

# Outline

## Project Overview

Location Part of 13-1 Minami-Watarida-cho, Kawasaki-ku, Kawasaki City, Kanagawa Prefecture, Japan  
 Access | By Train JR Nambu Line/Tsurumi Line 「Hamakawasaki Station」 - approx. 3 min walk  
 | By Bus Approx. 15 min from JR Kawasaki Station ; 1-3 min from each bus stop  
 | By Car Approx. 14 min from Haneda Airport

Total Site Area Approx. 56,000 m<sup>2</sup> (Including Watarida Building)  
 Total Floor Area Approx. 107,000 m<sup>2</sup> (Total Research Buildings: approx. 95,000 m<sup>2</sup>)  
 Buildings Included Research Buildings, Commercial Building  
 Scheduled Completion Second half of FY2027



# Pioneering the Future of Next-Generation Technology Minami-Watarida North District-North Area Development Project

## Specification

### Leasable Spaces/Facilities

Typical Floor Area Approx. 6,700 m<sup>2</sup>  
 Floor Height 1F: 6,000 mm | 2F: 5,500 mm | Typical Floor: 4,300 mm  
 Floor Load 1F: 1,500 kg/m<sup>2</sup> | 2F: 1,000 kg/m<sup>2</sup> | Typical Floor: 500 kg/m<sup>2</sup>  
 Electrical Capacity Single-phase 100/200V, 200 VA/m<sup>2</sup>  
 Three-phase 200V, 200-250VA/m<sup>2</sup>(Up to 520VA/m<sup>2</sup> on the first floor only)  
 Water Supply Connected to each zone  
 Drainage 2 systems (Experimental | General), connected to each zone  
 Freight Elevator 1 unit (Load capacity: 4,000 kg) /Size (mm): W 2,500 × D 3,000 × H 3,000  
 Other The following capabilities are available:  
 -Handling of hazardous materials (Type and quantity subject to consultation)  
 -High pressure gas for experimental use (Type and quantity subject to consultation)  
 -Biosafety Level : Up to P2/BSL2 (Depending on tenant requirements)



The surrounding buildings depicted in the image renderings included in this brochure are based on an urban model provided by Vexcel Imaging US, Inc.

## Inquiry

About North District-North Area Project



Industrial Infrastructure Department  
 TEL: 03-6803-5882 MAIL: rental\_lab@hulic.co.jp

About Overall Minami-Watarida New Industrial Project



Coastal Area International Strategy Headquarters  
 TEL: 044-200-0764 MAIL: 59tochiten@city.kawasaki.jp

# Minami-Watarida District New Industrial Hub Development Project



# A World-Changing Industrial Hub For Scaling Up Innovation



## An Industrial Hub that Transforms the World through Materials

Kawasaki's coastal area is undergoing land-use conversion across approximately 400 ha. Aiming to realize land use that contributes to solving the nation's priority issues and strengthening industrial competitiveness.

## Advantages

Easy Access to Tokyo Enables Strong Talent Acquisition



- ✓ 30 minutes to Tokyo Station
- ✓ A location that attracts highly skilled talent and leading companies

Easy Global Business Expansion



- ✓ 14 minutes by car to Haneda Airport
- ✓ Collaboration with global companies and research institutions

Flexible and Expandable Environment

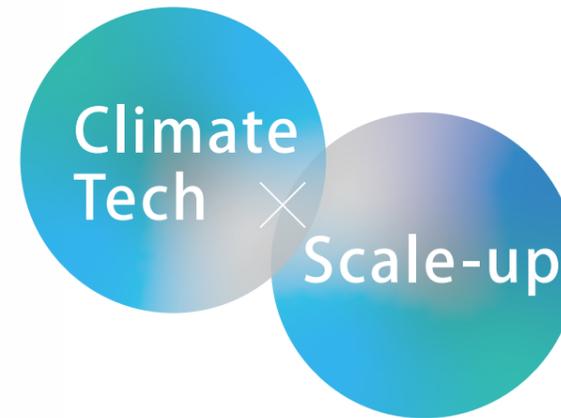


- ✓ Being an industrial zone, the area allows full-scale R&D, demonstration, and production
- ✓ A large site within the Greater Tokyo Area

Basic Information about Kawasaki Coastal Area

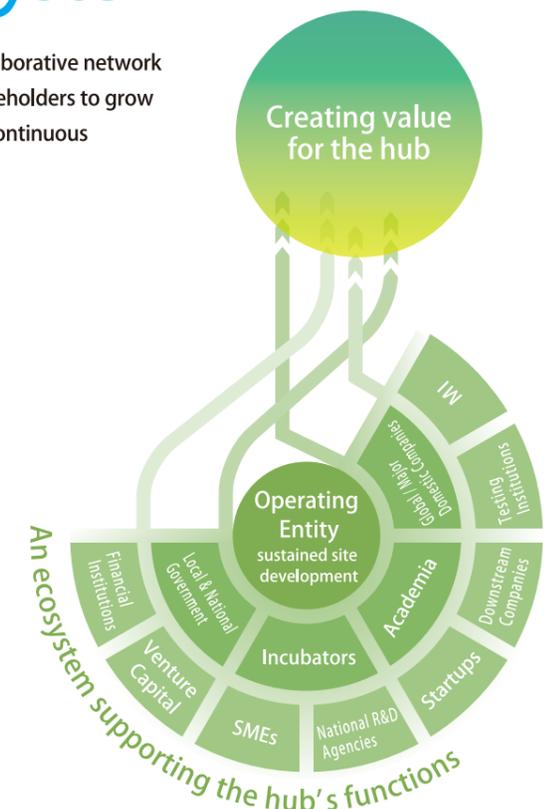
Area	Approx. 2,800 ha
Companies	Approx. 2,700
Employees	Approx. 71,000
Manufacturing Shipment Value	Approx. ¥4 trillion
Core Industries	Petrochemicals, Energy, Logistics, Steel

- Historical development around heavy chemical industries
- Concentration of world-class life science R&D institutions
- Promotion of the transition to a carbon-neutral industrial complex

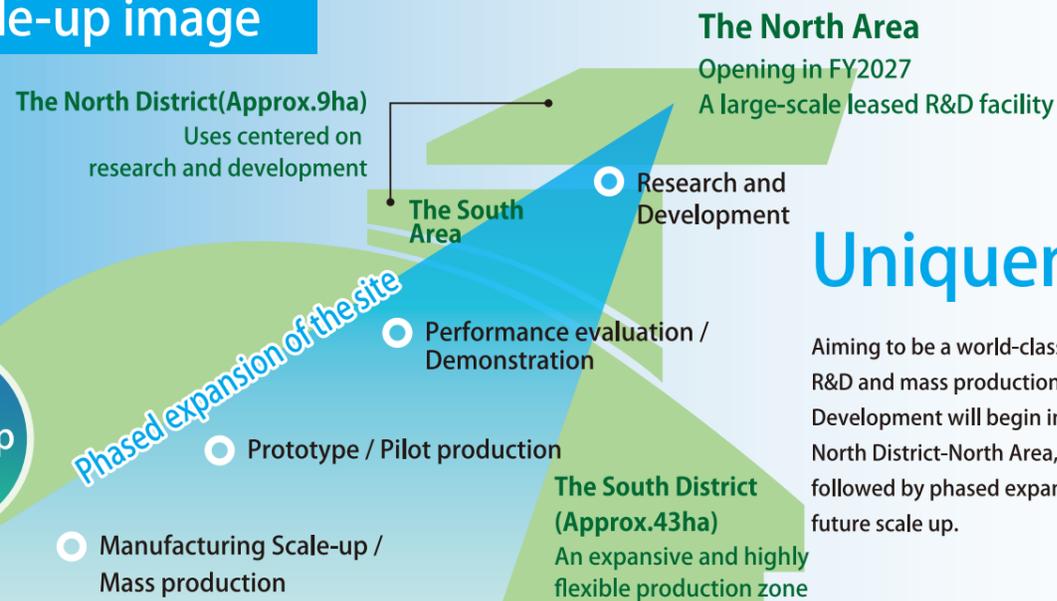


## Ecosystem

Building a collaborative network of diverse stakeholders to grow into a hub of continuous innovation.



## Scale-up image



## Uniqueness

Aiming to be a world-class hub integrating R&D and mass production. Development will begin in North District-North Area, followed by phased expansion to enable future scale up.

A Scale-Up Hub for Deploying Climate Tech in Society

## Concept

Leveraging the resources, history, and industrial culture developed in the coastal area around materials industries, we aim to create an unparalleled scale-up hub for Climate Tech.