

海美国际（太仓）科技产业园

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Haimei International (Taicang) Technology Industrial Park

Address: No. 88, Chenmenyu Road, Chengxiang Town, Taicang City

Investment Center

Shanghai: Zhangjiang Run and No. 38 Building, Headquarters, Lane 1,000, Zhangheng Road, Pudong New Area

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官网
Website



公众号
Wechat Account



创新 · 引领 · 使命 · 共赢



海美国际（太仓）科技产业园

HAIMEI INTERNATIONAL (TAICANG) TECHNOLOGY INDUSTRIAL PARK

海美新经济 海美新智造

海美新服务 海美新教育

目录

CONTENTS

- 01** 海美集团简介
HAIMEI GROUP PROFILE
- 05** 太仓概况
TAICANG CITY OVERVIEW
- 07** 产业园概况
THE PARK OVERVIEW
- 11** 产业园交通区位
THE PARK LOCATION
- 13** 周边配套
SUPPORTING FACILITIES
- 15** 产业园增值服务
VALUE-ADDED SERVICE
- 16** 招商政策
INVESTMENT POLICY

海美投资控股是一家立足长三角区域一体化国家发展战略的资本投资公司和科技金控平台。旗下重点打造四大板块：

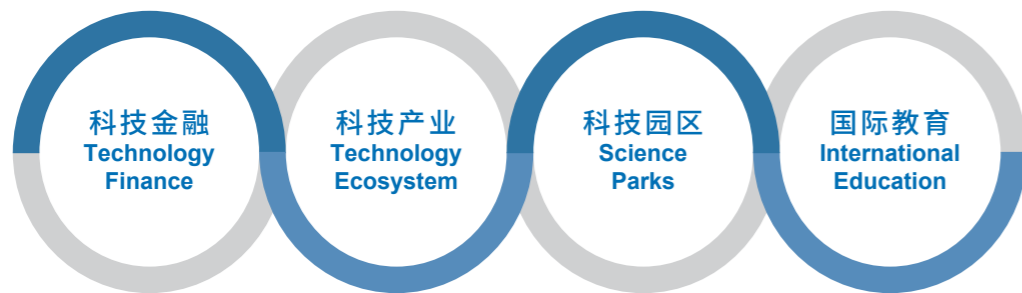
Haimei Investment Holdings is a capital investment company and technology finance platform. Following the national development strategy of integrating the Yangtze River delta regions, Haimei Investment Holdings is positioned at the core of these regions and has dedicated itself to building a globalized platform for innovation, R &D and education. With Haimei Holdings at its centre this platform which will focus on the development of four major key areas:

海美国际
(太仓) 科技
产业园

Haimei
International
(Taicang)
Science and
Technology
Park



集团旗下
园区集锦
Haimei Parks
Collections



四大板块
Four Major Key Areas



海美国际 (苏州)
智造研发社区

Haimei International
(Suzhou) Smart
Manufacturing and
Research Community

科技金融

通过科技资本承载资金端，实现资金与资产的对接，为科技型企业提供全链条全生命周期的科技金融服务支持。

Technology Finance

Through our technology finance platform, technologies will be efficiently matched with investors and capital, as well as the required finance solutions for each growth stage, thus providing a full-life-cycle and comprehensive finance service system to support the many and varied organisations located in our Haimei Parks.



科技产业

通过自建苗圃、孵化器，筛选生物医药、新一代信息技术、新材料、智能汽车关键零部件等领域前瞻性项目、产业新苗进行培育孵化，成果转化。

Technology Cluster

In our technology cluster, we will set up incubators and accelerators, through which we will select then grow a wide range of industry-leading projects from the fields of biomed, new generation info-tech, new materials, key components of smart vehicles, and ultimately industrialized these technologies.



科技园区

通过科技园区承载资产端，汇聚全球以高新技术企业为代表的优质资产，为科技企业提供全方位的智慧园区服务。

Science and Technology Park

Our science and technology parks will serve as a cohesive hub for high-tech companies from all around the globe. We will provide them with a full range of supporting services to the highest standard that is required by a modern smart park today.



国际教育

通过引入海外顶级教育资源，将英国先进基础教育体系与中国基础教育融合，打造适合中国的国际化基础教育体系，培养国际化青年英才。

International Education

Haimei Education Group is committed to introducing international high-quality education resources into China. We believe in combining the innovative western education concepts with the traditional and strong Chinese education system and culture. Our aim is to create a blended international education system that is perfectly suited to the needs of the new generation of students in China.

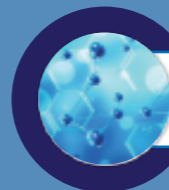


海美科技产业布局

Haimei Technology Investment Structure



智能制造+机器人
Smart Manufacturing + Robotics



新材料
New Material



新能源
New Energy



先进半导体设计和制造
Advanced Semiconductors
Design & Manufacturing



医疗器械
Medical Devices



新一代信息技术
New Generation
Information Technology



航空零部件制造
Aircraft Parts Manufacturing










太仓隶属江苏省苏州市管辖，东濒长江，南邻上海，是距离上海最近的沿江沿沪城市，综合实力居全国百强县（市）前十位，被评为长三角最具发展活力的地区之一。

Taicang is under the jurisdiction of Suzhou City, Jiangsu Province. It is adjacent to the Yangtze River in the east and Shanghai in the south. It is the closest city to Shanghai along the Yangtze River Region. Taicang's comprehensive strength ranks in the top ten of the top 100 counties (cities) in the country and is rated as one of the most dynamic cities in the Yangtze River Delta Region.

投资宝地 Investment Treasure



-  中德企业合作基地
Sino-German Enterprise Cooperation Base
-  2018年福布斯中国大陆最佳县级城市30强 第三位
Ranked Third Place in the 2018 Forbes China's Top 30 County-level Cities
-  长三角最具投资价值县（市）
The Most Investable County (city) in the Yangtze River Delta
-  中国长三角最具活力民营经济县（市）
The Most Dynamic Private Economy County (city) in China's Yangtze River Delta
-  全国中小型城市综合实力百强县（市）
One of the Top 100 Small and Medium-sized Cities in Comprehensive Strength Nationwide
-  全国专利重点保护联系基层单位
National Key Patent Protection Grass-Roots Unit
-  全国科技进步先进市
National Advanced Science and Technology City

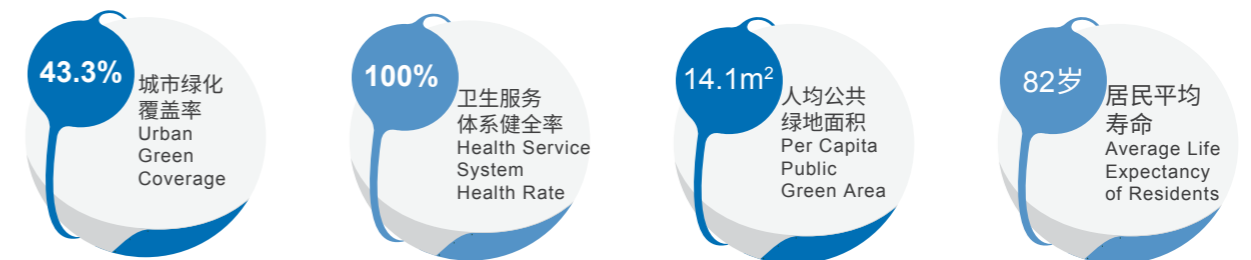


生态宜居 Ecological Living Environment



-  国家生态市
National Ecological City
-  国家卫生城市
National Sanitary City
-  国家园林城市
National Garden City
-  国家环境保护模范城市
National Environmental Protection Model City
-  中国人居环境奖
China Habitat Environment Award
-  中国长寿之乡
China's Longevity Township
-  中国最具幸福感城市（县级）
China's Most Happy City (county level)
-  全国综治最高奖“长安杯”
National Comprehensive Evaluation Award "Changan Cup"
-  全国文明城市提名城市
National Civilized City Nominated City

幸福金太仓 Happy Taicang



海美国际（太仓）科技产业园位于“嘉昆太协同创新核心区”的嘉昆太科创产业园核心园；紧邻上海市和昆山市，交通区位优势十分突出。项目总规划用地109.4亩，规划建设面积11万m²，分两期开发建设。

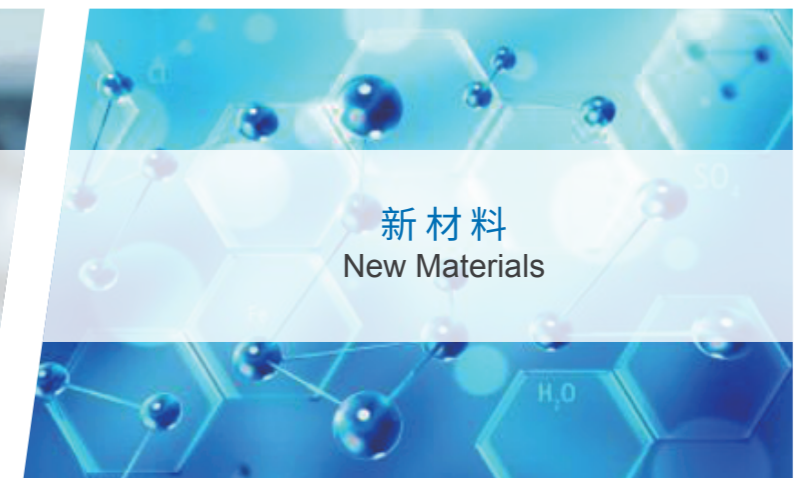
Haimei International (Taicang) Science and Technology Industrial Park is located in the core area of Jia Kun Tai Science and technology innovation cluster, which is the core area of Jia Kun Tai Innovation Synergy Initiative. The park is close proximity to Shanghai and Kunshan City, which gives a prominent geographical advantage. The site covers a land area of 109.4 mu (circa 18 acres), the total construction area is around 110,000 m², which will be constructed into two phases.



一期

二期

园区产业定位
Target Industries of the Park



一期建设概况

PHASE I CONSTRUCTION OVERVIEW

总用地面积: 30668.8m²
 建筑占地面积: 14527.08m²
 总建筑面积: 54361.65m²
 厂房柱距: 9m
 机动车位: 170个
 出入口: 2个
 绿化率: 10%
 容积率: 1.77
 非机动车位: 380个

Gross Land Area: 30668.8m²
 Net Developable Area: 14527.08m²
 Gross Floor Area: 54361.65m²
 Factory Column Distance: 9m
 Parking Spaces: 170
 Entrances and Exits: 2
 Greening Rate: 10%
 Floor Area Ratio: 1.77
 Non-motor Vehicle Parking Spaces: 380



一期平面图
PHASE I FLOOR PLAN



二期效果图

二期建设概况

PHASE II CONSTRUCTION OVERVIEW

二期正在筹建, 敬请期待
 Phase II is under construction,
 please stay tuned.



二期效果图



二期效果图

产业园交通区位

THE PARK LOCATION



- 35km** 虹桥机场
Hongqiao Airport
- 72km** 浦东机场
Pudong Airport
- 65km** 苏南硕放机场
Sunan Shuofang Airport



- G15 沿江高速
Yanjiang Expressway
- S48 苏昆太高速
Suzhou-Kunshan-Taicang Expressway



- G346 国道
G204 国道
G346 State Road
G204 State Road
- S339 省道
S224 省道
S339 Province Road
S224 Province Road



- 沪通铁路
Shanghai-Nantong Railway
- 京沪铁路
Beijing-Shanghai Railway
- 沿江城际铁路
Yanjiang Railway



- 连接上海 To Shanghai
上海地铁 7号线、11号线
Shanghai Metro 7, 11

- 连接苏州 To Suzhou
苏州地铁 S1线
Suzhou Metro S1



海美国际（太仓）科技产业园
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Address: No. 88, Chenmenjing Road, Chengxiang Town, Taicang City

 教育配套 Education



西北工业大学太仓分校

太仓基础教育与高等教育资源充沛，研究院（同济大学太仓高新技术研究院、中科院计算所太仓分所等）林立；还有西北工业大学太仓分校、西交利物浦大学太仓分校在筹建，于2020年招生。

Both basic and higher education resources are already more than sufficient in Taicang city. However, there are even more renowned schools set out to be built in the pipeline in order to support the growing demand of diversified needs. These schools include Tongji High-tech Research Institute of Tongji University, Taicang Branch of the Chinese Academy of Sciences; The Northwestern Polytechnical University Taicang Branch and Xi'an Jiaotong-Liverpool University Taicang Branch (Opens in 2020)

 商务配套 Commercial Developments

全市拥有2家五星级酒店及多家四星级酒店，引入国际知名酒店运营品牌如喜来登、假日等。南洋广场、万达广场等商业综合体集购物中心、高端酒店及写字楼于一体。

Taicang has two five-star hotels and a number of four-star hotels, including some world renowned brands such as Sheraton and Holiday Inn. In the city, there are also well-recognized commercial complexes such as Nanyang plaza and Wanda plaza that integrates shopping malls, high-end hotels and offices as a whole to provide urban convenience to local residents.



太仓宝龙福朋酒店

 医疗配套 Health Care



上海九院太仓分院

全市拥有三级综合性医院1所，二级甲等中医医院1所，二级专科医院4所。

The city has a level-3 general hospital, a Class-A hospital of traditional Chinese medicine, 4 level-2 specialist clinics.

 公共交通 Public Transport

太仓市交通卡与上海市交通卡实现一网通，太仓市区穿梭巴士15分钟接驳上海地铁11号及7号线，专线大巴直达虹桥机场及浦东机场

The Taicang public transport system has already been integrated into the Greater Shanghai Transport System, travelers can use a universal transit card to travel between the two cities expediently. There are buses that connect the city directly with Shanghai metro line 11 and line 7 in 15 minutes. There are also shuttle buses that take you directly to Hongqiao Airport and Pudong International Airport.



上海（虹桥/浦东）国际机场
太仓航站楼

 居住配套 Residential Developments



高档精品小区

多家国内知名一线房地产商入驻太仓，市内各档次住宅市场成熟。非本市户籍居民缴满一年社保即享有购房资格。

A number of top-tier developers have developed or are developing a wide range of residential products to meet the diversified demands of different class consumers in Taicang. None-residency holders who have made a full year social security contributions will be eligible to buy a property.

 运动休闲 Sports and Leisure

太仓市体育馆、天镜湖公园距离项目不到3公里，太仓市还拥有众多国家级景区。

Taicang City Gymnasium and Tianjing Lake Park are less than 3 kilometers away from Haimei Science and Technology park. Taicang City also has many national-level attractions.



天镜湖公园



科技金融服务平台

孵化与加速空间：拎包入住、移动办公、弹性租赁
 创业辅导：创业导师、管理咨询
 投融资服务：VC投资、企业并购、科技担保、科技小贷、贷款融资、上市辅导

Technology Financial Services Platform

Incubation and Acceleration Space: Fully Furnished, Mobile Office, Flexible Rental Agreements
 Entrepreneurship Counseling: Entrepreneurial Tutoring, Management Consulting
 Investment and Financing Services: VC Investment, Mergers and Acquisitions, Technology Guarantee, Small Loans, Company Loans and Financing, Pre-listing Tutoring.



科技政策扶持平台

平台孵化：共性技术研发平台、CRO平台、创业孵化加速
 专项支持：知识产权、科技金融、政策申报咨询、研发支持

Science and Technology Policy Support

Platform Incubation: Common Technology R&D Platform, CRO Platform, Business Incubation Acceleration
 Special Support: Intellectual Property, Technology Finance, Policy Declaration Consulting, R&D Support



营运支持平台（金牌管家）

人才服务：人才培养、人事代理
 运营服务：商务服务、平台互动、市场拓展

Operations Support Platform

Personnel Service: Personnel Training, HR Services
 Operations Service: Commercial Services, Platform Interaction, Marketing Development



物业配套服务

保安、安防系统、消防、绿化、保洁、日常维护、餐厅、商业配套

Property Management Service

Security Management, Security Systems, Fire Control, Greening, Cleaning, Daily Maintenance, Restaurants, Commercial Facilities.

太仓市出台“1+X”政策，鼓励技术、市场、人才、资金等创新要素在太仓融合。

Taicang City government has introduced a “1+X” policy to encourage the integration of technology, market, talent, capital and other innovative elements in Taicang.

转型升级
 Transformation and Upgrading Policy



- 1 工业经济政策 Industrial Economic Policy
- 2 现代服务业政策 Modern Service Industry Policy
- 3 商务经济政策 Business Economic Policy
- 4 总部经济政策 Headquarters Economic Policy
- 5 港口物贸经济政策 Port Trade Economic Policy
- 6 产业指引基金政策 Industry Guidance Fund Policy
- 7 对德合作产业政策 Industrial Policy of Cooperation with Germany
- 8 生物医药产业政策 Biomedical Industry Policy
- 9 科技创新政策 Science and Technology Innovation Policy
- 10 人才奖励政策 Talent Incentive Policy

高标准制造空间

HIGH STANDARD MANUFACTURING SPACE



	一号楼 Plant NO.1		二号楼 Plant NO.2		三号楼与四号楼 Plant NO.3 & Plant NO.4	
楼层 Storey	1F-1	1F-2	1F-1	1F-2	1F-1	1F-2
面积 Area (m ²)	1767				1774	1749
层高 Storey Height (M)	10.4		7.9			
承重 Ground Bearing Capacity (T)	3					
电梯 Elevator (T)	客梯 Passenger Elevator 1 货梯 Freight Elevator 5					
行车承重 The Bearing Capacity Of Traveling Crane (T)	10		5			
牛腿高度 Corbel Height (M)	7.3		5.2			
供电、供水 Power Supply Volume Water Supply Volume	100w/ m ² 生活用水 Drinking Water					
消防设施 Fire Control Facilities	消防喷淋 主管到户 Fire sprinkler main pipe into the plant 灭火器及 火灾自动 报警系统 Fire extinguisher and automatic fire alarm system					

高标准制造空间：一二三四号楼-第1层 共计14114m²

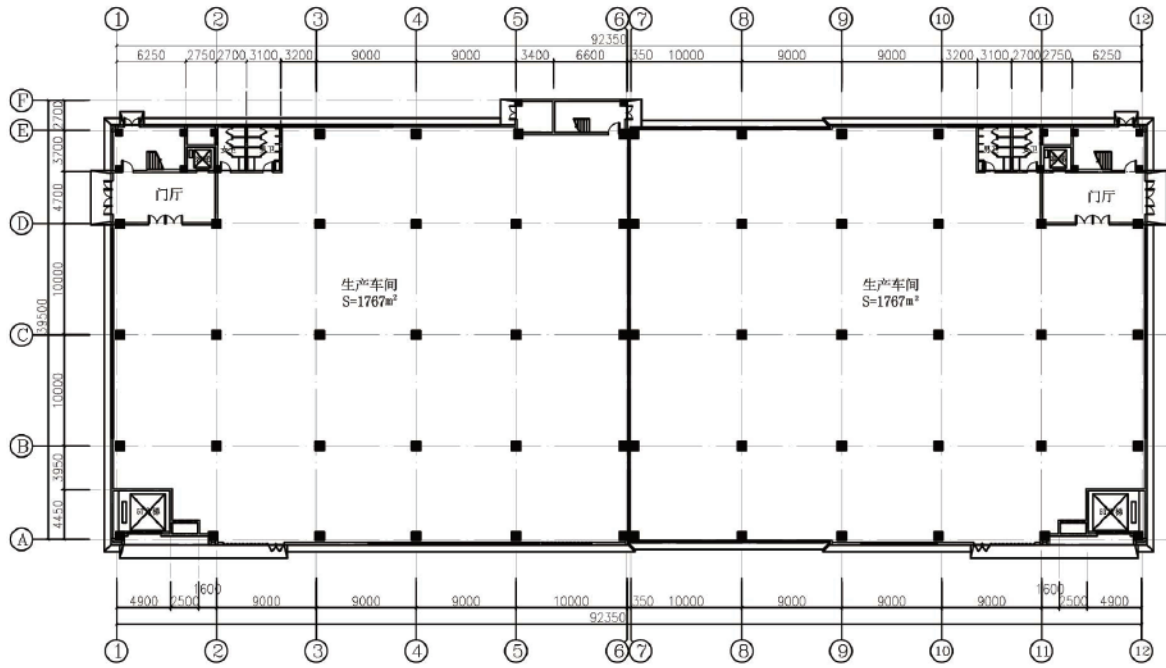
HIGH STANDARD MANUFACTURING SPACE: Plant NO.1/2/3/4-1F Total Area: 14114m²

以上空间单层面积约3500m², 可根据需求进行分割租赁, 单个最小承租面积约1749m²

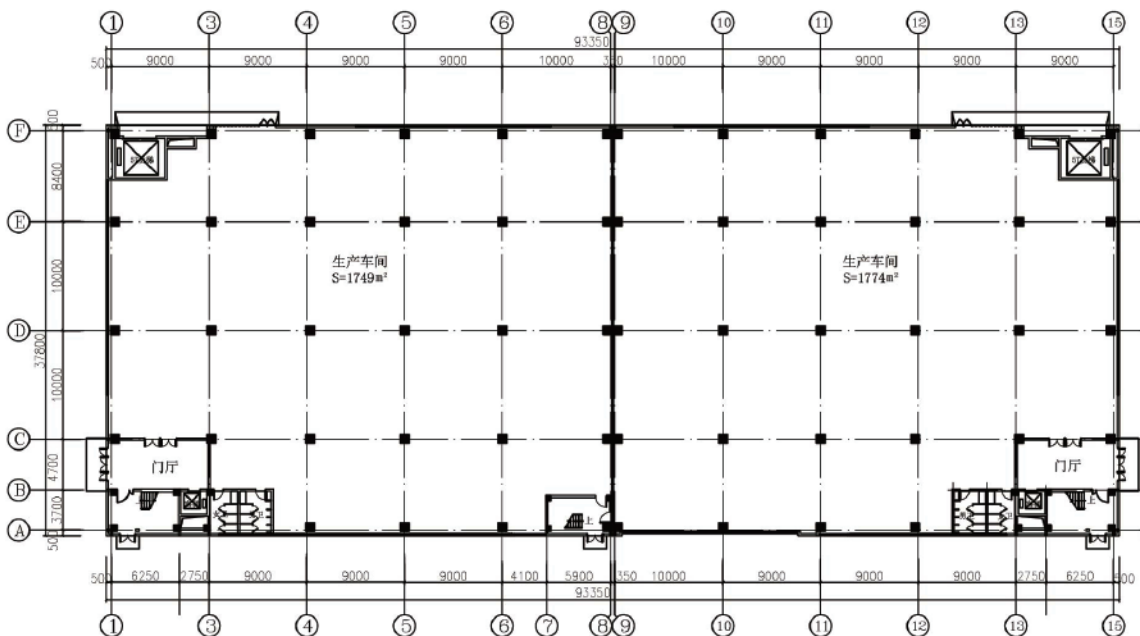
The typical single floor area is about 3,500 square meters, and it can be divided and leased according to demand. A single lease requires a minimum size of circa 1749 square meters.

高标准制造空间

HIGH STANDARD MANUFACTURING SPACE



一二号楼一层平面图 本层建筑面积3534m²
First floor plan of Plant NO.1&2 Storey area 3534m²



三四号楼一层平面图 本层建筑面积3523m²
First floor plan of Plant NO.3&4 Storey area 3523m²

精密制造空间

PRECISION MANUFACTURING SPACE



	一号楼 Plant NO.1				二号楼 Plant NO.2				三号楼与四号楼 Plant NO.3 & Plant NO.4			
楼层 Storey	2F-1	2F-2	3F-1	3F-2	2F-1	2F-2	3F-1	3F-2	2F-1	2F-2	3F-1	3F-2
面积 Area (m ²)	1883	1886	1883	1886	1886	1883	1886	1883	1872	1861	1872	1861
层高 Storey Height (M)	7		6		5.3							
承重 Ground Bearing Capacity (T)	1		0.6		0.8		0.6		0.8		0.6	
电梯 Elevator (T)	客梯 Passenger Elevator 1 货梯 Freight Elevator 5											
供电、供水 Power Supply Volume Water Supply Volume	100w/ m ² 生活用水 Drinking Water											
消防设施 Fire Control Facilities	消防喷淋 主管到户 Fire sprinkler main pipe into the plant 灭火器及 火灾自动 报警系统 Fire extinguisher and automatic fire alarm system											

精密制造空间:一二三四号楼-第2&3层 共计15004m²

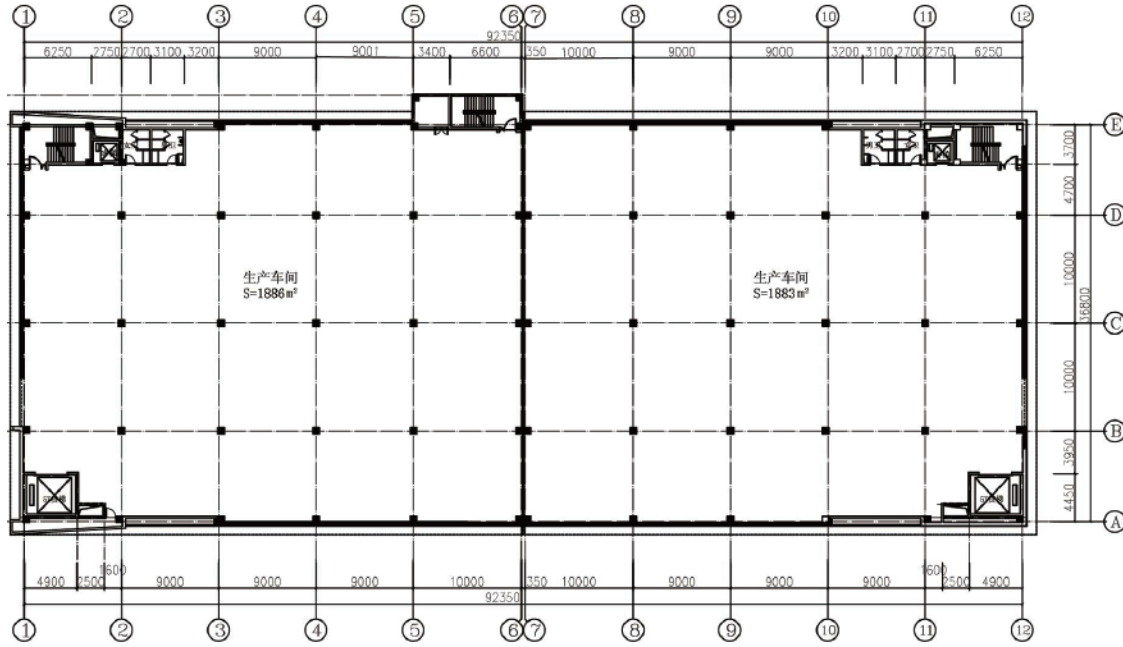
PRECISION MANUFACTURING SPACE: Plant NO.1/2/3/4-2&3F Total Area: 15004m²

以上空间单层面积约3500m², 可根据需求进行分割租赁, 单个最小承租面积约1749m²

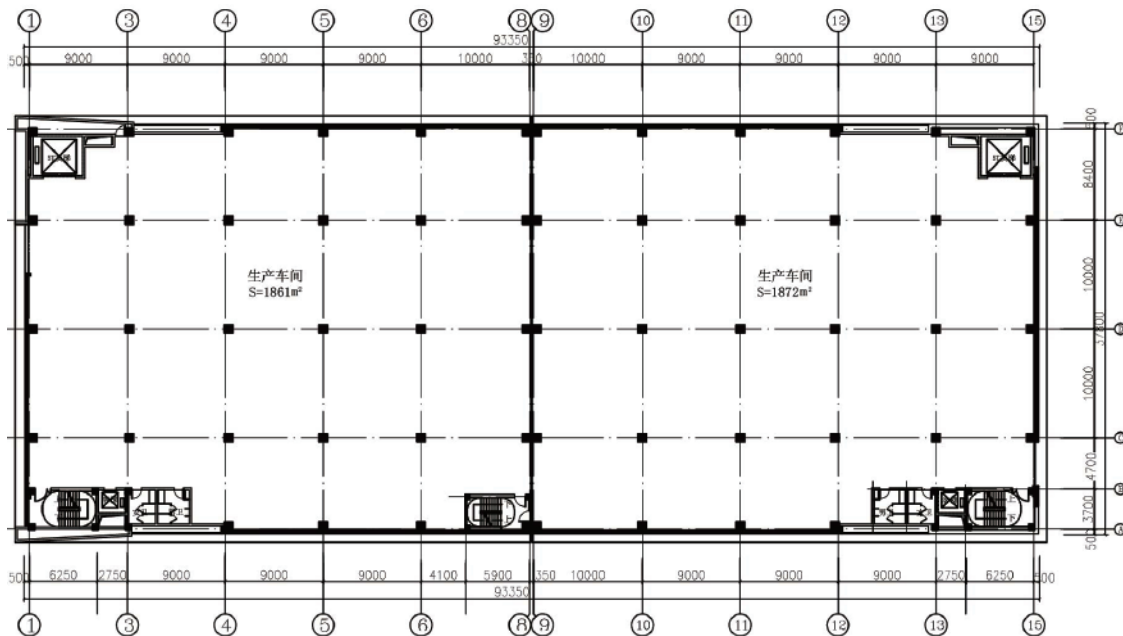
A typical single floor area is about 3,500 square meters, and it can be divided and leased according to demand. A single lease requires a minimum size of circa 1749 square meters.

精密制造空间

PRECISION MANUFACTURING SPACE



一二楼标准层平面图 本层建筑面积3769 m²
Standard floor plan of Plant NO.1&2 Storey area 3769m²



三四楼标准层平面图 本层建筑面积3733 m²
Standard floor plan of Plant NO.3&4 Storey area 3733m²

科技孵化服务中心

INCUBATOR CENTERS



	二号楼 Plant NO.2		三号楼与四号楼 Plant NO.3 & Plant NO.4	
楼层 Storey	4F-1	4F-2	4F-1	4F-2
面积 Area (m ²)	1886	1883	1872	1861
层高 Storey Height (M)	4.9			
承重 Ground Bearing Capacity (T)	0.6			
电梯 Elevator (T)	客梯 Passenger Elevator 1 货梯 Freight Elevator 5			
供电、供水 Power Supply Volume Water Supply Volume	100w/ m ² 生活用水 Drinking Water			
消防设施 Fire Control Facilities	消防喷淋 主管到户 Fire sprinkler main pipe into the plant 灭火器及 火灾自动 报警系统 Fire extinguisher and automatic fire alarm system			

2.5产业及多用途空间：二三四号楼-第4层 共计11235m²

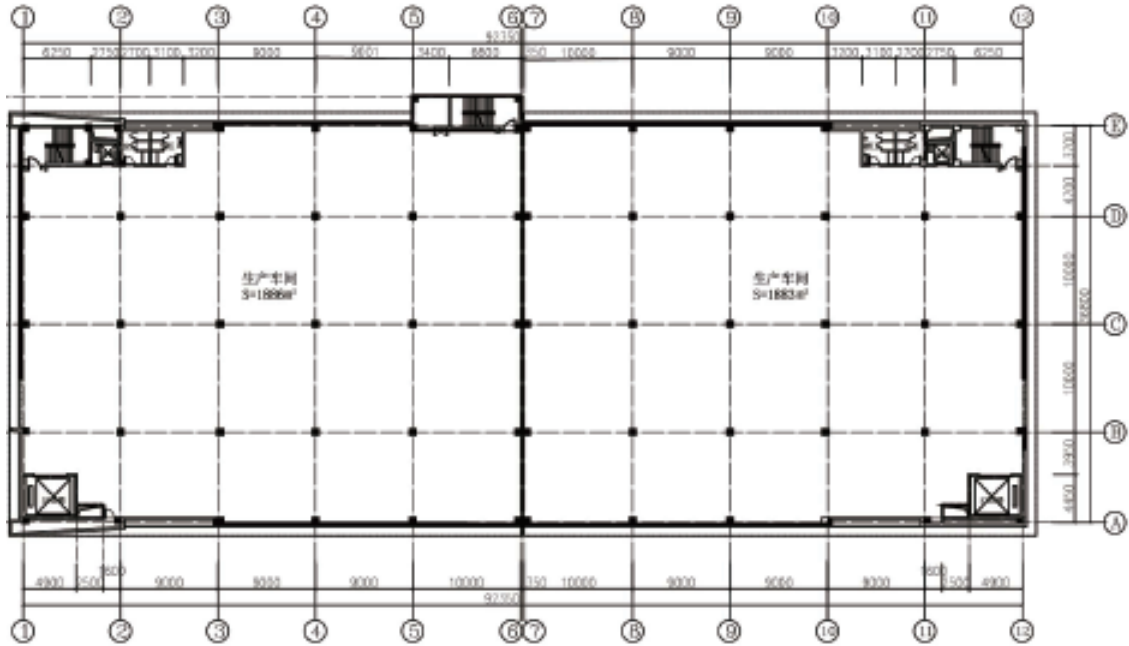
2.5 INDUSTRY AND MULTI-PURPOSE SPACE: Plant NO.2/3/4-4F Total Area: 11235m²

以上空间单层面积约3500m², 可根据需求进行分割租赁, 单个最小承租面积约1749m²

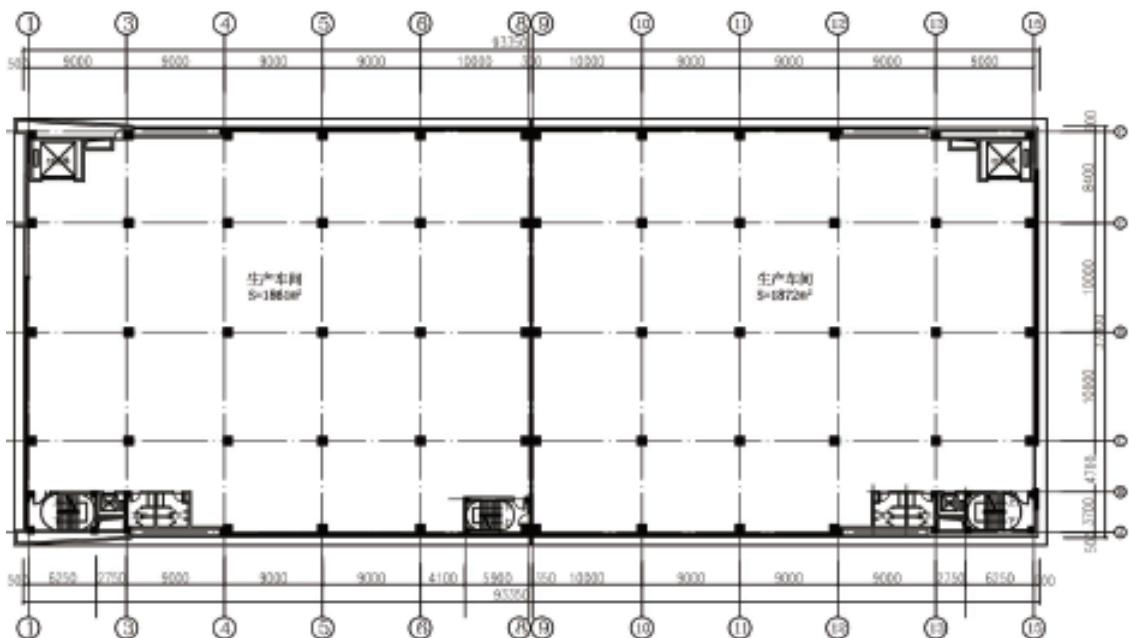
A typical single floor area is about 3,500 square meters, and it can be divided and leased according to demand. A single lease requires a minimum size of circa 1749 square meters.

科技孵化服务中心

INCUBATOR CENTERS



二楼标准层平面图 本层建筑面积3769 m²
Standard floor plan of Plant NO.2 Storey area 3769m²



三号楼标准层平面图 本层建筑面积3733 m²
Standard floor plan of Plant NO.3&4 Storey area 3733m²