.50yc.com)

Chart 8

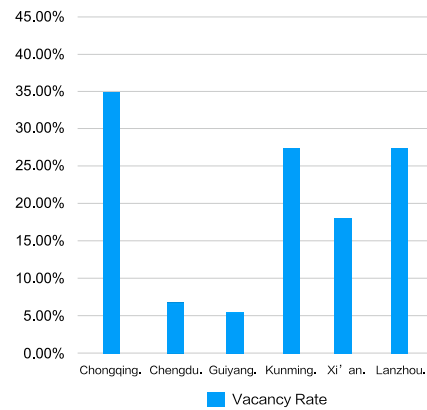
The Vacancy Rate of Warehouses in South China in October



*source: Internet of Cloud Warehousing (www.50yc.com)

Chart 9

The Vacancy Rate of Warehouses in West China in October



*source: Internet of Cloud Warehousing (www.50yc.com)

Chart 10

List of average rents and vacancy rates in 30 cities of China

City	Average rent (RMB/m ² per month)	month-to-month comparisons	Vacancy rate	month-to-month comparisons
Beijing	43.23	-1.14%	6.85%	0.62%
Shanghai	41.57	-0.86%	12.04%	0.46%
Shenzhen	39.80	0.00%	13.27%	0.00%
Suzhou	31.67	2.53%	2.80%	-0.52%
Hangzhou	31.86	-2.48%	5.14%	1.72%
Guangzhou	33.82	0.00%	6.54%	1.33%
Dongguan	29.95	-1.02%	16.40%	2.40%
Nanjing	29.42	0.00%	6.00%	0.00%
Foshan	29.14	0.10%	1.46%	0.03%
Jiaxing	29.30	0.07%	11.15%	-0.36%
Changsha	25.95	-0.42%	5.98%	2.56%
Tianjin	29.02	0.03%	10.47%	1.45%
Wuxi	27.30	-0.29%	6.50%	4.24%
Dalian	25.58	0.00%	4.40%	0.00%
Chongqing	25.78	-1.34%	34.65%	4.78%
Wuhan	26.90	0.00%	10.38%	0.00%
Zhengzhou	25.11	-0.87%	5.56%	0.02%
Shenyang	23.16	-0.94%	16.74%	2.73%
Hefei	22.63	0.00%	7.41%	0.00%
Kunming	23.55	0.00%	27.69%	0.00%
Harbin	21.88	-2.23%	2.76%	0.16%
Chengdu	24.91	-0.16%	6.99%	0.08%
Qingdao	23.06	-0.26%	6.99%	0.54%
Xi' an	23.84	0.00%	17.94%	0.00%
Guiyang	21.46	0.00%	5.65%	0.00%
Taiyuan	19.76	0.00%	3.92%	0.00%
Jinan	20.96	0.00%	5.67%	1.24%
Nanchang	21.29	0.00%	19.96%	0.00%
Shijiazhuang	17.91	2.40%	9.02%	0.34%
Lanzhou	16.78	0.00%	27.83%	0.00%

*source: Internet of Cloud Warehousing (www.50yc.com)

Warehouse Recommendation



Central China Region:

Warehouse address: Lanyuegu West Road, Ningxiang City, Changsha City

Rentable area: 30,000 square meters

Project features: The warehouse is located beside the Changzhang Expressway in Ningxiang City. The transportation is very convenient, the fire protection facilities are complete, the internal roads are spacious, the factory building is single-story structure equipped with insulation layer, and many hardcover offices, and completed with network, water and electricity.

Contact: Xie Yanmo

Contact number: 1592 8138 523

Warehouse address: Qiancheng Avenue, Zhongmu County, Zhengzhou City

Rentable area: 10,000 square meters

Project features: High platform with a depth of 30 meters, a layer has a net height of 7 meters, each door is equipped with an automatic lifting platform, large canopy, wide lane and complete supporting facilities

Contact: Wang Kun

Contact number: 1522 5100 971

North China Region:

Warehouse address: Jinba Road, Economic Development Zone, Lijin County, Dongying City

Rentable area: 100,000 square meters

Project characteristics: A C-Class warehouse located in the economic development zone in the middle of the Dongying and Binzhou cities, and the rail transportation advantage is obvious.

Contact: Yang Fei

Contact number: 1306 1208 829

Warehouse address: Guofang Road, Daowai District, Harbin City

Rentable area: 2,000 square meters

Project features: C-Class high-standard platform, 3 kilometers from the expressway, complete supporting of the park, epoxy floor.

Contact: Jing Shaoxuan

Contact number: 1388 9234 310

Warehouse address: Xinkou Town, Xiqing District, Tianjin City

Rentable area: 72,000 square meters

Project features: The park has excellent location and convenient transportation. It is 500 meters away from Jingjin Line, 700 meters away from Jingfu Line, 1.3km away from Beijing-Shanghai Expressway, 1.5km from Rongwu Expressway, 5km from Tianjin City, and distance from Beijing-Tianjin-Tangshan Expressway is 6km.

Contact: Sui Chao

Contact number: 1861 0640 033

South China Region:

Warehouse Address: Xinye Road, Huangpu District, Guangzhou City

Rentable area: 6,000 square meters

Project features: The logistics center is 3 kilometers away from Guanghui Expressway, Kaichuang Avenue, about a 15 minutes ride through Guangyuan Road, convenient to the surrounding major highways, 30 minutes from downtown Tianhe District

Contact: Li Lei

Contact number: 1371 9250 347

West China Region:

Warehouse address: Huiyuan Road, Shuangliu County, Chengdu City

Rentable area: 30,000 square meters

Project Features: Located in Shuangliu County, Chengdu City Aviation Logistics Park, adjacent to Chengdu Shuangliu International Airport and Chengdu-Ya'an Expressway, the transportation is convenient; the warehouse consists of two double-storey storage facilities, which is the ideal choice for West China region Cities' Distribution and Express Center.

Contact: Huang Tianjiang

Contact number: 1812 3304 630

East China Region:

Warehouse address: Beisha East Road, Yuhang District, Hangzhou City

Rentable area: 10,000 square meters

Project Features: The logistics center is 10 kilometers away from the G25 Changshen Expressway, providing easy access to major highways around Hangzhou and 30 kilometers from downtown Hangzhou.

Contact: Mao Linlin

Contact number: 1776 7108 004

Warehouse address: Huicheng Road, Huishan District, Wuxi City

Rentable area: 20,000 square meters

Project features: The warehouse is located in Huishan District, Wuxi, with S228 in the east and Beijing-Shanghai Expressway in the west. It is the core of the hub, and the surrounding traffic is very convenient.

Contact: Xu Kun

Contact number: 1801 8127 953

Introduction of China Association of Warehousing and Distribution:

China Association of Warehousing and Distribution (CAWD) originated from previous China Association of Warehousing and Storage which was approved by the former Ministry of Domestic Trade and registered with the Ministry of Civil Affairs in 1995. It was renamed as China Association of Warehousing and Distribution in May 2016 after being approval by the State Assets Commission of the State Council and examined by the Ministry of Civil Affairs. It is a non-profit organization in the national warehousing and distribution industry. There are 11 branches including joint distribution, cold chain logistics, bonded warehousing, dangerous goods warehousing, financial warehousing, traditional Chinese medicine warehousing, technical engineering and engineering services, packaging and unitized logistics, intelligent logistics, self-service warehousing, steel warehousing, etc. Aiming at promoting the modernization of China's warehousing and distribution industry and the development of modern logistics industry, the association carries out the function of policy research, industry management and self-discipline, industry standards formulation and implementation, information and statistics collection, resource integration, training consultation, conference and exhibition and so on focusing on the construction of various warehousing and distribution facilities, the development of various distribution centers and integrated warehousing and distribution services and technological innovation.

Introduction of Internet of Cloud Warehousing (IoCW):

IoCW (www.50yc.com) is an Internet warehousing integrated service platform presented by Sichuan WULIANYIDA Technology Co., Ltd. It was launched in October 2015, mainly providing warehouse leasing, warehouse and distribution integration, warehouse materials, warehouse technology and other services. IoCW aims to provide strong support for traditional industries to achieve efficient, economic and rapid transformation and upgrading by Internet warehousing service platform + cloud application + offline service.

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