## TOKYO RYUTSU CENTER

# DISTRIBUTION BLDG.





# **ACCESS**

Via Metropolitan Expressway Haneda Route

Approx. 5.5 km (10 min) from Haneda Airport

Located in Heiwajima, Ota-ku, a place surrounded by the Metropolitan Expressway and Loop Road No. 7.

Easy access to central Tokyo and Haneda Airport, ideal as a base for frequent and urgent deliveries as well as for international logistics.

Metropolitan Expressway Haneda Line Metropolitan Expressway Bayshore Route



Sodegaura IC Q

# LOCATION

Located just a minute's walk from a station, offering outstanding convenience with "urban" functions available on-site.

The entire site has been designated as a Southern Distribution Business Estate, and the surrounding area is non-residential. While enjoying a wide variety of services, you can establish your business base without being restricted by the surrounding environment. **SERVICE** -Metropolitan-Expressway-Haneda-Line Car share service Post office Staff lounge Multilevel New Distribution Bldg.A car park (planned building) Distribution Bldg.C Restaurant Convenience Annex Center Bldg. Exhibition Clinic Dentist Head office (1F) Hall 1 Distribution Distribution Bldg.B Bldg.D Exhibition Hall 2 Keihin Canal Tokyo Monorail To Hamamatsucho To Haneda Airport Ryutsu Center Station → Walking route

Approx. 15 min to JR Tokyo or Shinagawa Station from Tokyo Monorail "Ryutsu Center Station", which is a minute's walk from the building.

Tokvo Shibuya JR Yamanote Line Hamamatsucho Osaki Shinagawa Tennozu Isle Rinkai Line Oimachi JR Keihin Tohoku Line Ryutsu Center Keikyu Kamata Kamata Tokyo Monorail Haneda Airport Terminal 2 Keikyu Airport Line Tenkubashi Haneda Airpor Keikyu Express Railway Haneda Airport Haneda Airport Terminal 3 Terminal 1

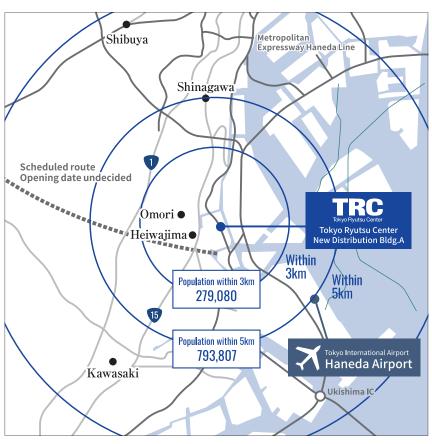
TRAIN ACCESS

15 min to Tokyo Station

10 min directly to Hamamatsucho Station

14 min to Haneda Airport Terminal 2 Station

A bus service is also available, and the station-front location is excellent for commuting and securing human resources.



\*Population: Based on 2015 census results

## **BUS ACCESS**

Approx. 12 min by bus from JR Omori Station Approx. 5 min by bus or 20 min on foot from Keihin Electric Express Railway "Heiwajima Station"

15 min to Shinagawa Station

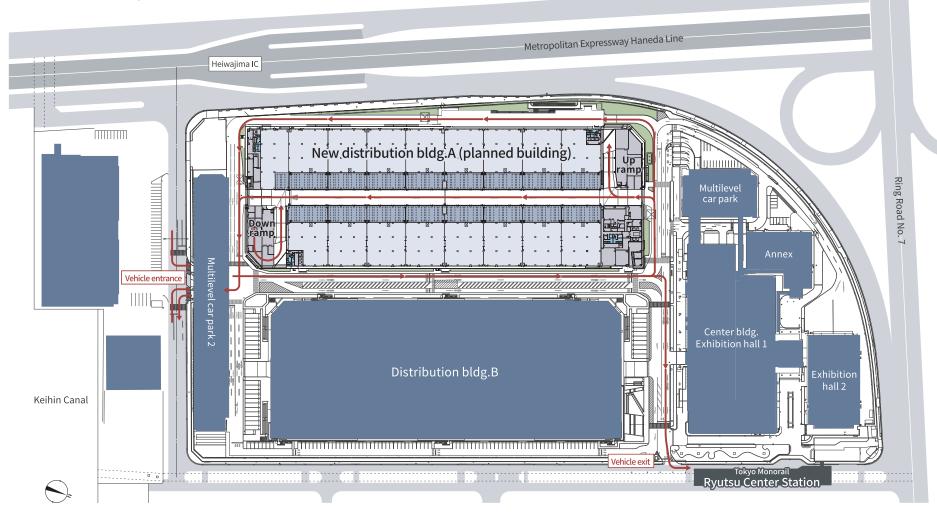
14 min to Keikyu Kamata Station

# **OUTLINE**

From the smallest unit size 479m to a whole floor size 25,785m. Six-story, seismically isolated structure, multi-tenant logistics facility.

Launched as a 2nd TRC redevelopment project, reflecting on more than 50 years of experience in warehouse development and management.

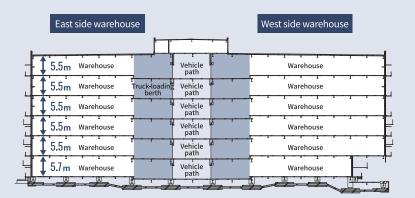
Through flexible unit sizes and specifications, the facility responds to recent changes in the social environment, as well as to diversified logistics needs and utilization methods.



Warehouse
Truck-loading berth
Vehicle flow line

## Cross-sectional View

\*Dimensions shown below are the under-beam effective height.



## Property Overview

Location	6-1-1 Heiwajima, Ota-ku, Tokyo				
Access	A minute's walk from Tokyo Monorail "Ryutsu Center Station"				
	1 km from Metropolitan Expressway Haneda Line "Heiwajima IC"				
	3 km from Metropolitan Expressway Bayshore Route "Oi-Minami IC "				
Public law regulations	Semi-industrial area/distribution business estate				
Total floor area	Approx. 205,000 m² (approx. 62,000 tsubo)				
Leased area	Approx. 156,000㎡ (approx. 47,000 tsubo)				
Scale	Six stories above ground and rooftop car park 80 large vehicles, 158 cars, and other vehicles, 383 in total				
	, , ,				
Structure	Seismic isolated RC-S construction				
Structure Basic design/CM					
	Seismic isolated RC-S construction				

## ■ Warehouse Specifications

Floor load capacity	1.5t/m²
Column spacing	10.15m×11m
Ceiling height	Under-beam effective height on 1st floor: 5.7m Under-beam effective height from 2nd to 6th floor: 5.5m
Platform	1st floor: 0.8m (truck-loading berth to warehouse floor) **Partially, low-floor unit 2nd to 6th floors: 1.0m (truck-loading berth to warehouse floor)
Illuminance	Average 300 lux (floor surface)
Dock leveler	Space reserved for installation in each unit

## Office Specifications

Floor load capacity	300kg/m²
Ceiling height	3.1m
Illuminance	Average 500 lux (desk surface)
OA floor	100mm
Individual air conditioning	Air-cooled heat pump air conditioning system

Floor	Unit size	Unit area	Access	Ceiling height/platform	Power source capacity	Roller shutter size (W×H)	
	Jime size	ome area	reacess Centing neighty platform		Tower source capacity	Truck-loading berth	Warehouse
6F							
5F	- Large-scale units	From approx. 5289㎡ Whole floor Max. 25785㎡	No walkway (Direct access from four corners on a floor)	Under-beam effective height: 5.5m Platform: 1.0m	Industrial power 20VA/m² Electric lights/outlets 20VA/m²	10.0m × 4.5m	8.0m × 4.0m
4F	Med-scale units				2000 y		
3F	Small-scale units	Smallest 478㎡	st 478㎡		Industrial power 30VA/ಗೆ Electric lights/outlets		4.5m × 4.0m
2F	Standard I	Standard 1438㎡	With walkway (Separating pedestrians from vehicles)		20VA/m²	4.5m × 4.5m	
1F	Small-scale and freezing/refrigeration priority units	Standard 1438㎡		Under-beam effective height: 5.7m Platform: 0.8m	Industrial power 45VA/m² Electric lights/outlets 20VA/m²		

<sup>\*\*</sup>This planning document is a preliminary document at this stage and does not guarantee the project's specific details. Please note that the details may change in the future due to development methods, stakeholders' discussions, and other factors.

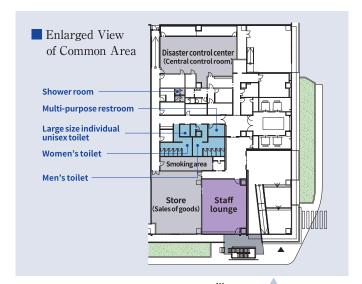
1st floor (freezing and refrigeration priority floor)

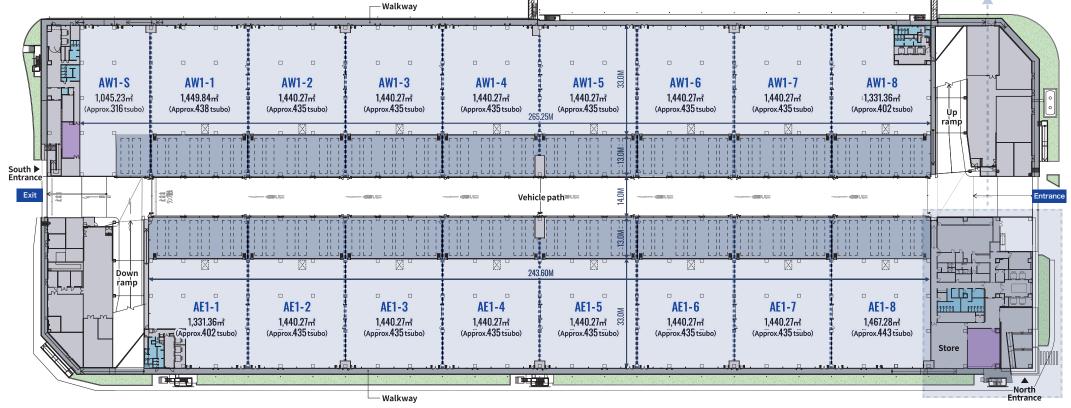
Platform height: 0.8m. Under-beam effective height: 5.7m. Designed for refrigeration and freezing equipment installation.

## ■ 1st-floor area (when using the whole floor)

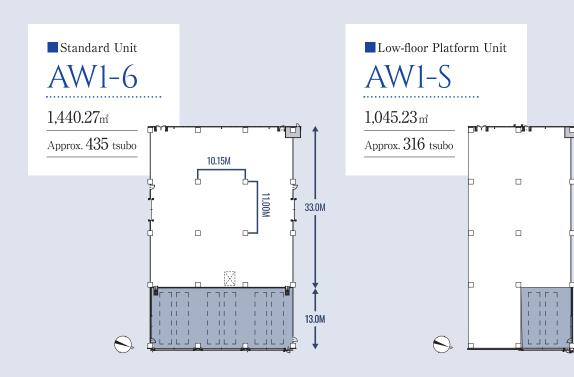
Warehouse	Truck-loading berth	Total		
17,324.21㎡	6,584.10m²	23,908.31㎡		
Approx. 5,240 tsubo	Approx. 1,991 tsubo	Approx. 7,231 tsubo		

Warehouse Truck-loading berth Toilet Walkway









Floor load capacity	1.5t/m²
Ceiling height	Under-beam effective height: 5.7m
Platform	$0.8m (truck-loading berth to warehouse floor) \\ *{\texttt{Low-floor}} platform for AW1-S only$
Roller shutter size (W×H)	Truck-loading berth 4.5m $\times$ 4.5m Warehouse 4.5m $\times$ 4.0m
Illuminance	Average 300 lux (floor surface)
Column spacing	10.15m×11m
Access	$Walkways on the \ east \ and \ west \ sides, separating \ pedestrians \ from \ vehicles$
Water supply and drainage	Available (subject to negotiation)
Air supply and exhaust	Available (subject to negotiation)
Place to put condensing units	Upper part of walkways, etc., places to put equipment
Distribution board location	Walkway side (one board for each unit)
Dock leveler	Space reserved for installation
Others	•Electricity outlets for refrigerated vehicles available •Power supply car available in case of a power outage for legal inspections

Unit	AW1-S	AW1-1	AW1-2	AW1-3	AW1-4	AW1-5	AW1-6	AW1-7	AW1-8
1) Area of warehouse	894.01㎡	<b>1,049.42</b> ㎡	1,039.86㎡	1,039.86㎡	1,039.86㎡	1,039.86㎡	1,039.86㎡	1,039.86㎡	921.74㎡
2 Area of truck-loading berth	<b>151.22</b> ㎡	<b>400.41</b> ㎡	400.41㎡	400.41㎡	400.41㎡	400.41㎡	400.41㎡	400.41m²	<b>409.62</b> ㎡
<b>3</b> Total ( <b>1</b> + <b>2</b> )	1,045.23㎡	1,449.84㎡	<b>1,440.27</b> ㎡	1,440.27㎡	1,440.27㎡	1,440.27㎡	1,440.27㎡	1,440.27㎡	1,331.36㎡
Power source capacity (industrial power)	47.0kVA	<b>65.2</b> kVA	<b>64.8</b> kVA	<b>64.8</b> kVA	<b>64.8</b> kva	<b>64.8</b> kVA	<b>64.8</b> kVA	64.8kVA	<b>59.9</b> kva
S Power source capacity (electric lights/outlets)	<b>20.9</b> kva	<b>29.0</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>26.6</b> kVA

33.0M

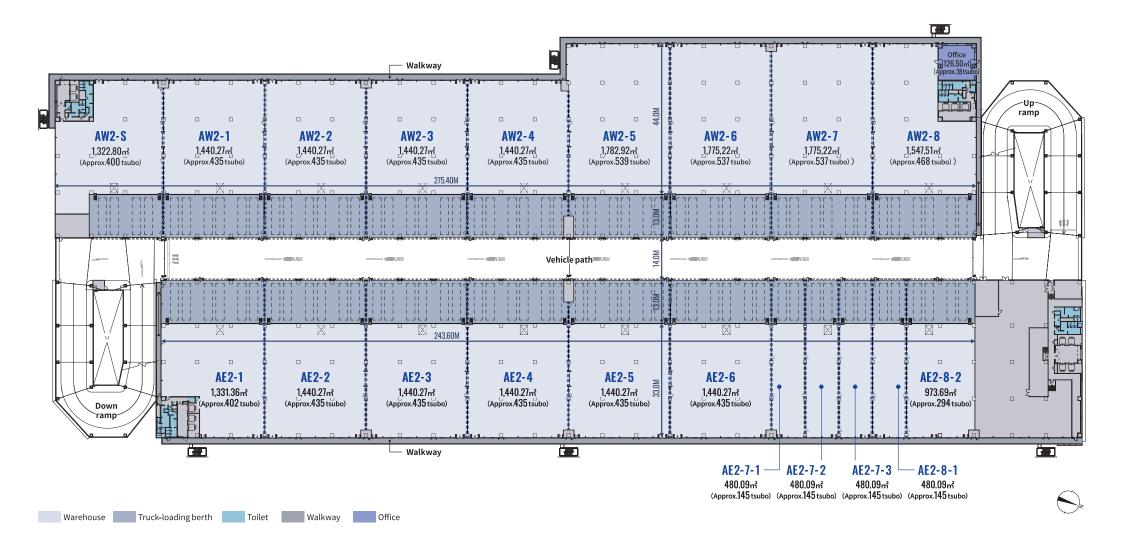
13.0M

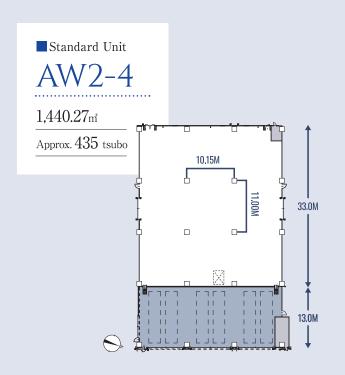
Unit	AE1-1	AE1-2	AE1-3	AE1-4	AE1-5	AE1-6	AE1-7	AE1-8
Area of warehouse	921.74m²	1,039.86㎡	1,039.86㎡	1,039.86㎡ 1,039.86㎡		1,039.86㎡	<b>1,039.86</b> ㎡	1,058.97㎡
2 Area of truck-loading berth	<b>409.62</b> ㎡	400.41m²	400.41㎡	400.41m²	<b>400.41</b> ㎡	400.41m²	400.41㎡	408.30㎡
3 Total (1+2)	<b>1,331.36</b> ㎡	1,440.27㎡	<b>1,440.27</b> ㎡	1,440.27㎡	1,440.27㎡	1,440.27㎡	<b>1,440.27</b> ㎡	1,467.28㎡
Power source capacity (industrial power)	<b>63.0</b> kVA	63.0kVA	63.0kva	63.0kVA	63.0kva	63.0kVA	<b>63.0</b> kVA	66.0kVA
S Power source capacity (electric lights/outlets)	<b>28.0</b> kVA	<b>28.0</b> kVA	<b>28.0</b> kVA	<b>28.0</b> kVA	<b>28.0</b> kVA	<b>28.0</b> kVA	<b>28.8</b> kVA	<b>29.3</b> kVA

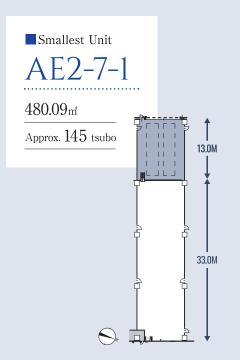
One of the smallest scale warehouse units available in the metro area. To build an efficient base depending on your business development stage.

2nd-floor area (when using the whole floor)

Warehouse	Truck-loading berth	Office	Total		
18,669.34㎡	6,722.17m²	126.50㎡	25,518.01m²		
Approx. 5,647 tsubo	Approx. 2,033 tsubo	Approx. 38 tsubo	Approx. 7,718 tsubo		







Floor load capacity	1.5t/m²
Ceiling height	Under-beam effective height: 5.5m
Platform	1.0m (truck-loading berth to warehouse floor)
Roller shutter size (W×H)	Truck-loading berth 4.5m $\times$ 4.5m Warehouse 4.5m $\times$ 4.0m
Illuminance	Average 300 lux (floor surface)
Column spacing	10.15m×11m
Access	$Walkways on the \ east \ and \ west \ sides, separating \ pedestrians \ from \ vehicles$
Water supply and drainage	Available (subject to negotiation)
Air supply and exhaust	Available (subject to negotiation)
Place to put condensing units	Upper part of walkways—a place to put equipment
Distribution board location	Walkway side (one board for each unit)
Dock leveler	Space reserved for installation

Unit	AW2-S	AW2-1	AW2-2	AW2-3	AW2-4	AW2-5	AW2-6	AW2-7	AW2-8	
1) Area of warehouse	<b>1,029.56</b> ㎡	1,039.86㎡	1,039.86㎡	1,039.86㎡	1,039.86㎡	039.86㎡ 1,382.51㎡ 1,374.81㎡		1,374.81㎡	1,137.89㎡	
2 Area of truck-loading berth	<b>293.24</b> ㎡	400.41m²	400.41m²	400.41㎡	400.41m²	400.41m²	400.41m²	<b>400.4</b> 1㎡	409.62m²	
3 Total (1+2)	1,322.80㎡	1,440.27㎡	<b>1,440.27</b> ㎡	1,440.27㎡	<b>1,440.27</b> ㎡	1,782.92㎡	1,775.22㎡	1,775.22㎡	1,547.51㎡	
Power source capacity (industrial power)	<b>39.7</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>53.5</b> kVA	<b>53.3</b> kVA	<b>53.3</b> kVA	46.4kVA	
S Power source capacity (electric lights/outlets)	00 5	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	35.7kva	<b>35.5</b> kVA	<b>35.5</b> kVA	<b>31.0</b> kVA	

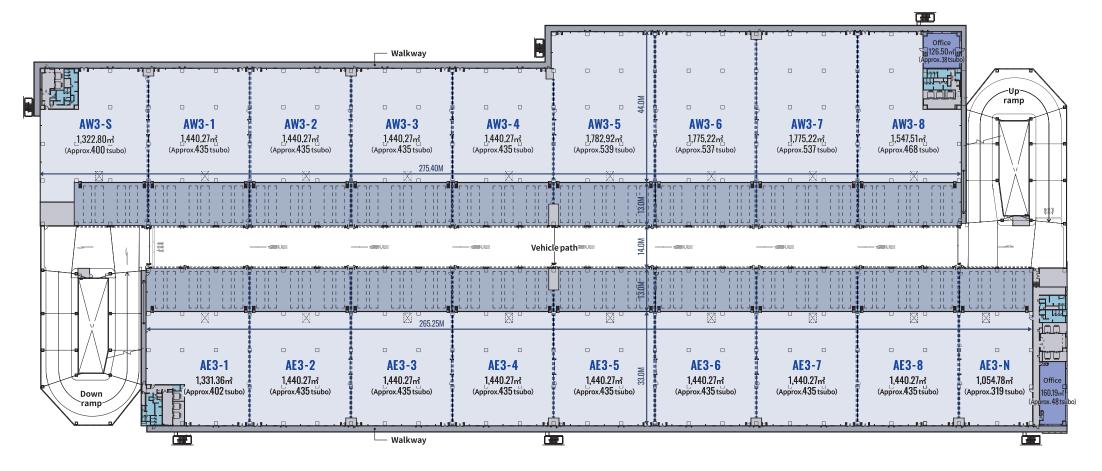
Unit	AE2-1	AE2-2	AE2-3	AE2-4	AE2-5	AE2-6	AE2-7-1	AE2-7-2	AE2-7-3	AE2-8-1	AE2-8-2
Area of warehouse	<b>921.74</b> m²	1,039.86m²	1,039.86m²	1,039.86m²	1,039.86m²	<b>1,039.86</b> ㎡	346.62m²	<b>346.62</b> m²	346.62m²	346.62m²	702.80m²
2 Area of truck-loading berth	<b>409.62</b> ന്	<b>400.41</b> ㎡	400.41㎡	400.41㎡	400.41m²	<b>400.41</b> ㎡	133.47m²	133.47m²	133.47m²	133.47m²	<b>270.89</b> ㎡
3 Total (1+2)	1,331.36㎡	<b>1,440.27</b> ㎡	<b>1,440.27</b> ㎡	<b>1,440.27</b> ㎡	<b>1,440.27</b> ㎡	1,440.27㎡	480.09m²	480.09m²	480.09m²	480.09㎡	973.69 <sub>m</sub> ²
Power source capacity (industrial power)	<b>39.9</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	43.2kva	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kva
S Power source capacity (electric lights/outlets)	<b>26.6</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	28.8kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kva

Warehouse Truck-loading berth Toilet Walkway

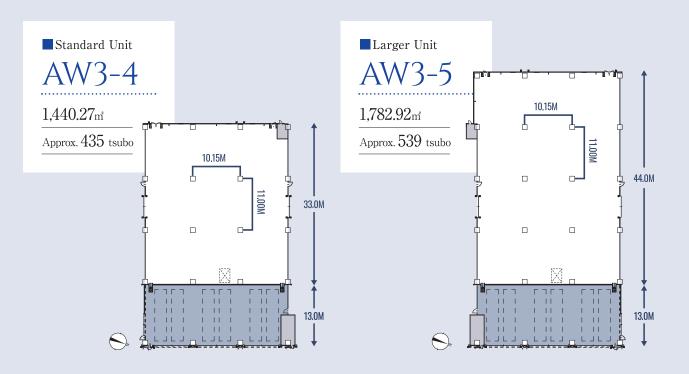
Highly functional smaller warehouse units with various equipment. Warehouse plus extras for multi-use.

■ 3rd-floor area (when using the whole floor)

Warehouse	Truck-loading berth	Office	Total
19,421.32m²	7,011.46m²	286.69m²	26,719.47m²
Approx. <b>5,874</b> tsubo	Approx. <b>2,120</b> tsubo	Approx. 86 tsubo	Approx. 8,082 tsubo







Floor load capacity	1.5t/m²
Ceiling height	Under-beam effective height: 5.5m
Platform	1.0m (truck-loading berth to warehouse floor)
Roller shutter size (W×H)	Truck-loading berth 4.5m $\times$ 4.5m Warehouse 4.5m $\times$ 4.0m
Illuminance	Average 300 lux (floor surface)
Column spacing	10.15m×11m
Access	Walkways on the east and west sides, separating pedestrians from vehicles
Water supply and drainage	Available (subject to negotiation) **except for AE3-N
Air supply and exhaust	Available (subject to negotiation)
Place to put condensing units	Upper part of walkways—a place to put equipment
Distribution board location	Walkway side (one board for each unit)
Dock leveler	Space reserved for installation

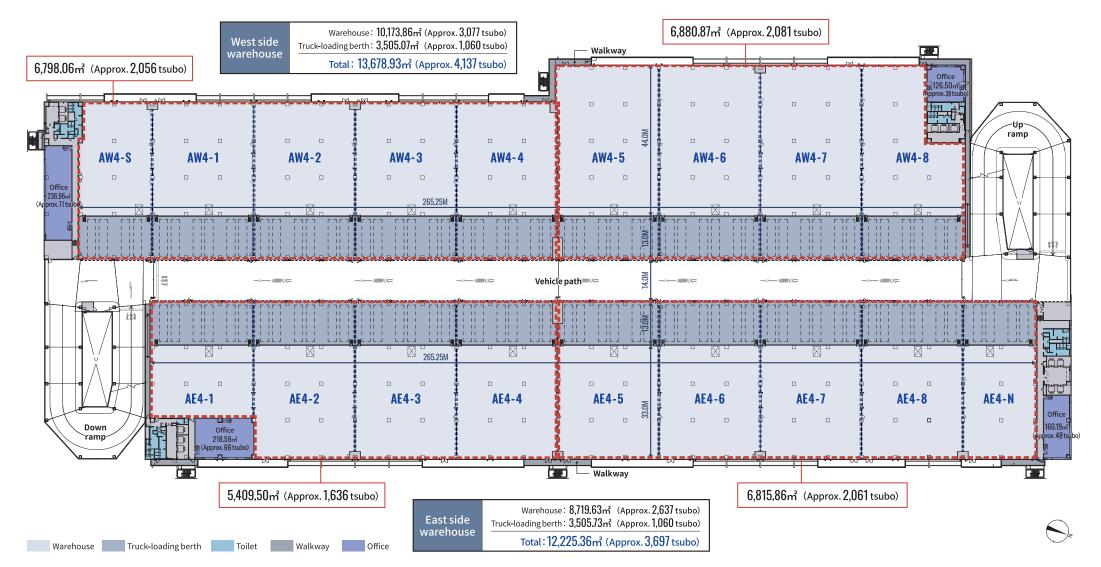
Unit	AW3-S	AW3-1	AW3-2	AW3-3	AW3-4	AW3-5	AW3-6	AW3-7	AW3-8
1 Area of warehouse	<b>1,029.56</b> ㎡	1,039.86㎡	1,039.86㎡	1,039.86㎡	1,039.86㎡	1,382.51㎡	1,374.81㎡	1,374.81㎡	1,137.89㎡
2 Area of truck-loading berth	<b>293.24</b> ㎡	<b>400.41</b> ㎡	400.41m²	400.41m²	400.41㎡	400.41m²	400.41m²	<b>400.41</b> ㎡	409.62m²
<b>3</b> Total ( <b>1</b> + <b>2</b> )	<b>1,322.80</b> ㎡	<b>1,440.27</b> ㎡	<b>1,440.27</b> ㎡	<b>1,440.27</b> ㎡	<b>1,440.27</b> ㎡	1,782.92㎡	1,775.22㎡	1,775 <b>.22</b> ㎡	1,547.51㎡
Power source capacity (industrial power)	39.7kVA	<b>43.2</b> kVA	<b>43.2</b> kva	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>53.</b> 5kva	<b>53.3</b> kVA	<b>53.3</b> kVA	46.4kVA
9 Power source capacity (electric lights/outlets)	<b>26.5</b> kva	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>35.7</b> kVA	<b>35.5</b> kVA	<b>35.5</b> kVA	<b>31.0</b> kVA

Unit	AE3-1	AE3-2	AE3-3	AE3-4	AE3-5	AE3-6	AE3-7	AE3-8	AE3-N
Area of warehouse	<b>921.74</b> ㎡	1,039.86m²	1,039.86㎡	1,039.86m²	1,039.86㎡	1,039.86m²	1,039.86m²	1,039.86㎡	761.54㎡
2 Area of truck-loading berth	<b>409.62</b> m²	400.41m²	400.41m²	400.41m²	<b>400.41</b> m²	400.41m²	<b>400.41</b> m²	400.41m²	<b>293.24</b> ㎡
<b>③</b> Total ( <b>①</b> + <b>②</b> )	1,331.36㎡	<b>1,440.27</b> ㎡	1,054.78㎡						
Power source capacity (industrial power)	<b>39.9</b> kva	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	<b>43.2</b> kVA	31.6kva
S Power source capacity (electric lights/outlets)	<b>26.6</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>21.1</b> kVA

Designed for a wide range of electricity usage. For a mid-size logistics base ranging from 5,290 to 6610 m $^{2}$ .

4th-floor area (when using the whole floor)

Warehouse	Truck-loading berth	Office	Total	
18,893.49㎡	7,010.80m²	742.24㎡	26,646.53m²	
Approx. <b>5,714</b> tsubo	Approx. 2,120 tsubo	Approx. 224 tsubo	Approx. 8,060 tsubo	



## ⟨Warehouse specifications⟩

Floor load capacity	1.5t/m²
Ceiling height	Under-beam effective height: 5.5m
Platform	1.0m (truck-loading berth to warehouse floor)
Roller shutter size (W×H)	Truck-loading berth 4.5m $ imes$ 4.5m Warehouse 4.5m $ imes$ 4.0m
Illuminance	Average 300 lux (floor surface)
Column spacing	10.15m×11m
Access	Direct access from the four corners (common areas)
Water supply and drainage	Available (subject to negotiation)
Air supply and exhaust	Available (subject to negotiation)
Place to put condensing units	Balcony dedicated to equipment
Distribution board location	Berth side (one board for each unit)
Dock leveler	Space reserved for installation
Ramps for forklifts	4 locations for the whole floor

## ⟨Office specifications⟩

Floor load capacity	300kg/m²
Ceiling height	3.1m
Illuminance	Average 500 lux (desk surface)
OA floor	100mm
Individual air conditioning	Air-cooled heat pump air conditioning system
Others	Windows can be opened and closed

## ■ Area and Power Source Capacity List

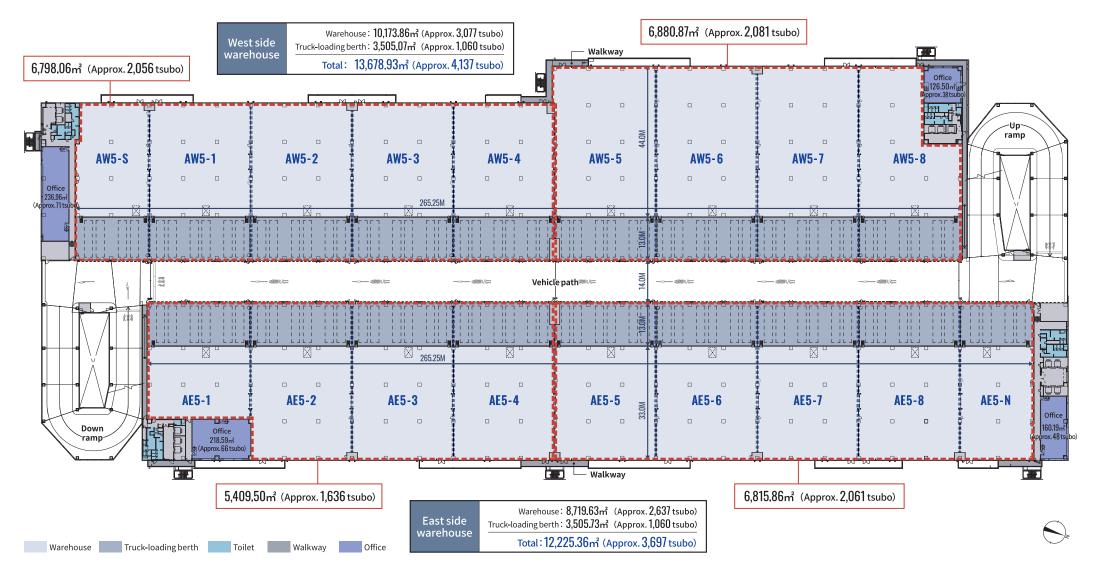
Unit	AW4-S	AW4-1	AW4-2	AW4-3	AW4-4	AW4-5	AW4-6	AW4-7	AW4-8
Area of warehouse		4,903.84㎡ 5,270.02㎡							
2 Area of truck-loading berth		1,894.22㎡ 1,610.85㎡							
<b>3</b> Total ( <b>1</b> + <b>2</b> )						6,880.87㎡			
Power source capacity (industrial power)	<b>20.7</b> kVA	28.8kVA	<b>28.8</b> kVA	28.8kVA	28.8kVA	35.7kVA	35.5kVA	35.5kVA	31.0kva
S Power source capacity (electric lights/outlets)	<b>20.7</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>35.7</b> kVA	<b>35.5</b> kVA	<b>35.5</b> kVA	<b>31.0</b> kva

Unit	AE4-1	AE4-2	AE4-3	AE4-4	AE4-5	AE4-6	AE4-7	AE4-8	AE4-N
Area of warehouse	3,798.65㎡				4,920.98ന്				
2 Area of truck-loading berth	1,610.85㎡				1,894.88 m²				
<b>3</b> Total ( <b>1</b> + <b>2</b> )	5,409.50ทำ				6,815.86㎡				
Power source capacity (industrial power)	<b>21.8</b> kVA	28.8kVA	28.8kVA	28.8kVA	28.8kVA	28.8kVA	<b>28.8</b> kVA	28.8kVA	<b>21.1</b> kVA
S Power source capacity (electric lights/outlets)	<b>21.8</b> kVA	<b>28.8</b> kVA	28.8kVA	28.8kVA	<b>28.8</b> kVA	28.8kVA	<b>28.8</b> kVA	<b>28.8</b> kVA	<b>21.1</b> kVA

Possible to establish a large-scale business base despite being in a metro area. Office and common spaces are located at the four corners of the floor.

■ 5th-floor area (when using the whole floor)

Warehouse	Truck-loading berth	Office	Total	
18,893.49㎡	7,010.80m²	742.24㎡	26,646.53m²	
Approx. 5,714 tsubo	Approx. 2,120 tsubo	Approx. 224 tsubo	Approx. 8,060 tsub	



## ⟨Warehouse specifications⟩

Floor load capacity	1.5t/m²
Ceiling height	Under-beam effective height: 5.5m
Platform	1.0m (truck-loading berth to warehouse floor)
Roller shutter size (W×H)	Truck-loading berth 10.0m $\times$ 4.5m Warehouse 8.0m $\times$ 4.0m
Illuminance	Average 300 lux (floor surface)
Column spacing	10.15m×11m
Access	Direct access from the four corners (common areas)
Water supply and drainage	Available (subject to negotiation)
Air supply and exhaust	Available (subject to negotiation)
Place to put condensing units	Balcony dedicated to equipment
Distribution board location	Berth side (one board for each unit)
Dock leveler	Space reserved for installation
Ramps for forklifts	4 locations for the whole floor

## ⟨Office specifications⟩

Floor load capacity	300kg/m²
Ceiling height	3.1m
Illuminance	Average 500 lux (desk surface)
OA floor	100mm
Individual air conditioning	Air-cooled heat pump air conditioning system
Others	Windows can be opened and closed

## ■ Area and Power Source Capacity List

Unit	AW5-S	AW5-1	AW5-2	AW5-3	AW5-4	AW5-5	AW5-6	AW5-7	AW5-8
Area of warehouse	<b>4,903.84</b> ㎡					5,270.02 <sub>ന്</sub>			
2 Area of truck-loading berth	1,894.22 <sub>ന്</sub>					1,610.85㎡			
<b>3</b> Total ( <b>1</b> + <b>2</b> )	6,798.06 <sub>ന</sub> ്					6,880.87m²			
Power source capacity (industrial power)	78.4kva 57.6kva					kVA	73.5		
S Power source capacity (electric lights/outlets)	78.4kva				BkVA		kVA	73.5	

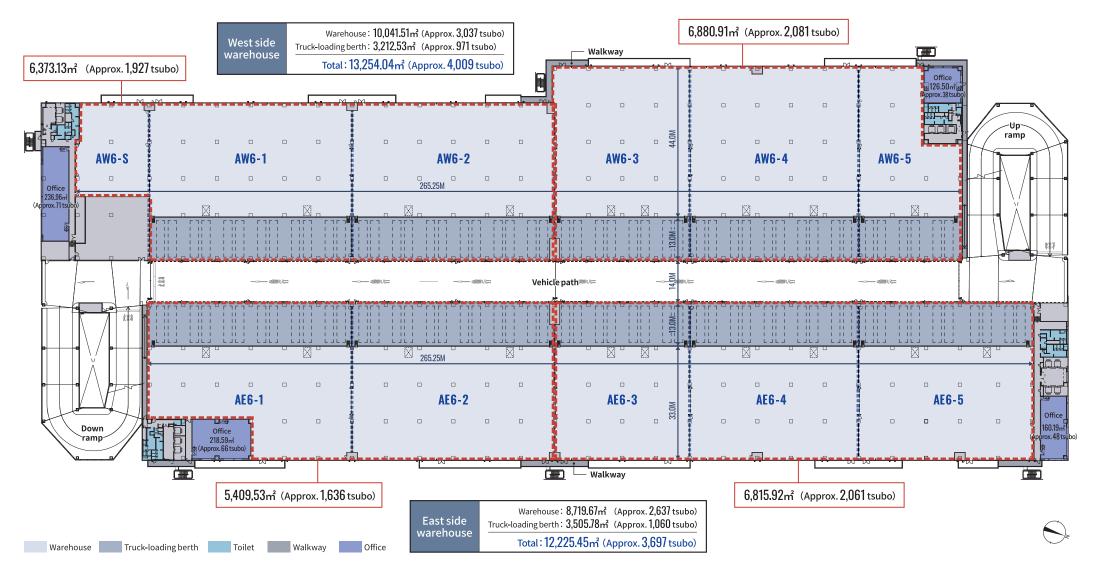
Unit	AE5-1	AE5-2	AE5-3	AE5-4	AE5-5	AE5-6	AE5-7	AE5-8	AE5-N
Area of warehouse	3,798.65㎡				4,920.98㎡				
2 Area of truck-loading berth	1,610.85㎡				<b>1,894.88</b> ㎡				
<b>3</b> Total ( <b>1</b> + <b>2</b> )	5,409.50㎡			6,815.86㎡					
Power source capacity (industrial power)		50.6kva 57.6kva			57.6kVA 78.7kVA				
S Power source capacity (electric lights/outlets)		6kva	<b>57.6</b> kVA			kVA	78.7kVA		

Large space with high layout flexibility.

Possible to establish a large-scale business base despite being in a metro area.

## ■ 6th-floor area (when using the whole floor)

Warehouse	Truck-loading berth	Office	Total
18,761.18m²	6,718.31m²	742.24m²	26,221.73m²
Approx. <b>5,674</b> tsubo	Approx. 2,032 tsubo	Approx. 224 tsubo	Approx. 7,931 tsubo



## ⟨Warehouse specifications⟩

Floor load capacity	1.5t/m²		
Ceiling height	Under-beam effective height: 5.5m		
Platform	1.0m (truck-loading berth to warehouse floor)		
Roller shutter size (W×H)	Truck-loading berth 10.0m $ imes$ 4.5m Warehouse 8.0m $ imes$ 4.0m		
Illuminance	Average 300 lux (floor surface)		
Column spacing	10.15m×11m		
Access	Direct access from the four corners (common areas)		
Water supply and drainage	Available (subject to negotiation)		
Air supply and exhaust	Available (subject to negotiation)		
Place to put condensing units	Balcony dedicated to equipment		
Distribution board location	Berth side (one board for each unit)		
Dock leveler	Space reserved for installation		
Ramps for forklifts	4 locations for the whole floor		

## ⟨Office specifications⟩

Floor load capacity	300kg/m²
Ceiling height	3.1m
Illuminance	Average 500 lux (desk surface)
OA floor	100mm
Individual air conditioning	Air-cooled heat pump air conditioning system
Others	Windows can be opened and closed

## ■ Area and Power Source Capacity List

Unit	AW6-S	AW6-1	AW6-2	AW6-3	AW6-4	AW6-5	
1) Area of warehouse		<b>4,771.4</b> 7m²		5,270.04㎡			
2 Area of truck-loading berth		<b>1,601.66</b> ㎡		1,610.87㎡			
<b>3</b> Total ( <b>1</b> + <b>2</b> )	6,373.13നി			6,880.91ന്			
Power source capacity (industrial power)	69.9kVA 57.6kVA		<b>47.5</b> kVA	90.1kVA			
5 Power source capacity (electric lights/outlets)	69.9kva 57.6kva		<b>47.5</b> kVA				

Unit	AEG-1	AEG-2	AEG-3	AEG-4	AEG-5	
Area of warehouse	-,	.66㎡	4,921.01㎡			
2 Area of truck-loading berth	1,610	1.87m²	1,894.91㎡			
<b>3</b> Total ( <b>1</b> + <b>2</b> )		<b>).53</b> ㎡	6,815.92㎡			
Power source capacity (industrial power)	<b>50.6</b> kVA	<b>57.6</b> kVA	<b>38.4</b> kva	97.9kVA		
S Power source capacity (electric lights/outlets)	<b>50.6</b> kVA	<b>57.6</b> kVA	<b>38.4</b> kva	97.9kVA		

Rooftop car park

Offers efficient vehicle operations with one of the largest rooftop car parks in the metro area.

One of the largest rooftop car parks for an urban logistics facility that accommodates about 400 vehicles and there is also a waiting area for about 20 vehicles on-site.

Despite being located in a heart of the city, the facility has sufficient capacity to support frequent and urgent deliveries, as well as smooth operations in response to future changes.

Vehicle type	45ft semi-trailers, etc.	Large cargo vehicles	Medium cargo vehicles	Small cargo vehicles	Cars	Total
Size (W×D)	3.5m×22.0m	3.5m×12.5m	3.5m×9.0m	3.5m×6.5m	2.8m×5.5m	
Number of parking spaces	21	80	55	69	158	383



Rooftop amenity space Relaxing

Relaxing space available for workers

# Large/medium cargo vehicle path Generator storage space for transis Passenger car path Passenger car path

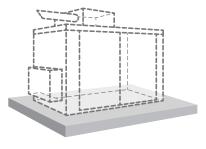
# Electric vehicle charging stations

Setting up charging stations in response to the popularization of EV and PHEV vehicles



## Generator storage for tenants

Place reserved for tenants to store emergency generators

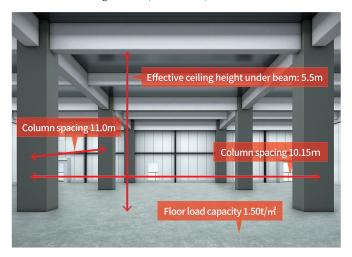


# QUALITY

Respond to diversified logistics needs and usage methods through efficient space design.

## Warehouse

■ Illuminance: average 300 lux (floor surface)



## Truck-loading berth

■ Space reserved for dock leveler installation



## Office

■ Illuminance: average 500 lux (desk surface)





## Walkways

The 1st to 3rd floors (small-scale unit floors) have outside walkways on the east and west sides, separating pedestrian and vehicle flow lines.

This allows safe and comfortable access to individual units.

## Equipment balcony

Designed to provide sufficient space while minimizing the distance between condensing units and the warehouse when air conditioning, refrigerators, etc. are installed.

Separates condensing units from pedestrians, making installation and maintenance easy.

# CASE

Warehouse plus extras (office, showroom, maintenance space, etc.) offer you flexible use.

According to the compartment size, our unit can be equipped with a wide range of power supply capacities, water supply/drainage and air supply/exhaust systems, making it suitable for multiple purposes.





# DISPLAY ROOM

Warehouse plus extras. Experience flexible use in advance.

The display room is now open in a unit (approx. 1421㎡) located in the adjoining Distribution Bldg.B, which was completed in June 2017.

You can get a feeling of the unit size, and experience a "warehouse plus extras" using a part of the warehouse area as an office or a lounge.

In addition, all furniture and other fixtures are provided by 'Ecofani', a reusable office furniture sales service newly launched by Mitsubishi Estate Co., Ltd.

We showcase this as a cost-saving and environmentally friendly option when tenants establish their business bases.







# COMMON SPACE

Create a comfortable work environment.

## Staff lounge

- Lounge where lightness and tranquility exude.
- ■Conveniently located around the south and north entrances on the 1st floor, one at each location.
- ■Refreshing space for all workers.



## Toilet

- ■Emphasis on cleanliness and luxuriousness.
- ■Four toilets on each floor and two in the rooftop car park.
- ■Two private spacious unisex toilets are located on the 1st floor for convenience and congestion relief.



## Green walls

- Greenery is placed mainly on the 1st floor to provide comfort and relaxation to building users as well as to consider the environment.
- ■Environmentally friendly features such as air purification and reduction of CO<sub>2</sub> emissions.



## Store

A store is located around the north entrance on the 1st floor. Supporting your work life by providing the goods necessary for logistics work.



## Coin-operated showers

■ Two coin-operated shower booths are installed. Supporting a comfortable working environment.

# BCP

The building features a seismic isolation structure, flood/wind damage countermeasures, and a backup power generator to support continuous business operations in the event of an emergency.

## Disaster control center/ facility management office



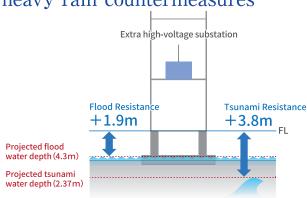
Security guards and facility managers are on-site 24 hours a day, 365 days a year. Possible to respond quickly in the event of a disaster or for equipment malfunctions.

## Extra high-voltage substation



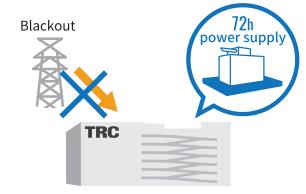
Considering flood/wind damage, an extra-high power substation is located on the 2nd floor of the building. A stable supply of large-capacity power is possible.

## Tsunami/ heavy rain countermeasures



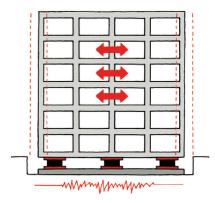
The 1st-floor level has been designed to be higher than the projected maximum tsunami water depth in the event of a massive earthquake, and the projected maximum rainfall inundation height.

## Backup generator



In the event of blackouts due to disasters, power can be supplied for 72 hours to common areas, offices, and some parts of warehouses in the building.

## Seismic isolation structure



The seismic isolation structure minimizes damage to the building in the event of a massive earthquake and keeps the supply chain running.

## Typhoon countermeasures



To cope with typhoons that have increased in strength in recent years, the wind load of exterior materials has been designed to be greater than the value specified by the Building Standards Law.

# TECH



TRC LODGE, a co-working showroom where the latest technologies are gathered to solve problems in logistics, is now open on the TRC premises.

We provide a place where exhibiting companies and visitors can work together to solve problems in the logistics industry through business matching, as well as to create new business projects through collaboration.

⟨Open to the public⟩

# SHOW ROOM

Logistics Tech Exhibition Zone



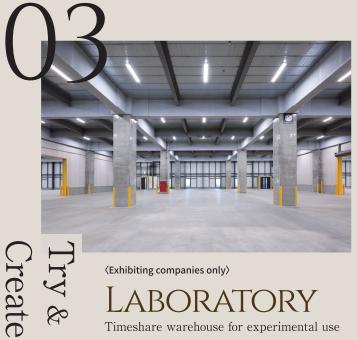


⟨Exhibiting company only⟩

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## Work Lounge

Seminar & Co-working Space



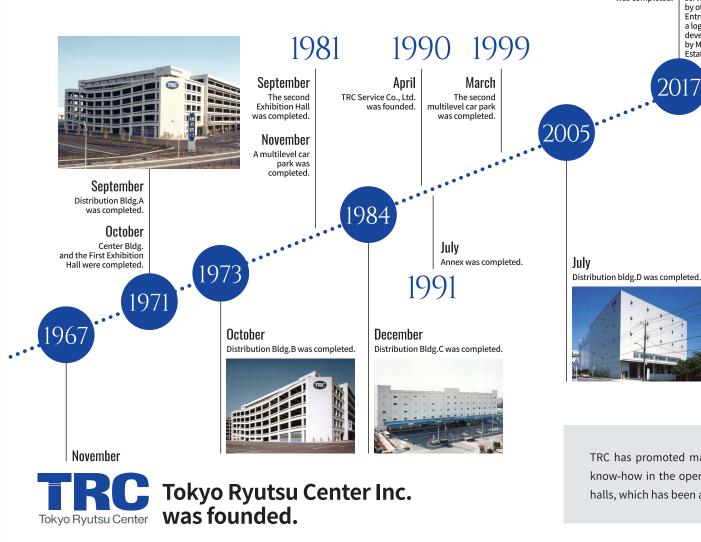
⟨Exhibiting companies only⟩

Timeshare warehouse for experimental use

# HISTORY

"People × Towns × Logistics" A Place for Creating New Value

Tokyo Ryutsu Center is a place where new value is created through a synergy of people, towns, and logistics. We contribute to society through safe, dependable, and environmentally-friendly facilities and operations.





### July October Distribution bldg.B

was completed.

Began operation and management services for facilities owned by other companies. Entrusted with Logicross Narashino. a logistics facility

developed by Mitsubishi Estate.

End of August (scheduled) New 'Distribution Bldg.A' will be completed.

2023

## End of May

Reconstruction of Distribution Bldg. A began.

## October

Logistics Tech Co-working Showroom





TRC has promoted many new initiatives in recent years to meet diversified needs by utilizing its know-how in the operation and management of logistics facilities, office buildings, and exhibition halls, which has been accumulated over 50 years since its foundation in 1967.

# CONTACT

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