

# MODESA AYDINLI

Modern Sanayinin Merkezinde

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**MODESA**

Modern Depolama ve Sanayi Merkezi

*Tuzla'ya imza atıyor...*

İSTANBUL  
HAVALİMANI

KUZEY MARMARA  
OTOYOLU

YAZVUZ SULTAN  
SELİM KÖPRÜSÜ



2.ÇEVREYOLU



FATİH SULTAN  
MEHMET KÖPRÜSÜ

1.ÇEVREYOLU



15 TEMMUZ  
ŞEHİTLER KÖPRÜSÜ

TEM OTOYOLU



AVRASYA  
TÜNELİ



MODESA  
AYDINLI

SABİHA GÖKÇEN  
HAVALİMANI

KUZEY MARMARA  
OTOYOLU

E5 OTOYOLU

TEM OTOYOLU

MARMARA DENİZİ

NUH YAT SANAYİ  
SİTESİ

ido



OSMANGAZİ  
KÖPRÜSÜ

BİLİŞİM  
VADİSİ

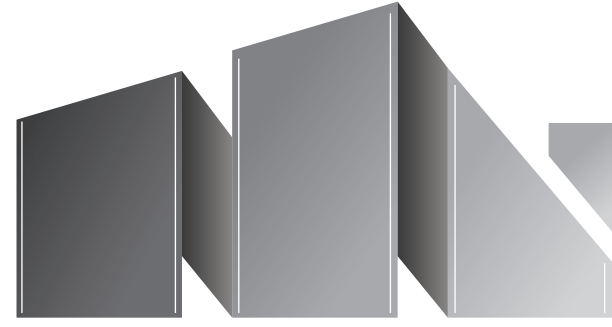
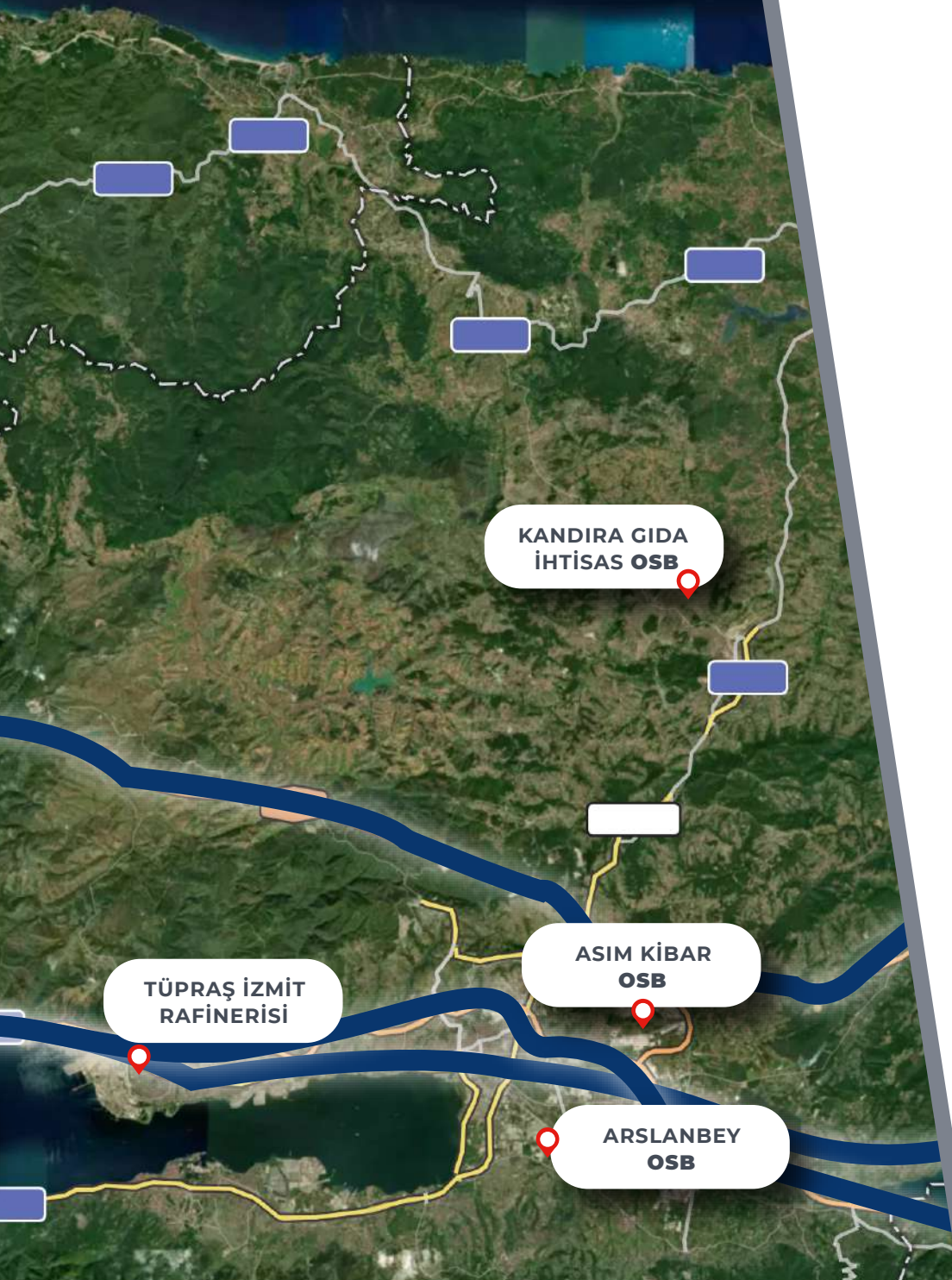
EYVAPORT LİMAN  
TESİSLERİ

TAVŞANCIL LİMAN  
TESİSLERİ





KARADENİZ



MODESA

Modern Depolama ve Sanayi Merkezi

# AVANTAJLI LOKASYON

SANAYİ, LOJİSTİK, LİMAN VE  
TERSANELERE YAKINLIĞI,  
DÖNÜŞÜME İMKAN VEREN  
ALTYAPISI İLE **MODESA**  
**TUZLA'YA GELİYOR.**



OSMANGAZİ  
KÖPRÜSÜ

İSTANBUL ANADOLU  
YAKASI OSB

GEBZE  
OSB

KİMYA  
SANAYİCİLERİ OSB

MODESA  
AYDINLI

GÖKBORA  
ANTREPO





BİRLİK OSB

ŞEKERPİNAR

E5 OTOYOLU

TEM  
OTOYOLU

TUZLA  
OSB

LOGIPARK  
TUZLA

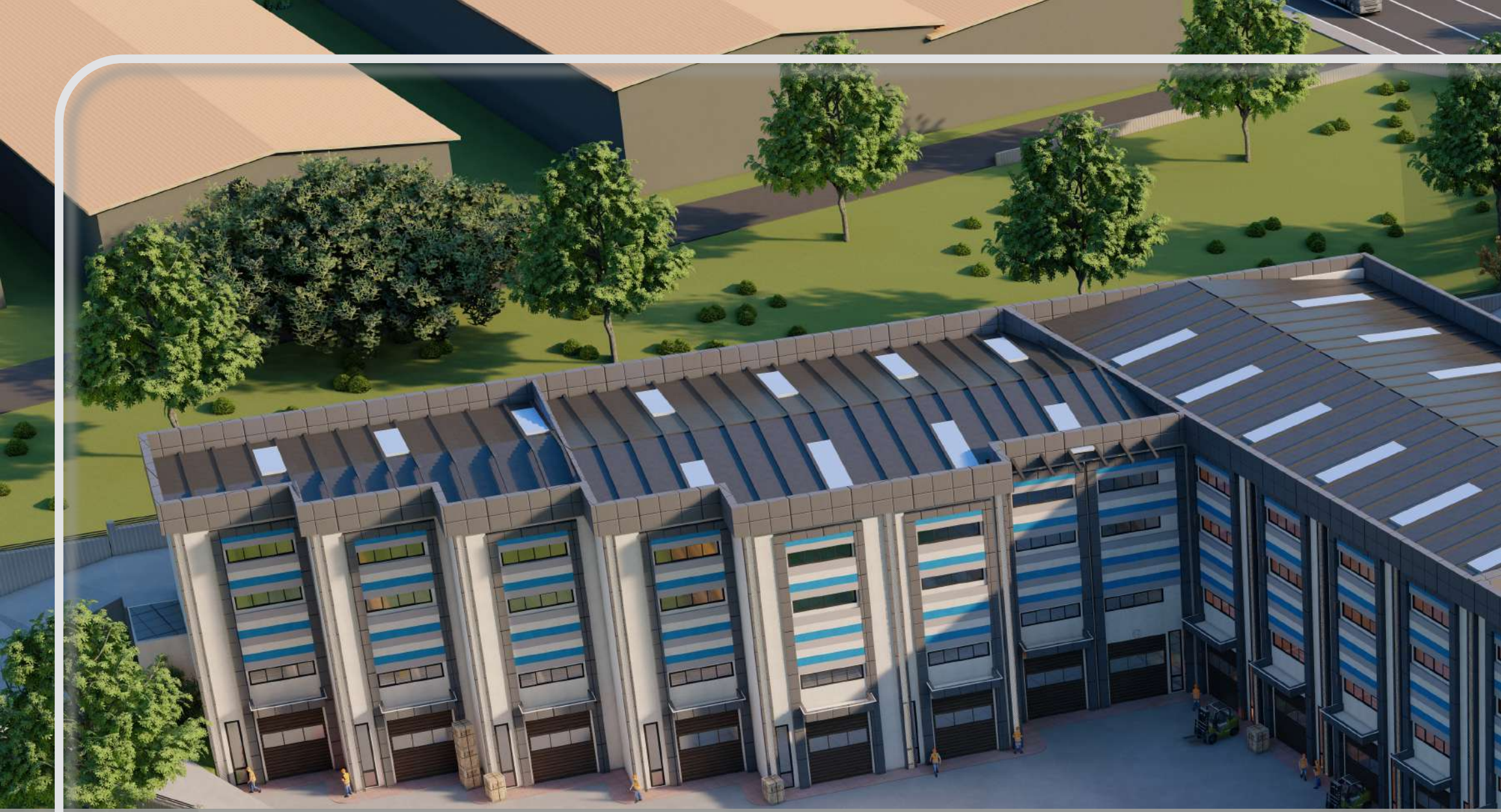
AKIM METAL  
ARGE

# MODESA

Modern Depolama ve Sanayi Merkezi

## SANAYİ MERKEZİNİN TAM ORTASINDA





**SANAYİNİN  
MERKEZİNDE**



**HER DÜKKANA  
TIR GİRİŞİ**



**MODÜLER YAPI İLE  
BÜYÜTÜLEBİLİR**

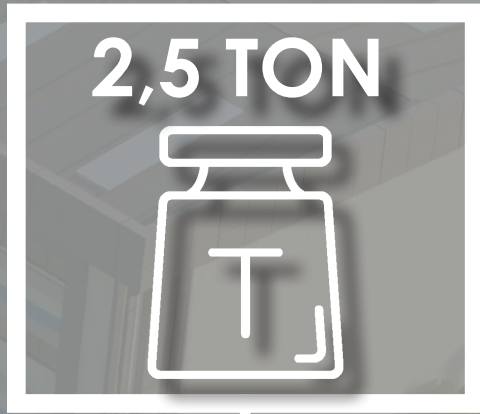




MODESA

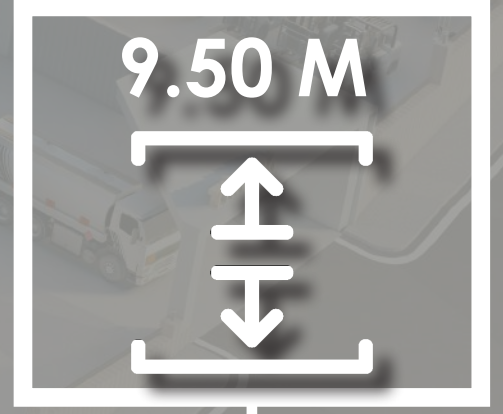


YÜKSEK  
ENERJİ



2,5 TON

ZEMİN TAŞIMA  
KAPASİTESİ



9.50 M

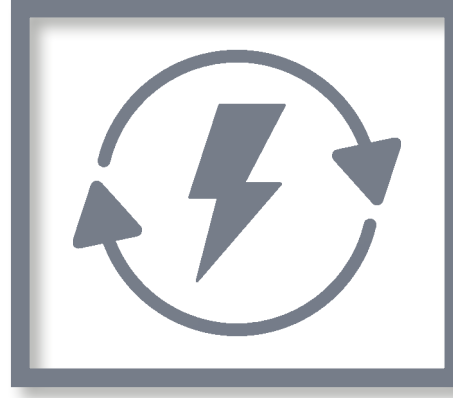
YÜKSEK  
TAVANLAR





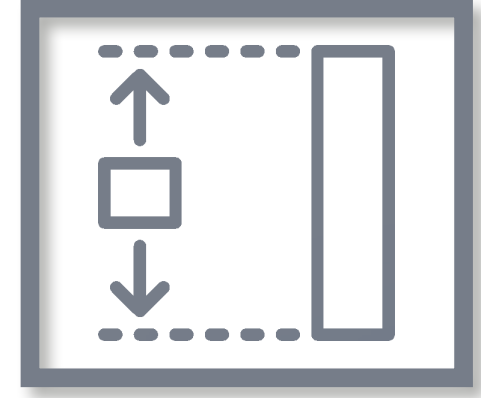
### **YANGINA DAYANIKLI**

*Yangına dayanıklı cephe panelleri ve kapılar*



### **ENERJİ TASARRUFU**

*Enerji tasarrufu sağlayan cephe kaplaması*



### **GENİŞ DEPOLAMA ALANI**

*Bodrum katlarda en az 6 m tavan yüksekliği*



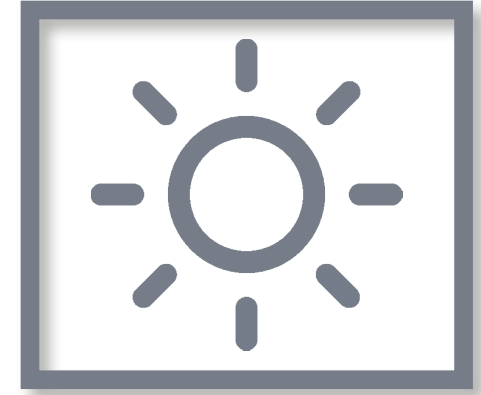
### **MODÜLER YAPI**

*Büyütülebilir iş modeline uygun kullanım imkanı*



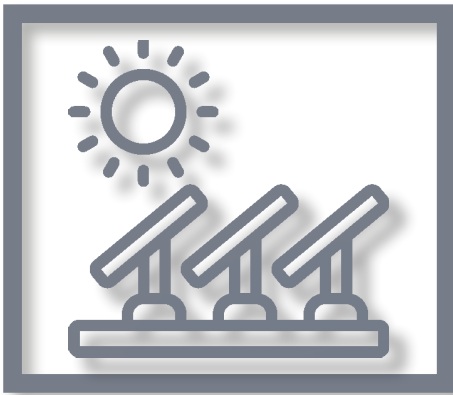
### **TEKNOLOJİK**

*7/24 Kamera sistemi ile izlenebilir*



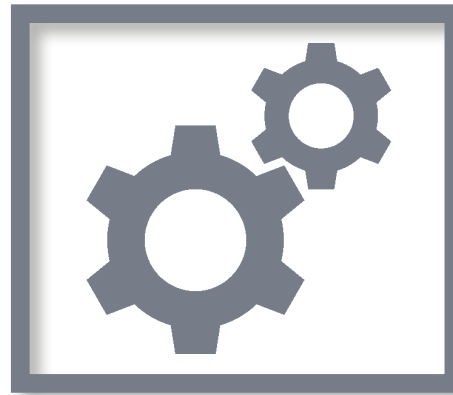
### **ÇATI IŞIKLIKLARI**

*Gün ışığı alan ferah dükkanlar*



### **SÜRDÜRÜLEBİLİR ENERJİ**

*Çevreci tasarımlarla sürdürülebilir enerji altyapısı*



### **FARKLI FONKSİYONLARDA**

### **KULLANIM ALANLARI**

*Esnek kullanım imkanı*



### **YÜKLEME ALANI**

*Forklift veya ticari araç trafiğine uygun geniş site koridorları*









**2 BLOK**  
**64 DÜKKAN**



20.000 m<sup>2</sup>  
KAPALI ALAN





B4 BLOK

B3 BLOK

B2 BLOK

B1 BLOK

MODESA

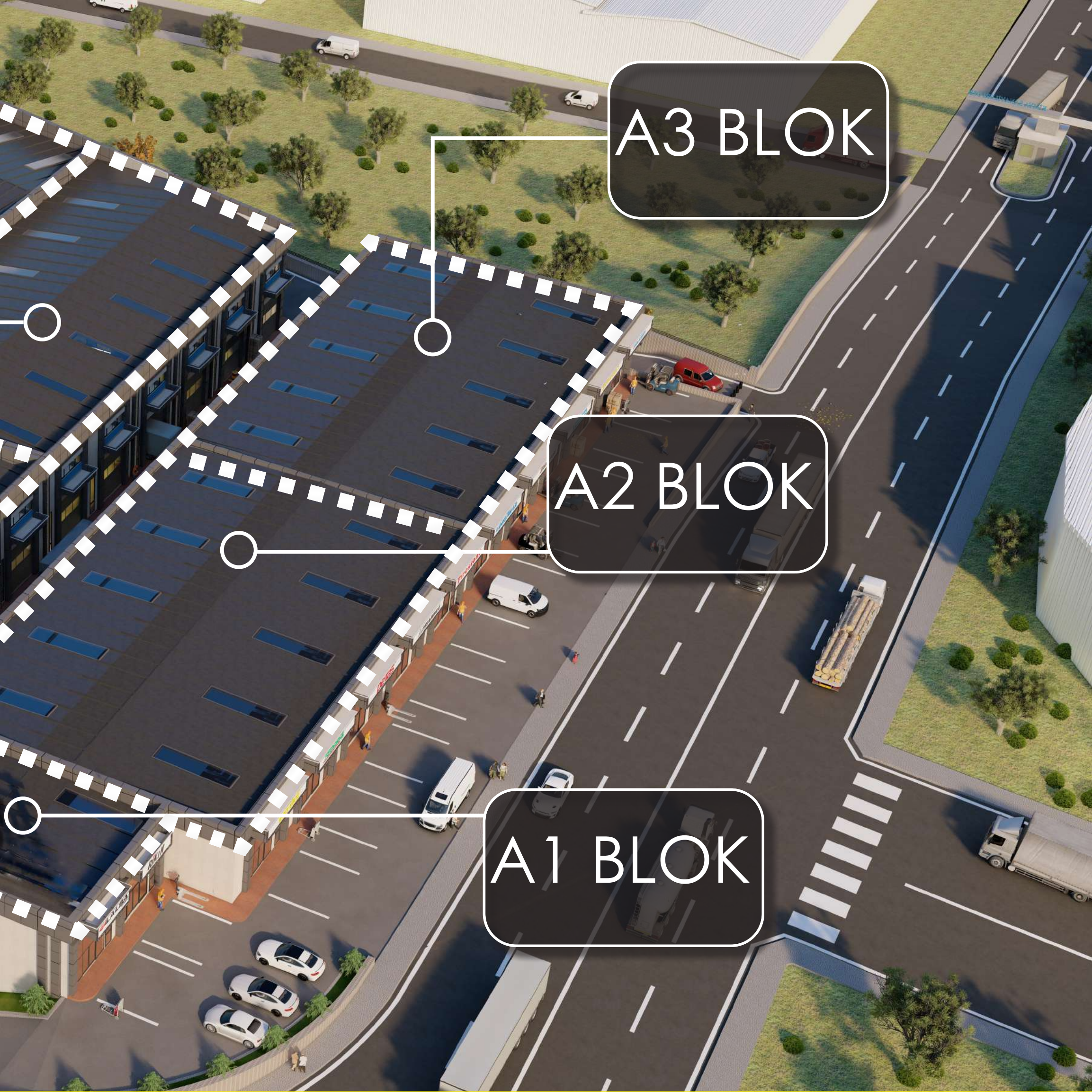




A3 BLOK

A2 BLOK

A1 BLOK





# PRESTİJLİ TİCARİ CADDE DÜKKANLARI







A Blok Zemin Kat





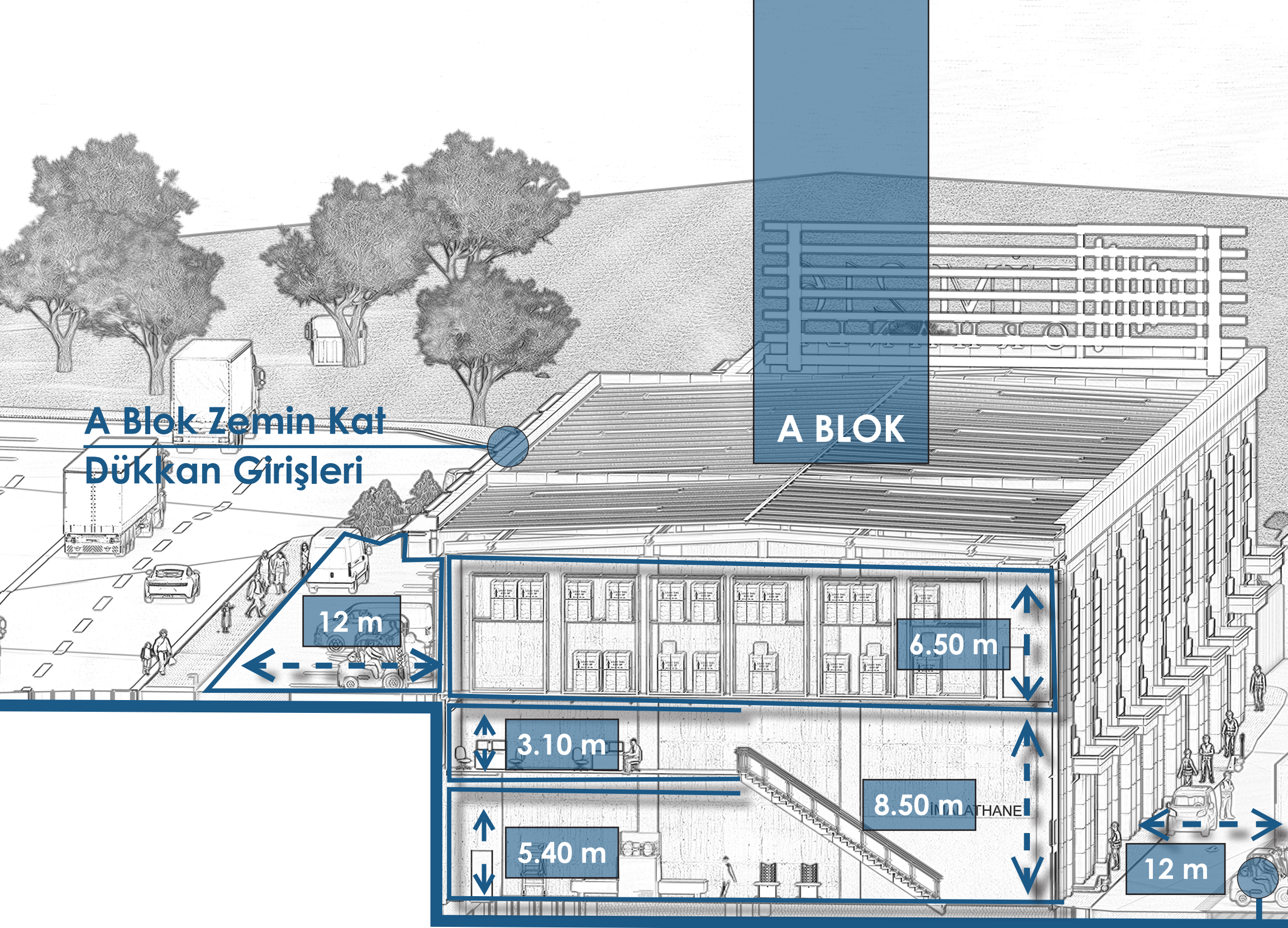




**B Blok Zemin Kat**

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**A Blok Zemin Kat  
Dükkan Girişleri**

**A BLOK**

12 m

6.50 m

3.10 m

8.50 m

5.40 m

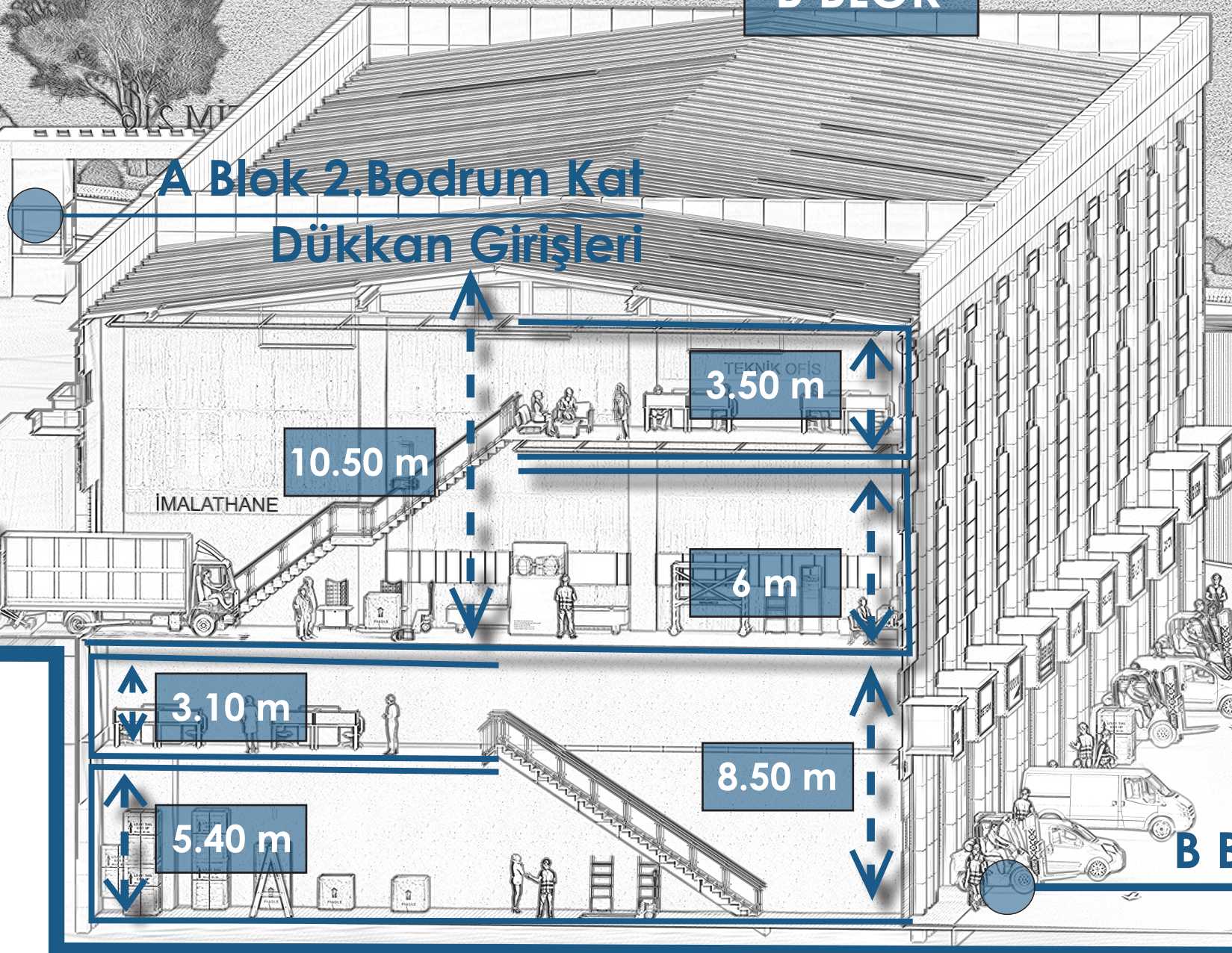
12 m

**B Blok Zemin Kat  
Dükkan Girişleri**



## B BLOK

### A Blok 2. Bodrum Kat Dükkan Girişleri



### B Blok 3. Bodrum Kat Dükkan Girişleri



A BLOK

MODERN  
MİMARISI VE  
EŞSİZ KONUMU İLE





# B BLOK





İMİALAT ALANI



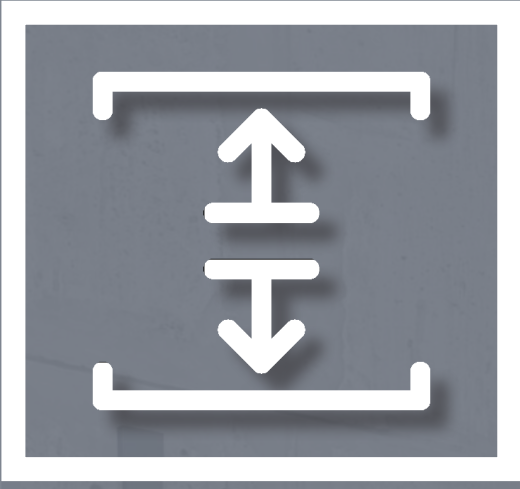
**FARKLI  
FONKSİYONLARDA  
KULLANIM İMKANLARI**





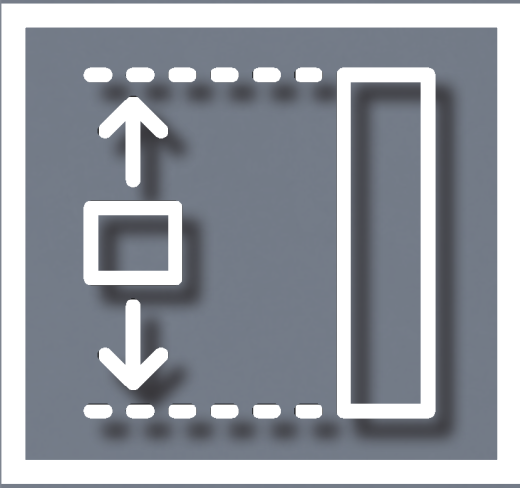
TEKNİK OFİS





## YÜKSEK TAVANLAR

Zemin katlarda 9.50 metreye varan tavan yüksekliği



## GENİŞ DEPOLAMA ALANLARI

Bodrum katlarda 6 metreye varan tavan yüksekliği







350 cm

A 3D architectural rendering of a modern warehouse interior. The scene is set in a large, open-plan space with a high ceiling and concrete walls. On the right side, there are tall, grey metal shelving units filled with wooden crates. In the center, a red scissor lift is positioned on a mezzanine level, with a worker in an orange safety vest and hard hat standing on it. A white horizontal line with a dashed vertical line on the left indicates a height of 350 cm from the ground to the top of the lift's platform. Below this, another white horizontal line with a dashed vertical line on the left indicates a height of 600 cm from the ground to a window or ceiling feature. In the foreground, several people are walking or standing, including a woman in a pink coat pushing a red cart. The floor is light-colored, and the overall atmosphere is bright and industrial.

600 cm



ÇATI IŞIKLIKLARI

AYDINLIK  
VE FERAH  
İÇ MEKANLAR

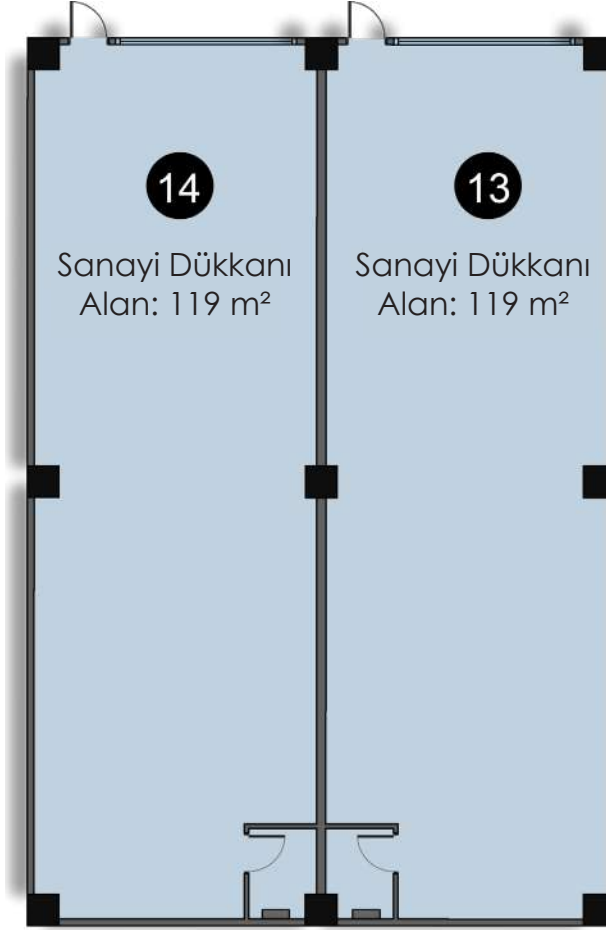




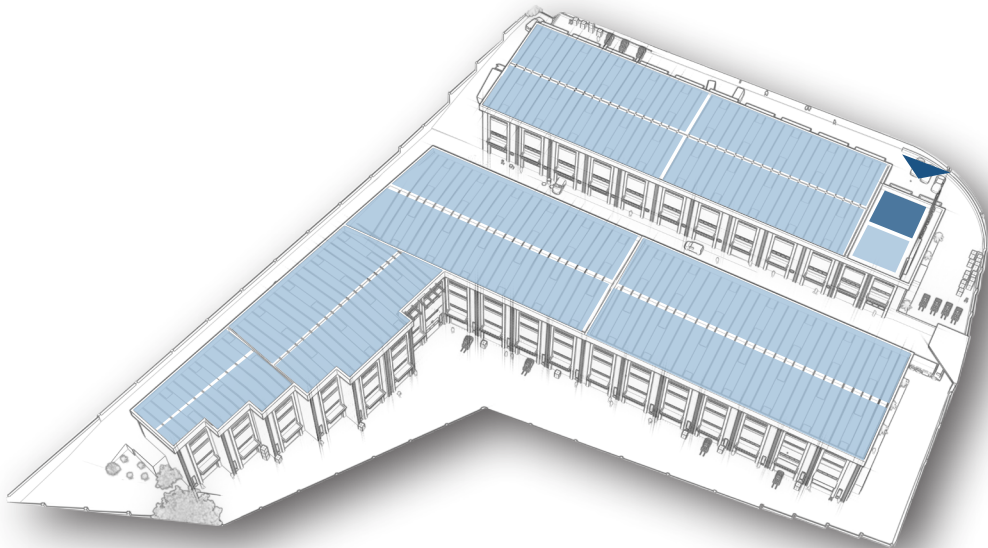


# A BLOK- A1

## ZEMİN KAT GİRİŞLİ DÜKKANLAR



30

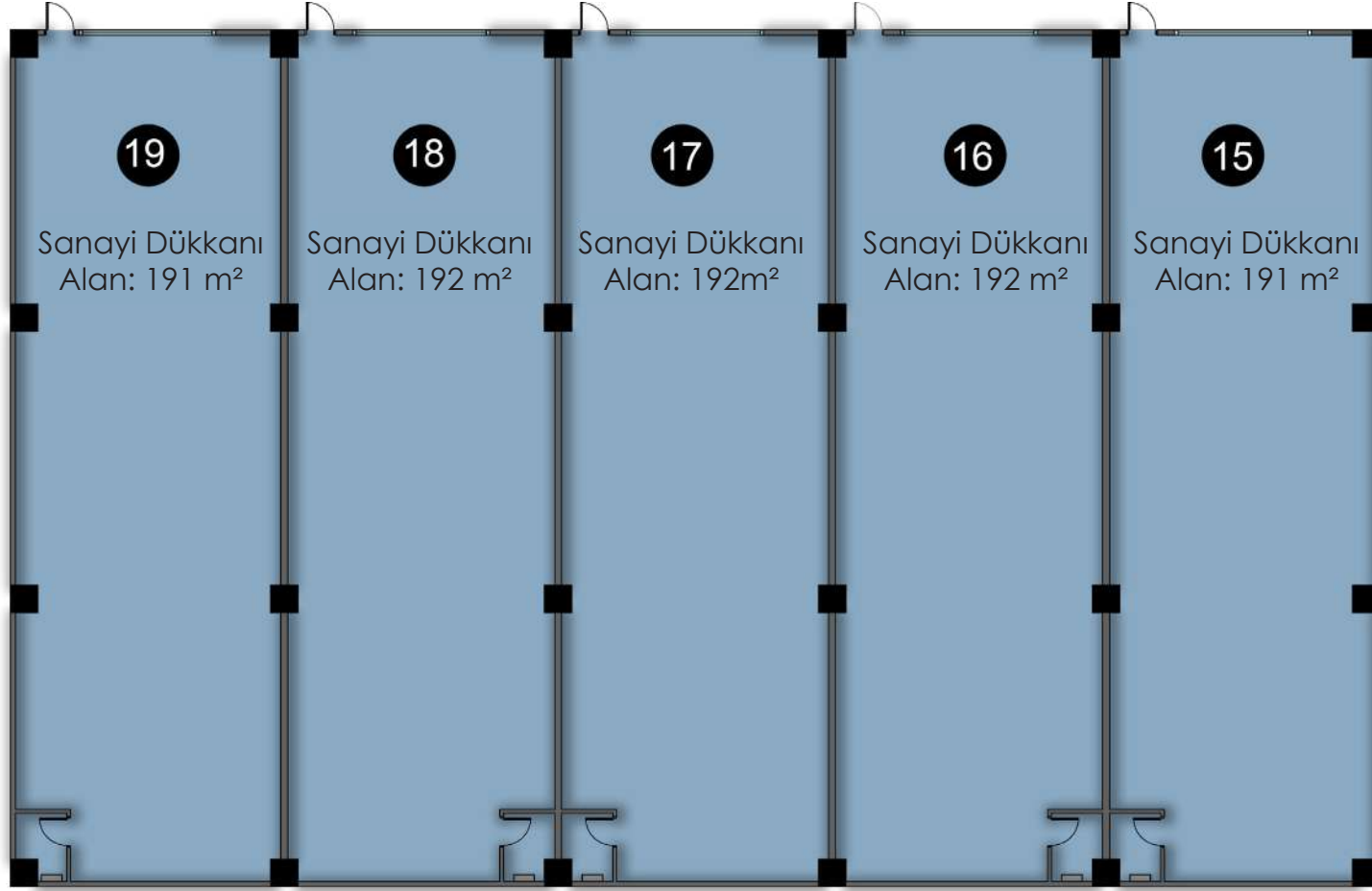


DÜKKANLAR	ÖZELLİK	BRÜT ALAN
13	—	133,28 m <sup>2</sup>
14	—	133,28 m <sup>2</sup>



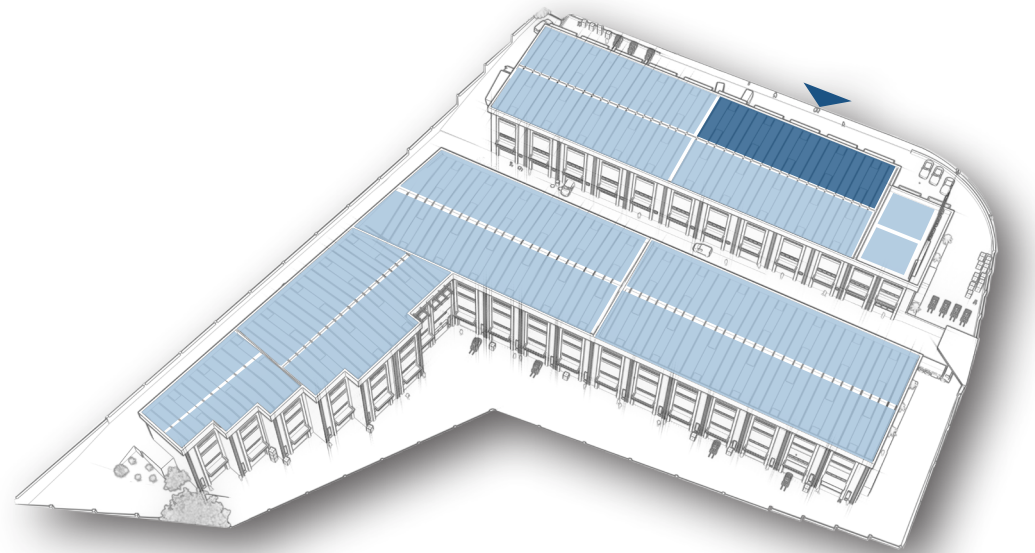
# A BLOK- A2

## ZEMİN KAT GİRİŞLİ DÜKKANLAR



31

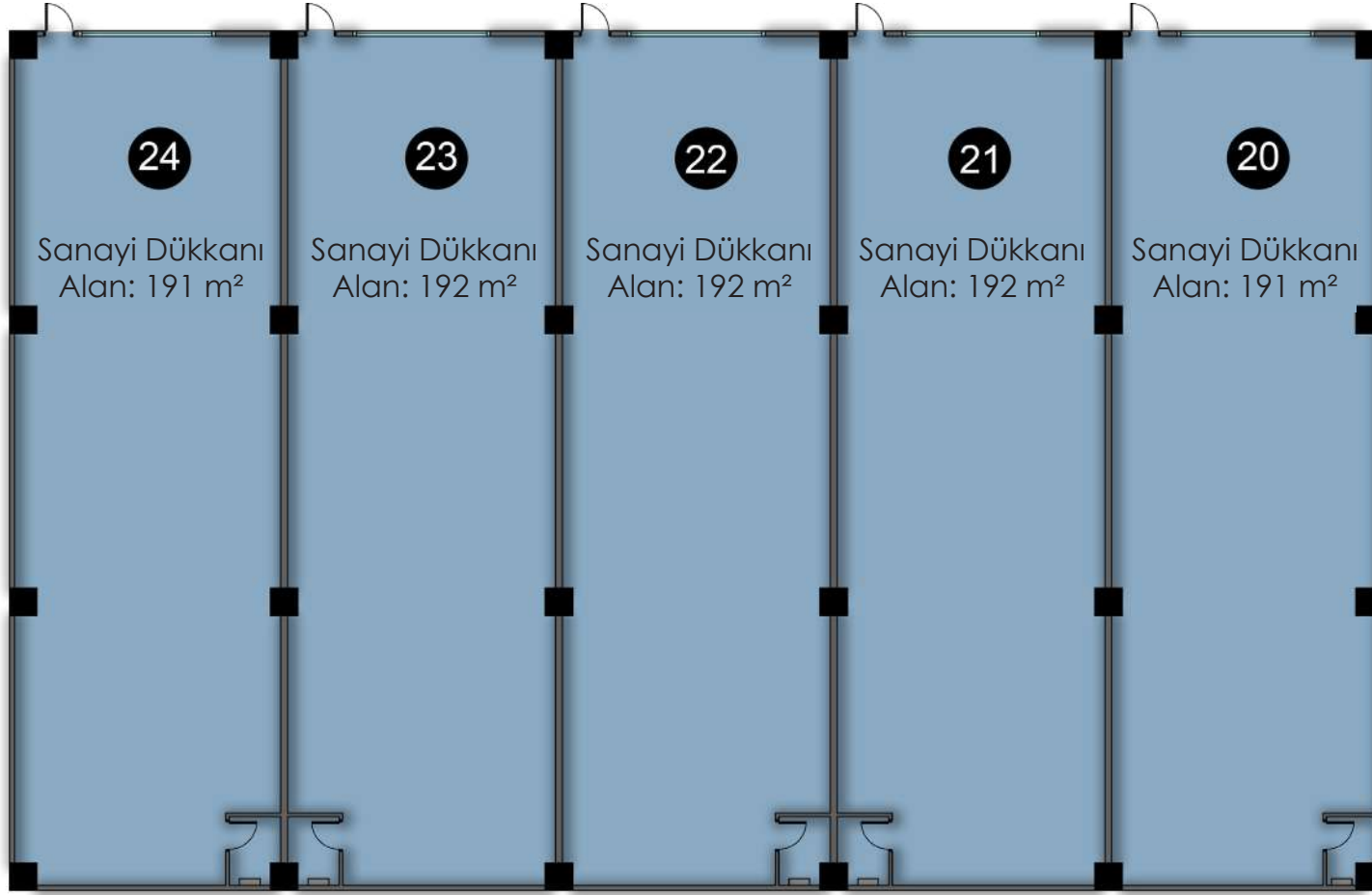
DÜKKANLAR	ÖZELLİK	BRÜT ALAN
15	—	213,92 m <sup>2</sup>
16	—	215,04 m <sup>2</sup>
17	—	215,04 m <sup>2</sup>
18	—	215,04 m <sup>2</sup>
19	—	213,92 m <sup>2</sup>



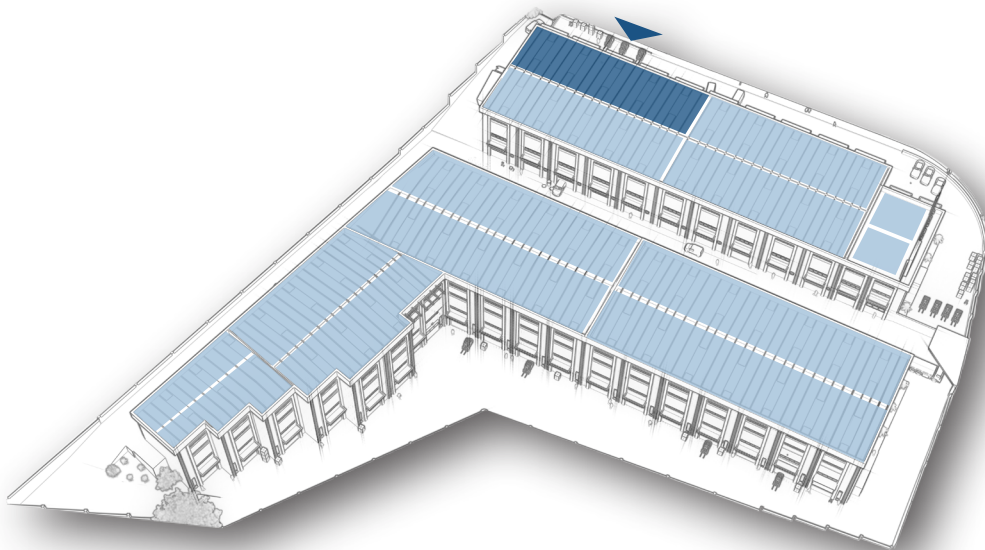


# A BLOK- A3

## ZEMİN KAT GİRİŞLİ DÜKKANLAR



32

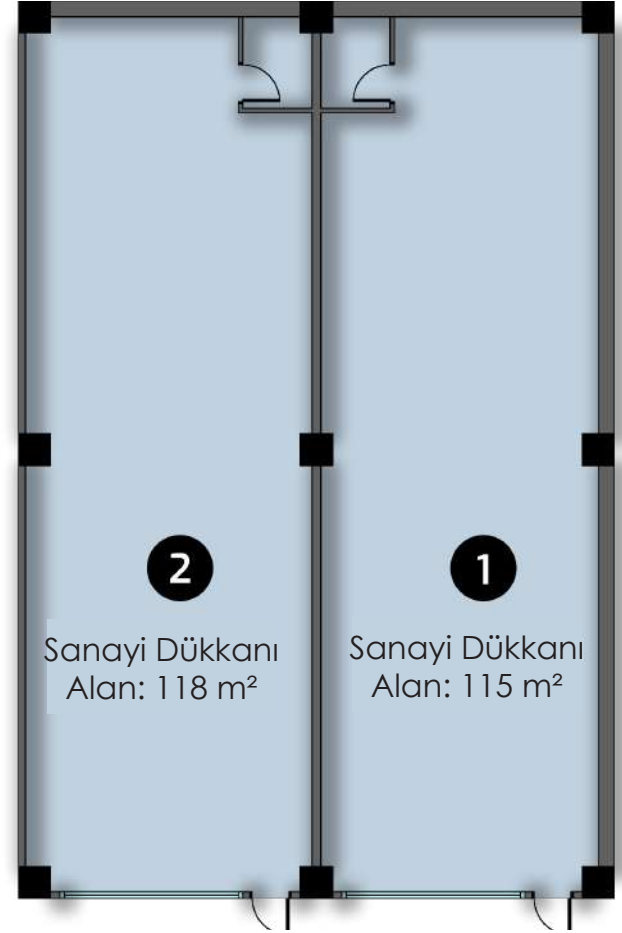


DÜKKANLAR	ÖZELLİK	BRÜT ALAN
20	—	213,92 m <sup>2</sup>
21	—	215,04 m <sup>2</sup>
22	—	215,04 m <sup>2</sup>
23	—	215,04 m <sup>2</sup>
24	—	213,92 m <sup>2</sup>



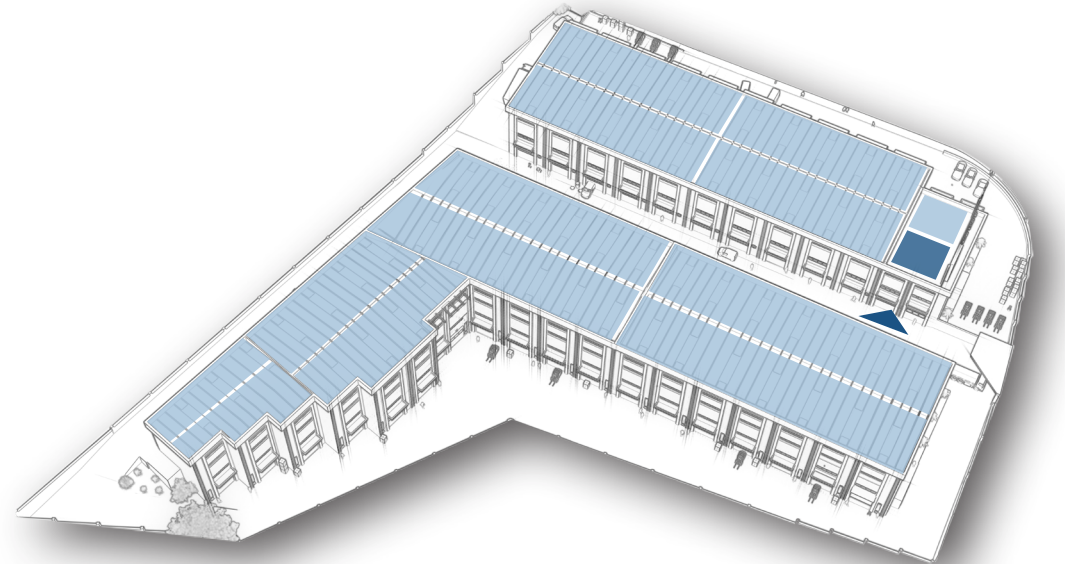
# A BLOK- A1

## BODRUM KAT GİRİŞLİ DÜKKANLAR



33

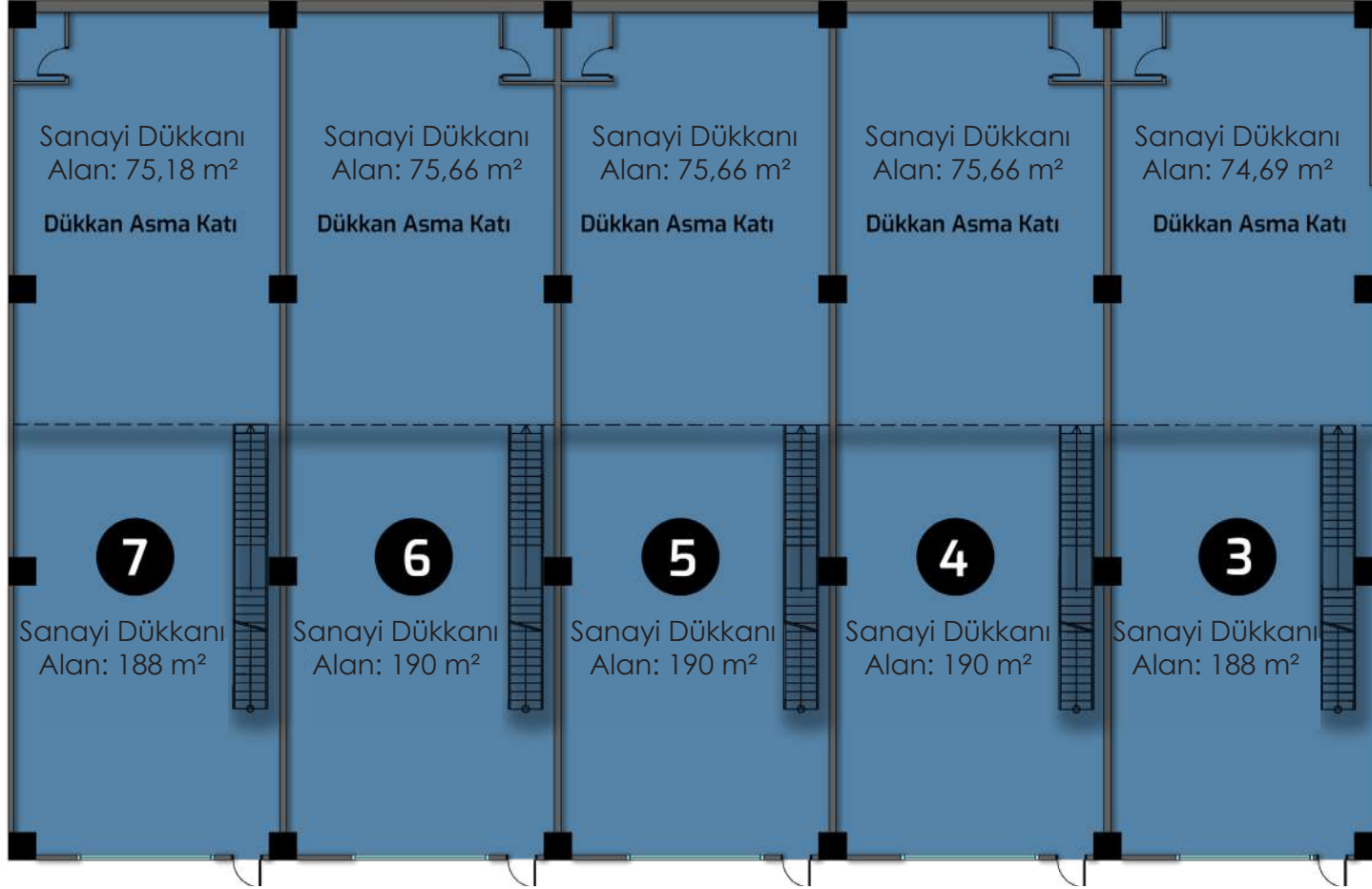
DÜKKANLAR	ÖZELLİK	BRÜT ALAN
1	—	128,8 m <sup>2</sup>
2	—	132,16 m <sup>2</sup>



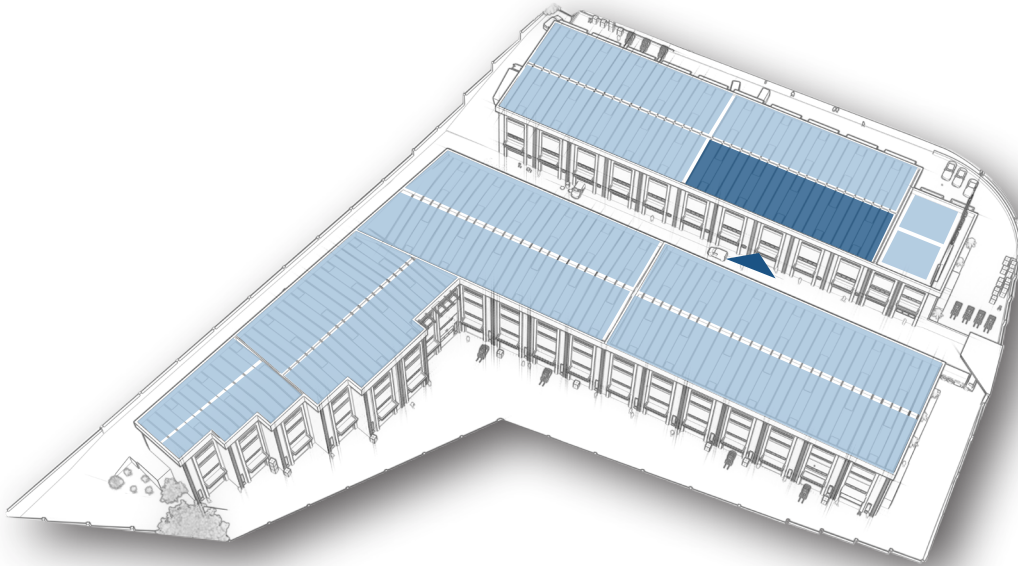


# A BLOK- A2

## BODRUM KAT GİRİŞLİ DÜKKANLAR



34

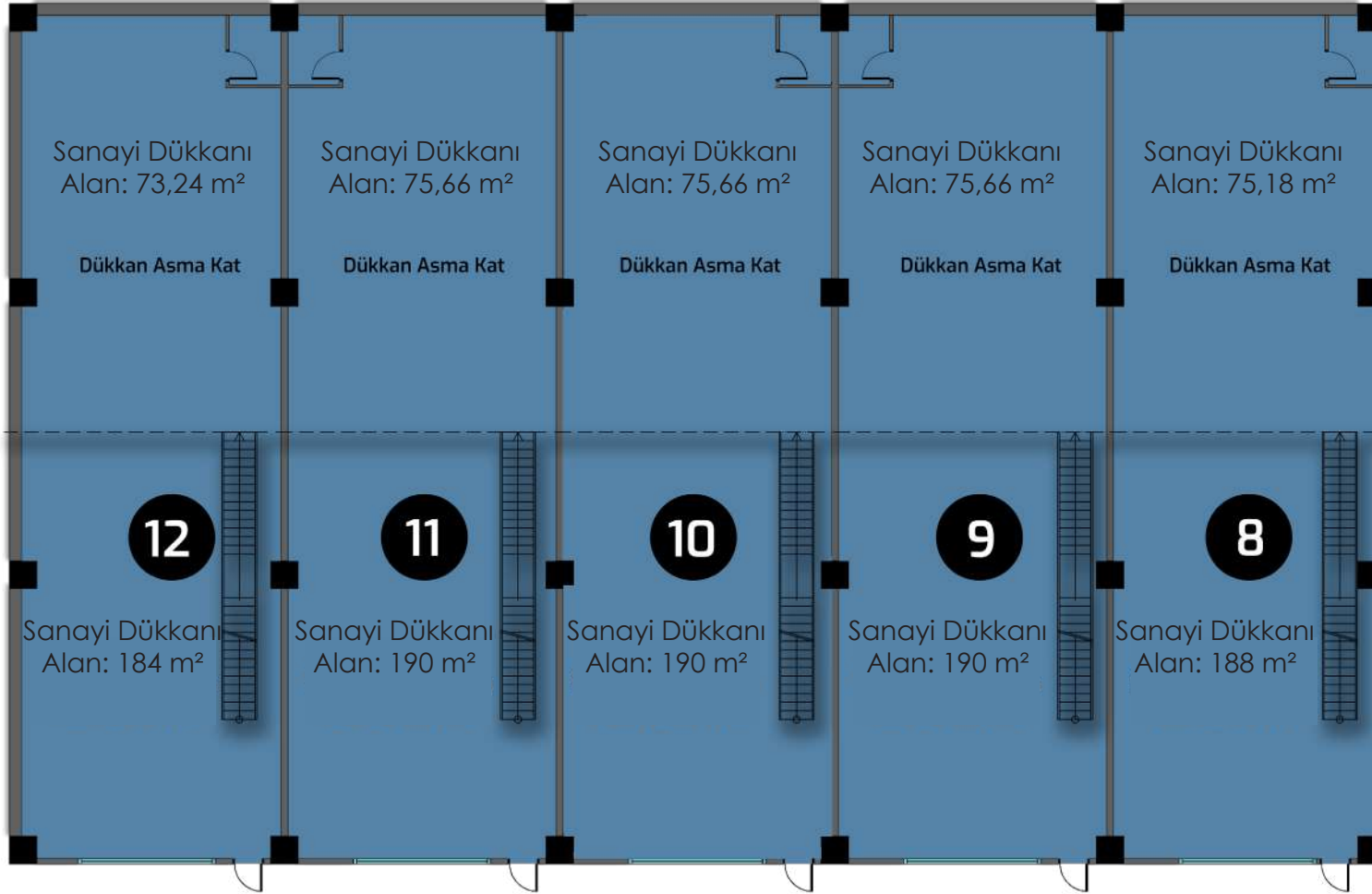


DÜKKANLAR	ÖZELLİK	BRÜT ALAN
3	ASMA KAT	294,212 m <sup>2</sup>
4	ASMA KAT	297,539 m <sup>2</sup>
5	ASMA KAT	297,539 m <sup>2</sup>
6	ASMA KAT	297,539 m <sup>2</sup>
7	ASMA KAT	294,761 m <sup>2</sup>



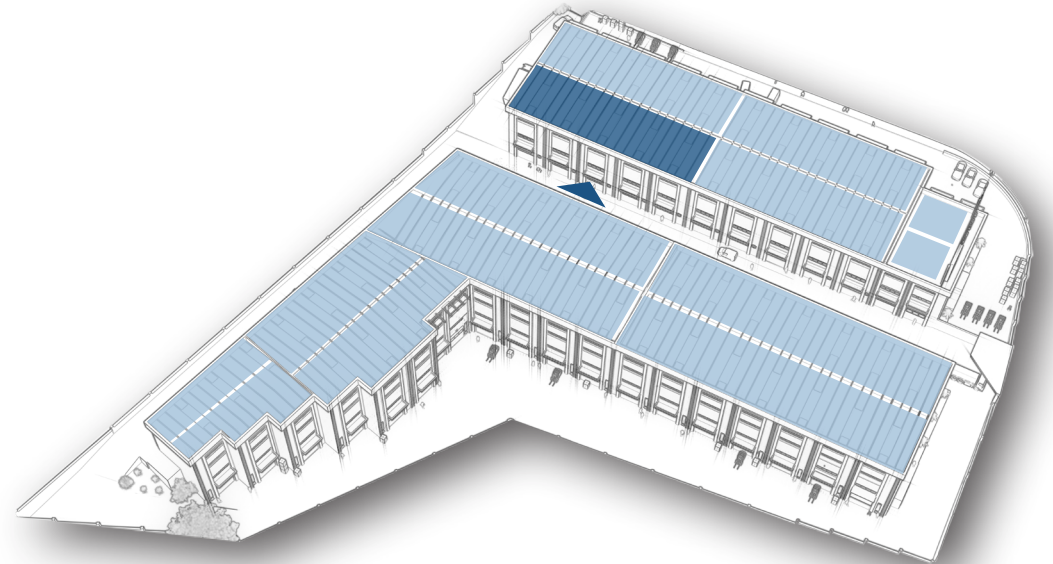
# A BLOK- A3

## BODRUM KAT GİRİŞLİ DÜKKANLAR



35

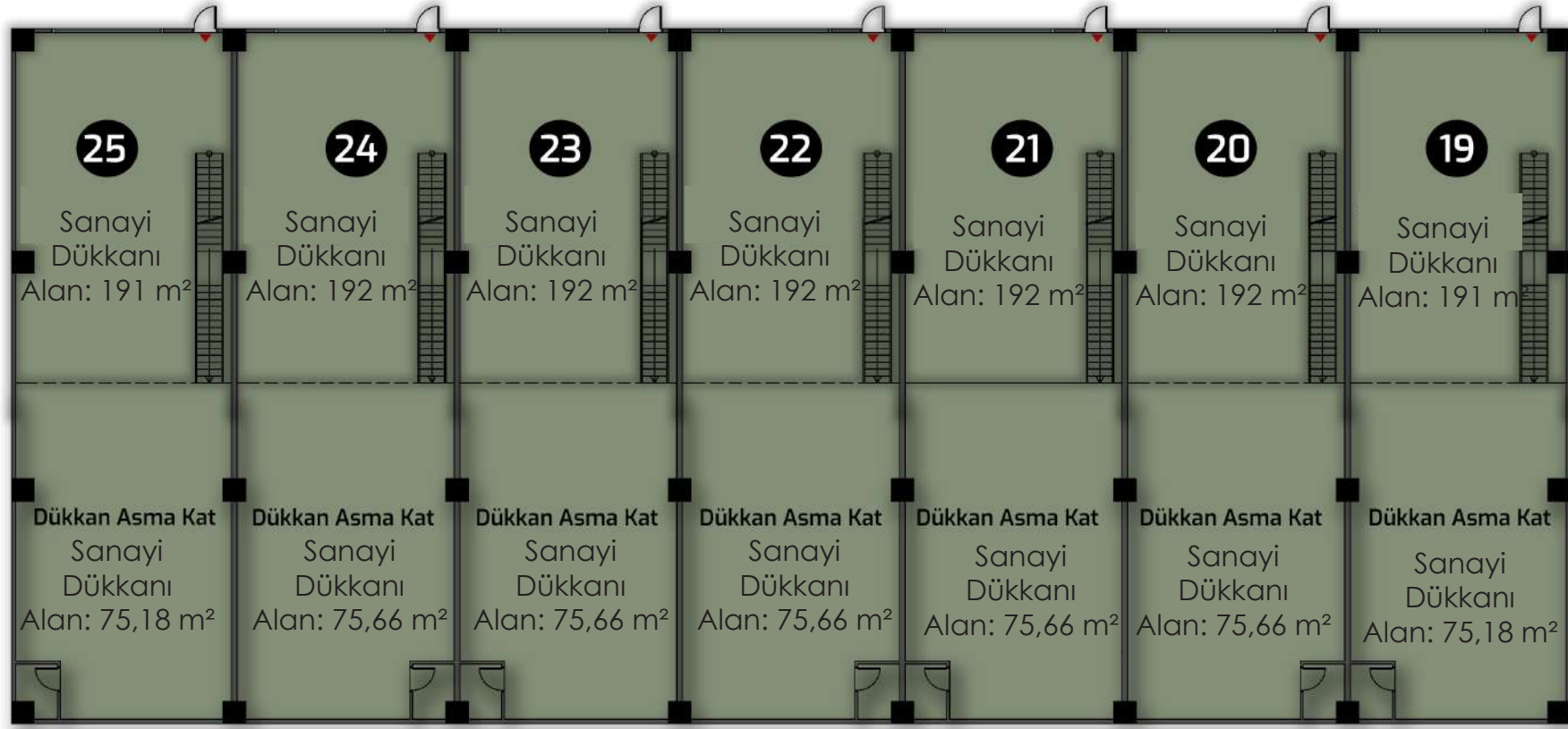
DÜKKANLAR	ÖZELLİK	BRÜT ALAN
8	ASMA KAT	294,761 m <sup>2</sup>
9	ASMA KAT	297,539 m <sup>2</sup>
10	ASMA KAT	297,539 m <sup>2</sup>
11	ASMA KAT	297,539 m <sup>2</sup>
12	ASMA KAT	288,108 m <sup>2</sup>



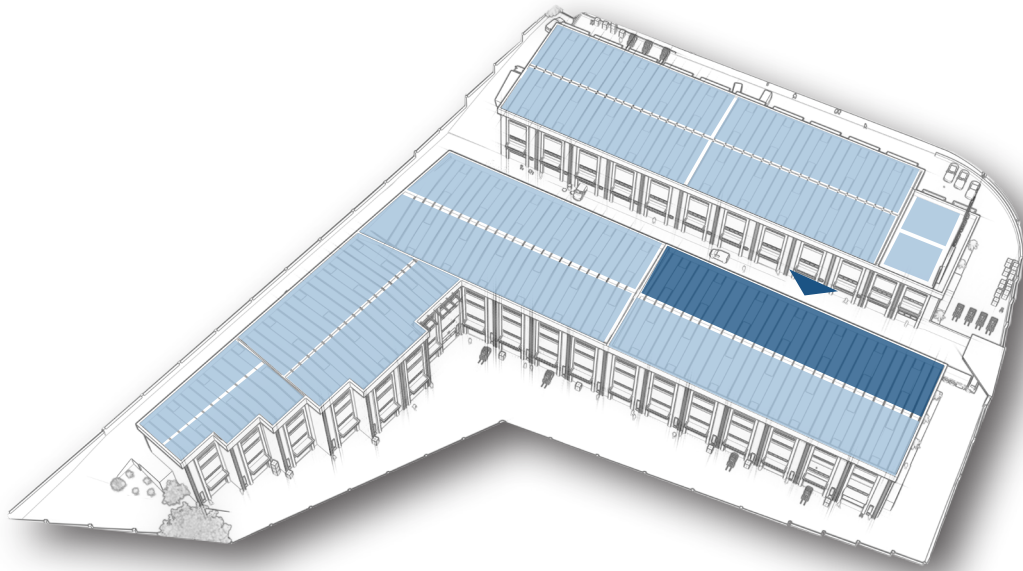


# B BLOK- B1

## ZEMİN KAT GİRİŞLİ DÜKKANLAR



36

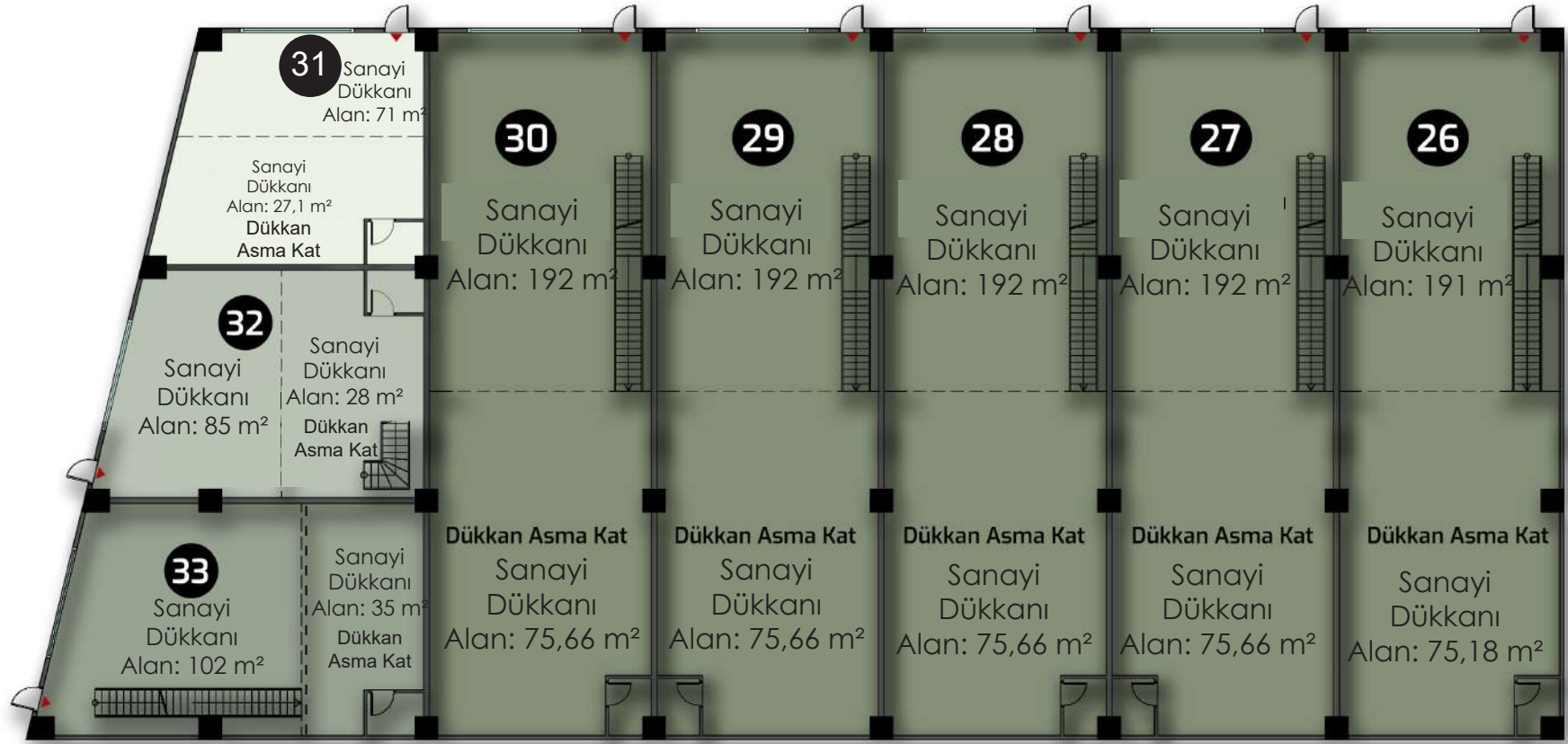


DÜKKANLAR	ÖZELLİK	BRÜT ALAN
19	ASMA KAT	298,121 m <sup>2</sup>
20	ASMA KAT	299,779 m <sup>2</sup>
21	ASMA KAT	299,779 m <sup>2</sup>
22	ASMA KAT	299,779 m <sup>2</sup>
23	ASMA KAT	299,779 m <sup>2</sup>
24	ASMA KAT	299,779 m <sup>2</sup>
25	ASMA KAT	298,121 m <sup>2</sup>

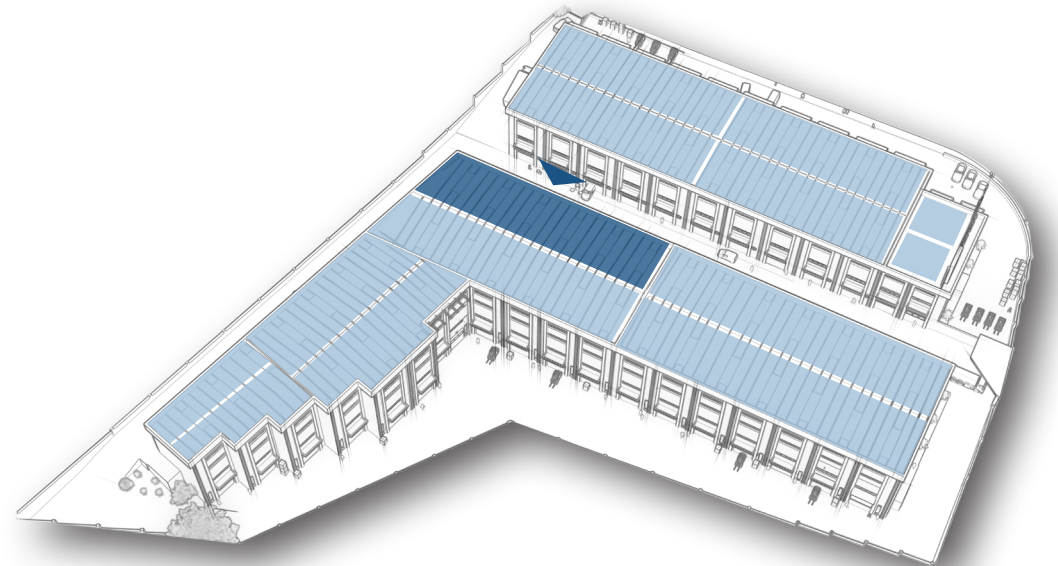


# B BLOK- B2

## ZEMİN KAT GİRİŞLİ DÜKKANLAR



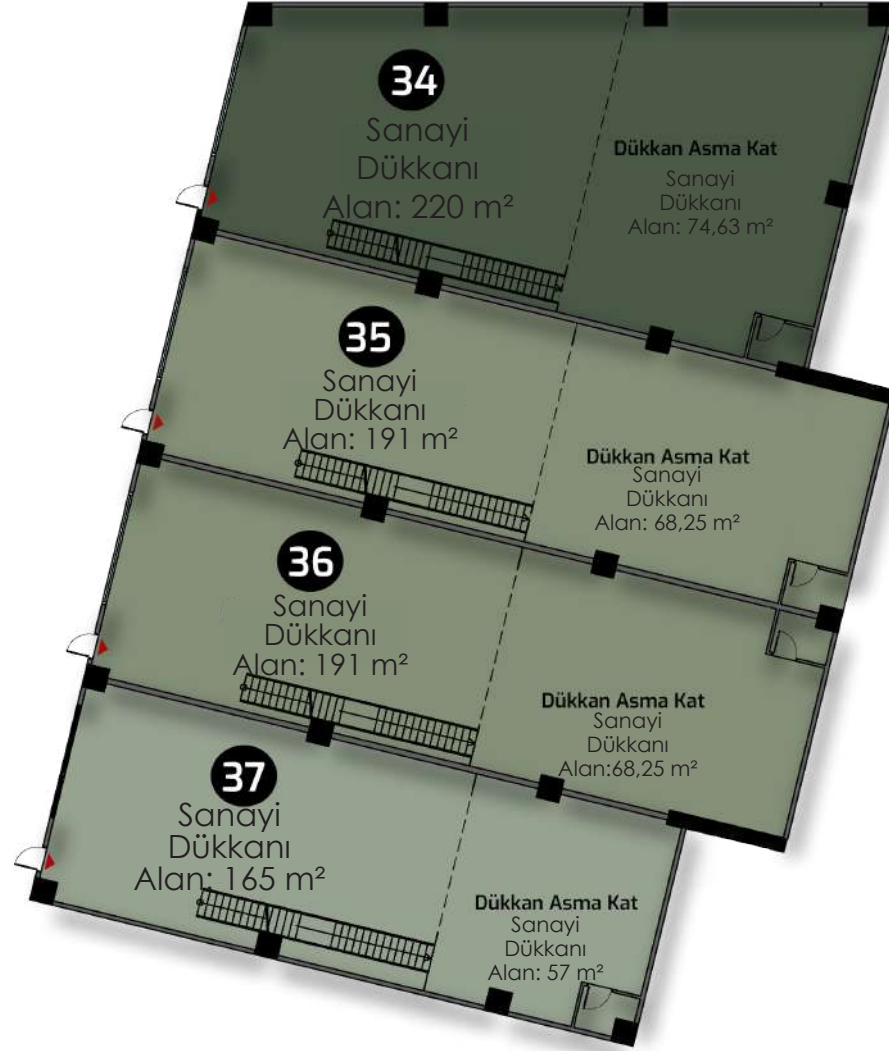
DÜKKANLAR	ÖZELLİK	BRÜT ALAN
26	ASMA KAT	298,121 m <sup>2</sup>
27	ASMA KAT	299,779 m <sup>2</sup>
28	ASMA KAT	299,779 m <sup>2</sup>
29	ASMA KAT	299,779 m <sup>2</sup>
30	ASMA KAT	299,779 m <sup>2</sup>
31	ASMA KAT	109,872 m <sup>2</sup>
32	ASMA KAT	126,56 m <sup>2</sup>
33	ASMA KAT	153,44 m <sup>2</sup>



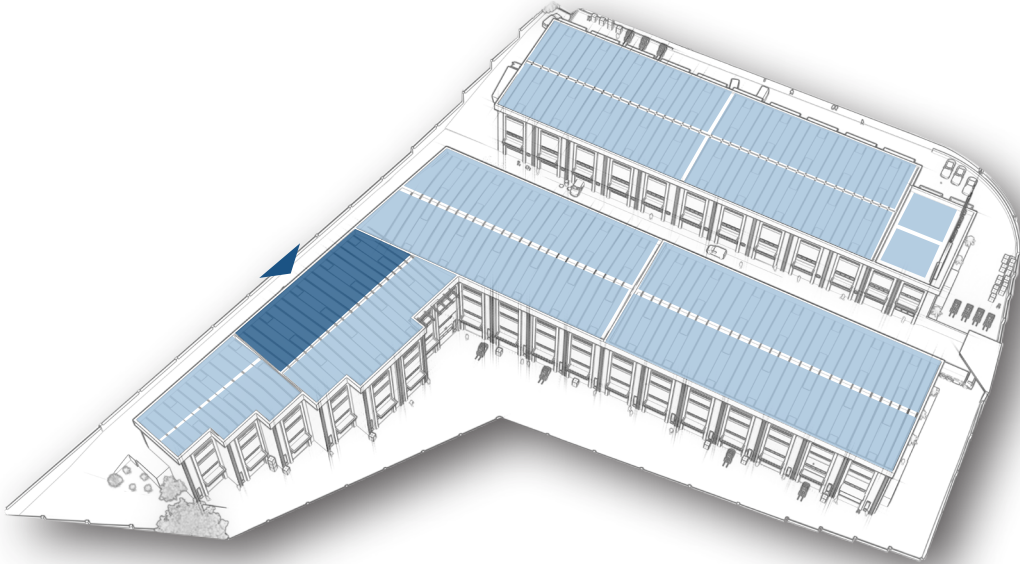


# B BLOK- B3

## ZEMİN KAT GİRİŞLİ DÜKKANLAR



38

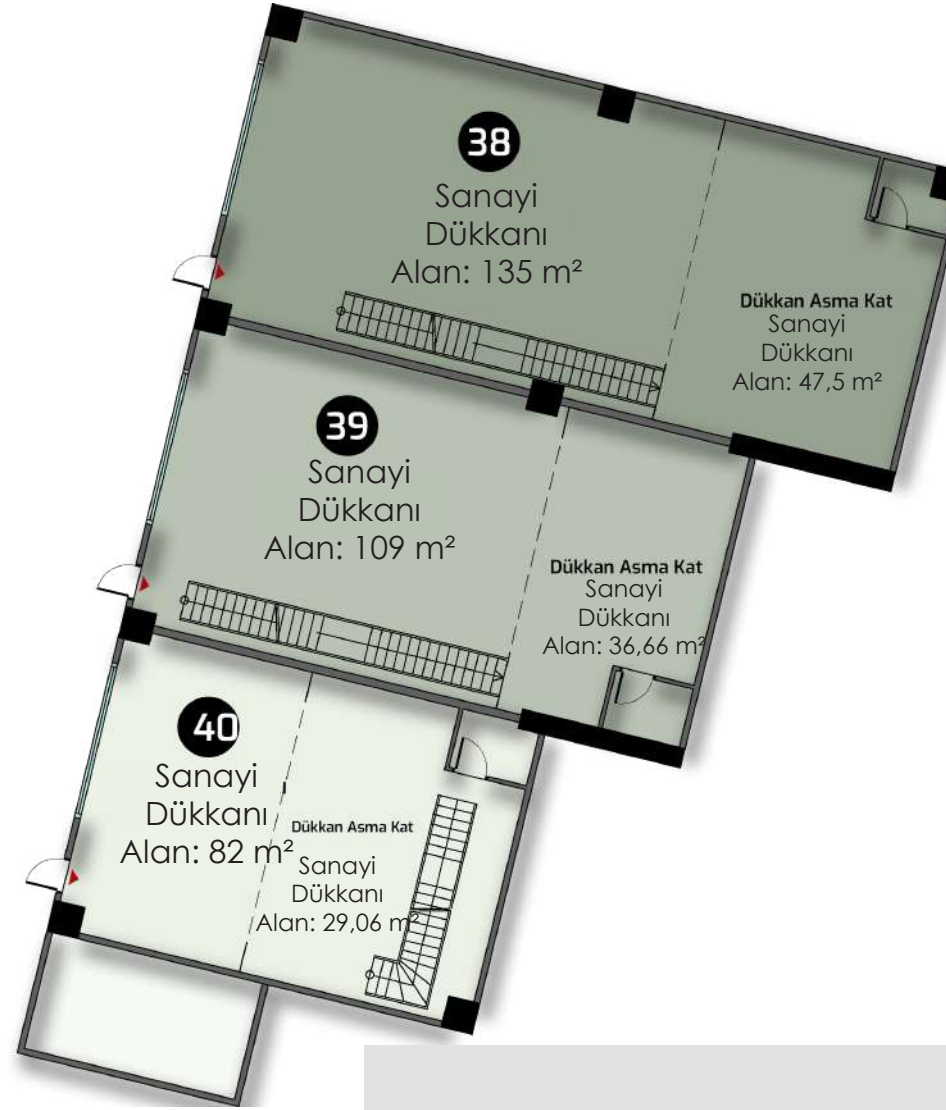


DÜKKANLAR	ÖZELLİK	BRÜT ALAN
34	ASMA KAT	329,985 m <sup>2</sup>
35	ASMA KAT	290,36 m <sup>2</sup>
36	ASMA KAT	290,36 m <sup>2</sup>
37	ASMA KAT	248,64 m <sup>2</sup>



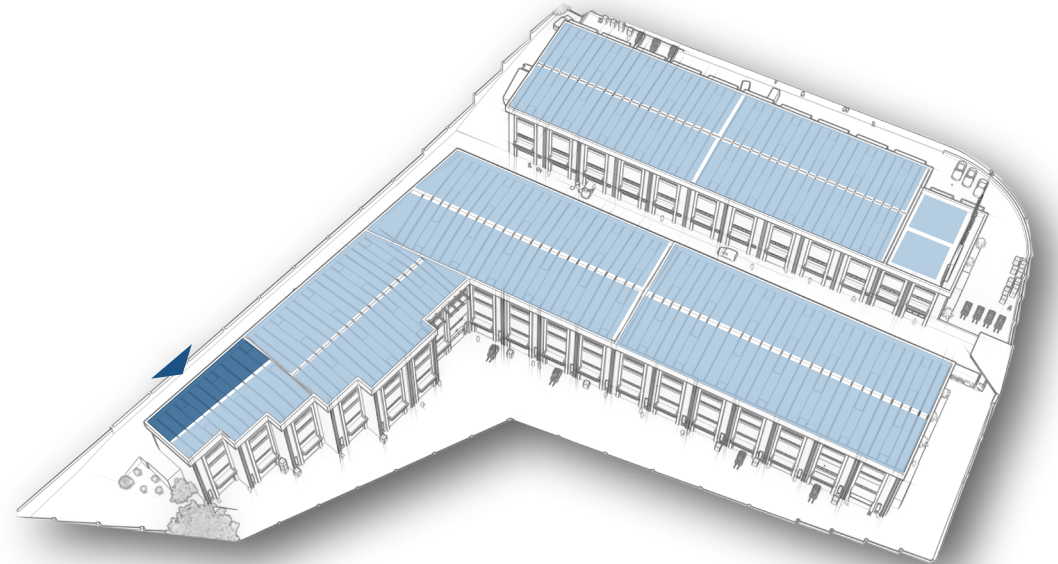
# B BLOK- B4

## ZEMİN KAT GİRİŞLİ DÜKKANLAR



39

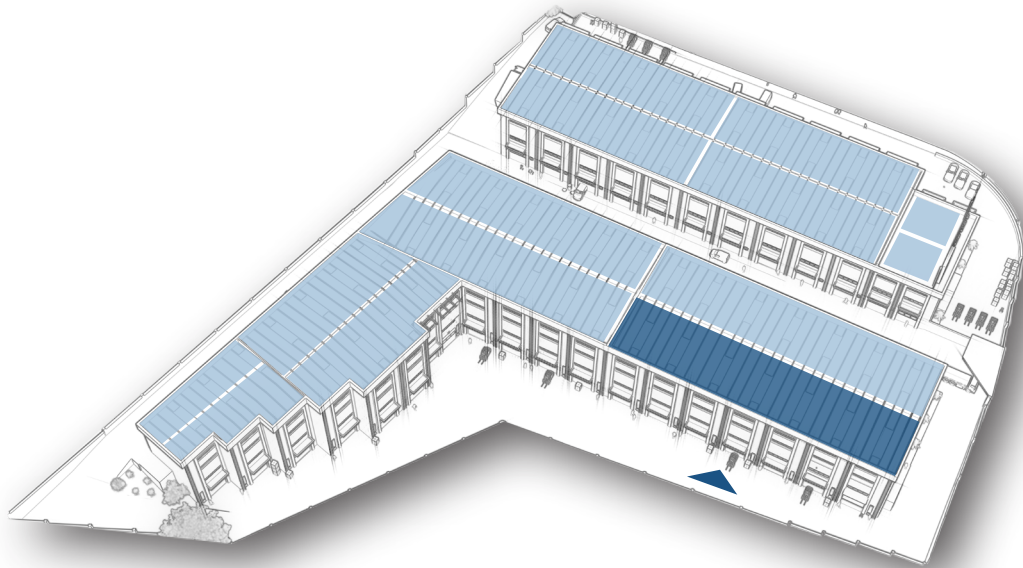
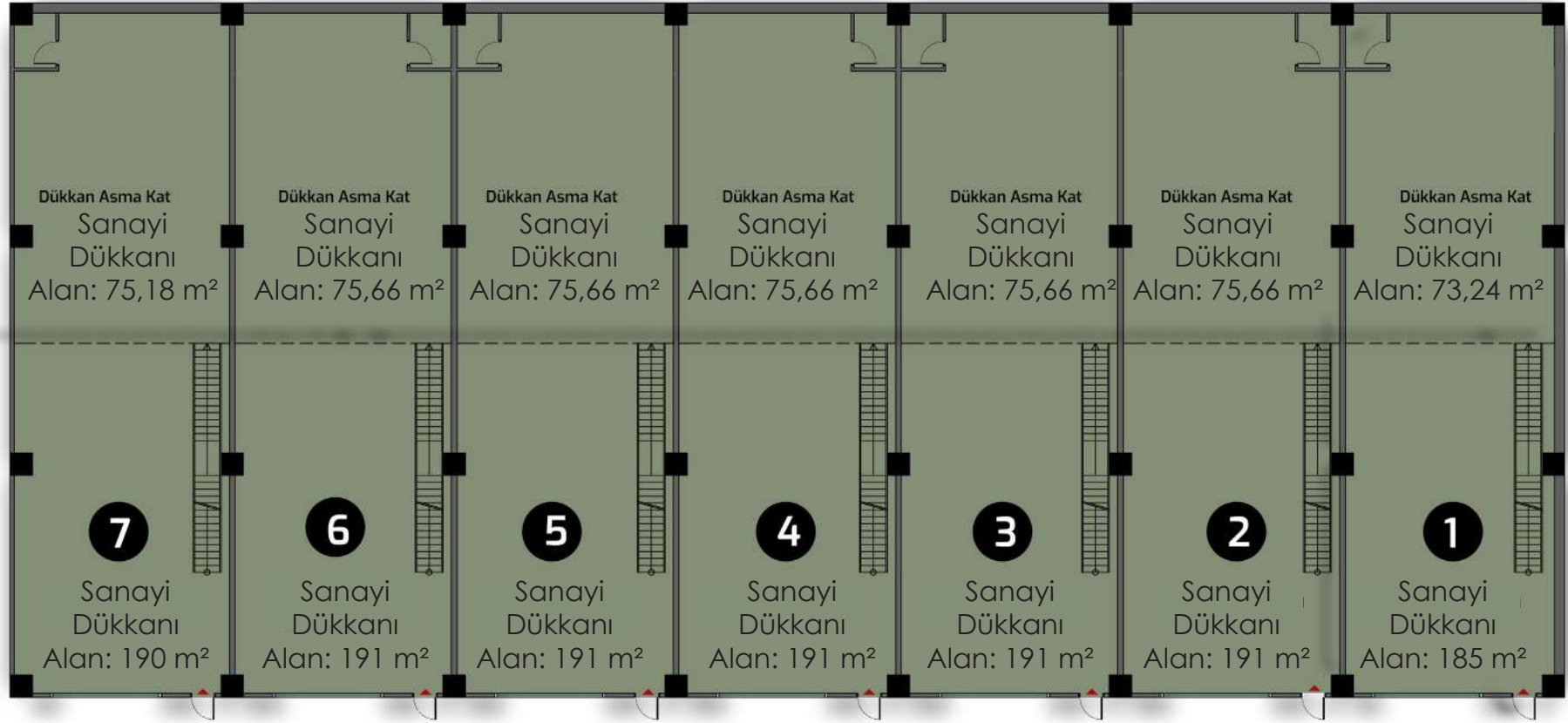
DÜKKANLAR	ÖZELLİK	BRÜT ALAN
38	ASMA KAT	204,4 m <sup>2</sup>
39	ASMA KAT	163,139 m <sup>2</sup>
40	ASMA KAT	124,387 m <sup>2</sup>





# B BLOK- B1

## BODRUM KAT GİRİŞLİ DÜKKANLAR

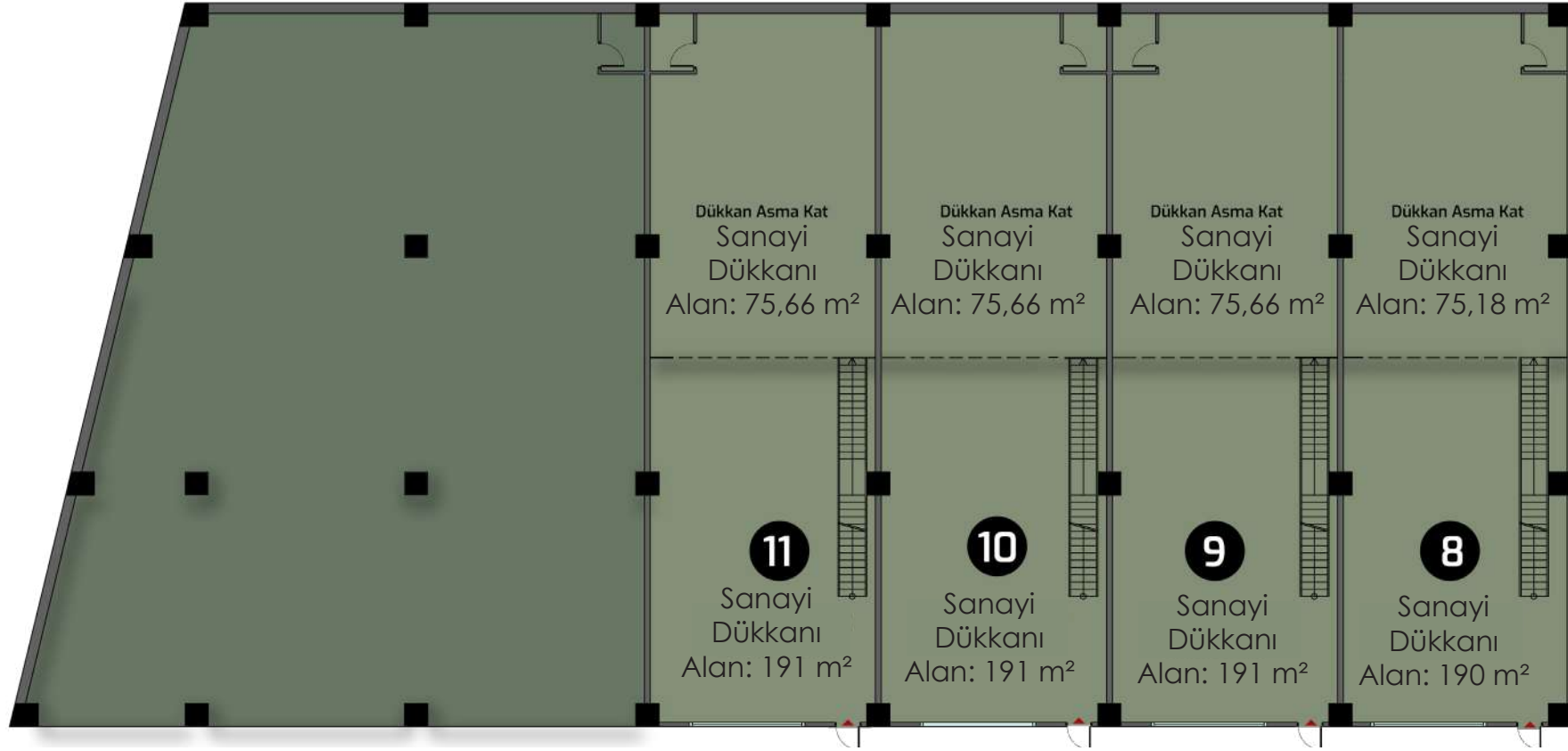


DÜKKANLAR	ÖZELLİK	BRÜT ALAN
1	ASMA KAT	289,228 m <sup>2</sup>
2	ASMA KAT	298,659 m <sup>2</sup>
3	ASMA KAT	298,659 m <sup>2</sup>
4	ASMA KAT	298,659 m <sup>2</sup>
5	ASMA KAT	298,659 m <sup>2</sup>
6	ASMA KAT	298,659 m <sup>2</sup>
7	ASMA KAT	297,001 m <sup>2</sup>

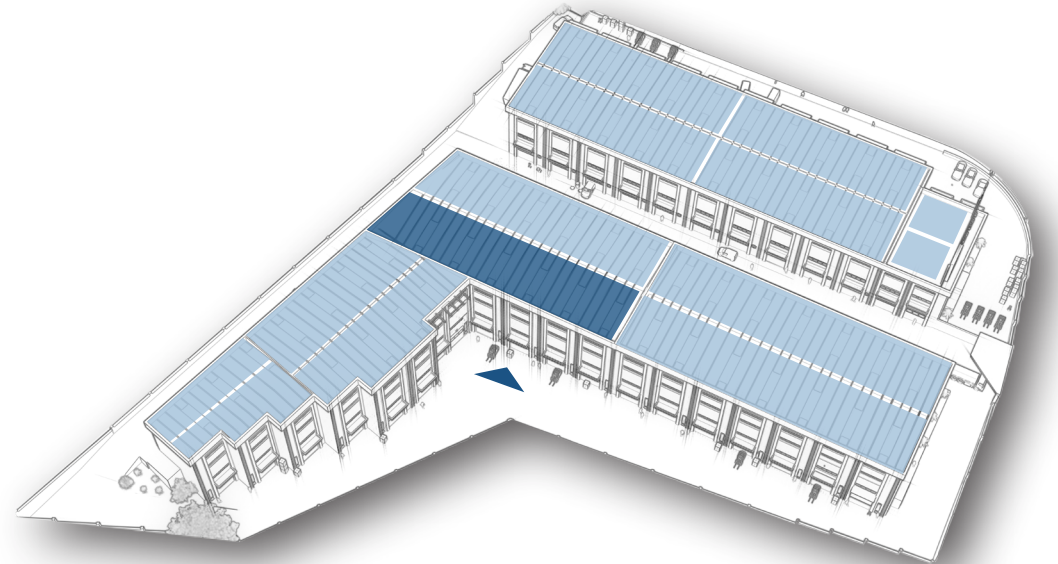


# B BLOK- B2

## BODRUM KAT GİRİŞLİ DÜKKANLAR



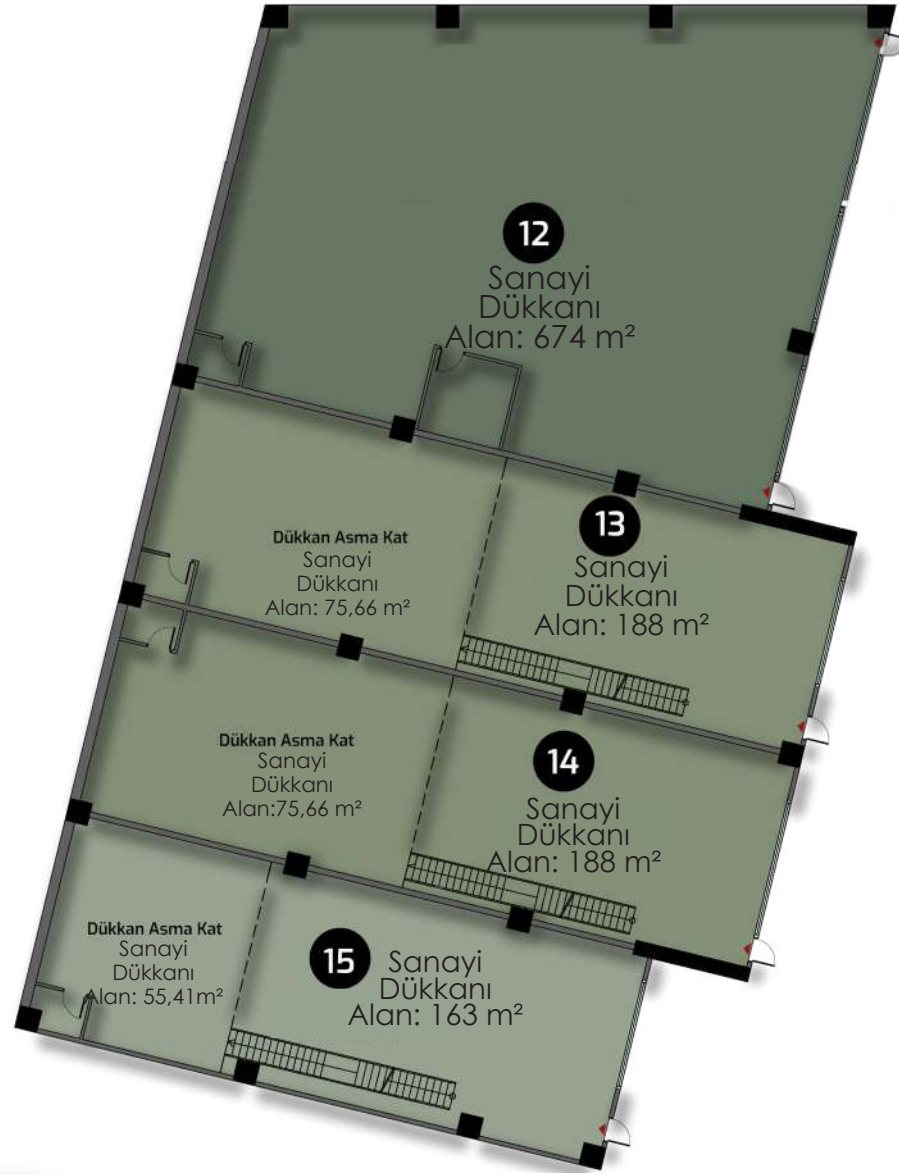
DÜKKANLAR	ÖZELLİK	BRÜT ALAN
8	ASMA KAT	297,001 m <sup>2</sup>
9	ASMA KAT	298,659 m <sup>2</sup>
10	ASMA KAT	298,659 m <sup>2</sup>
11	ASMA KAT	298,659 m <sup>2</sup>



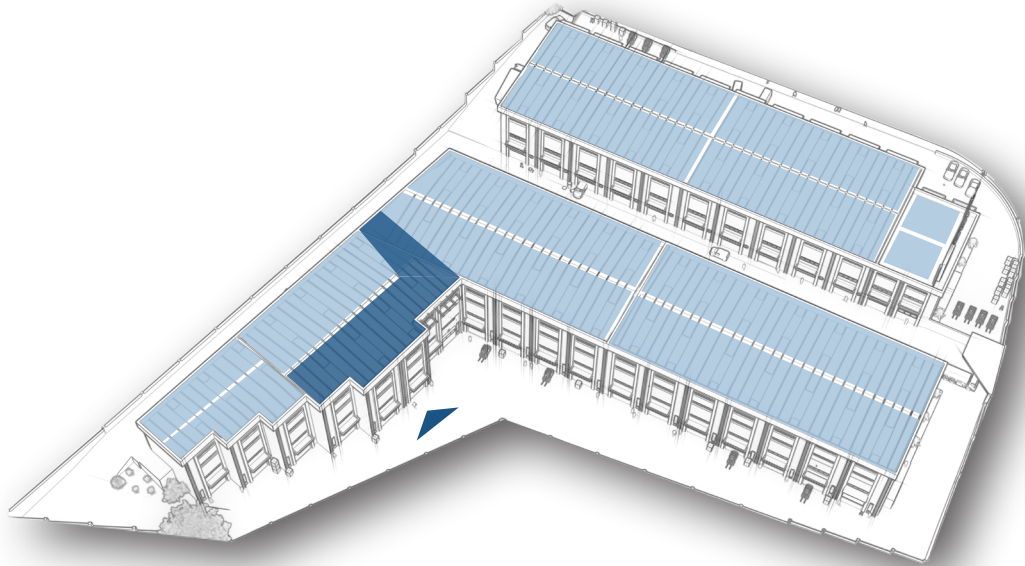


# B BLOK- B3

## BODRUM KAT GİRİŞLİ DÜKKANLAR



42

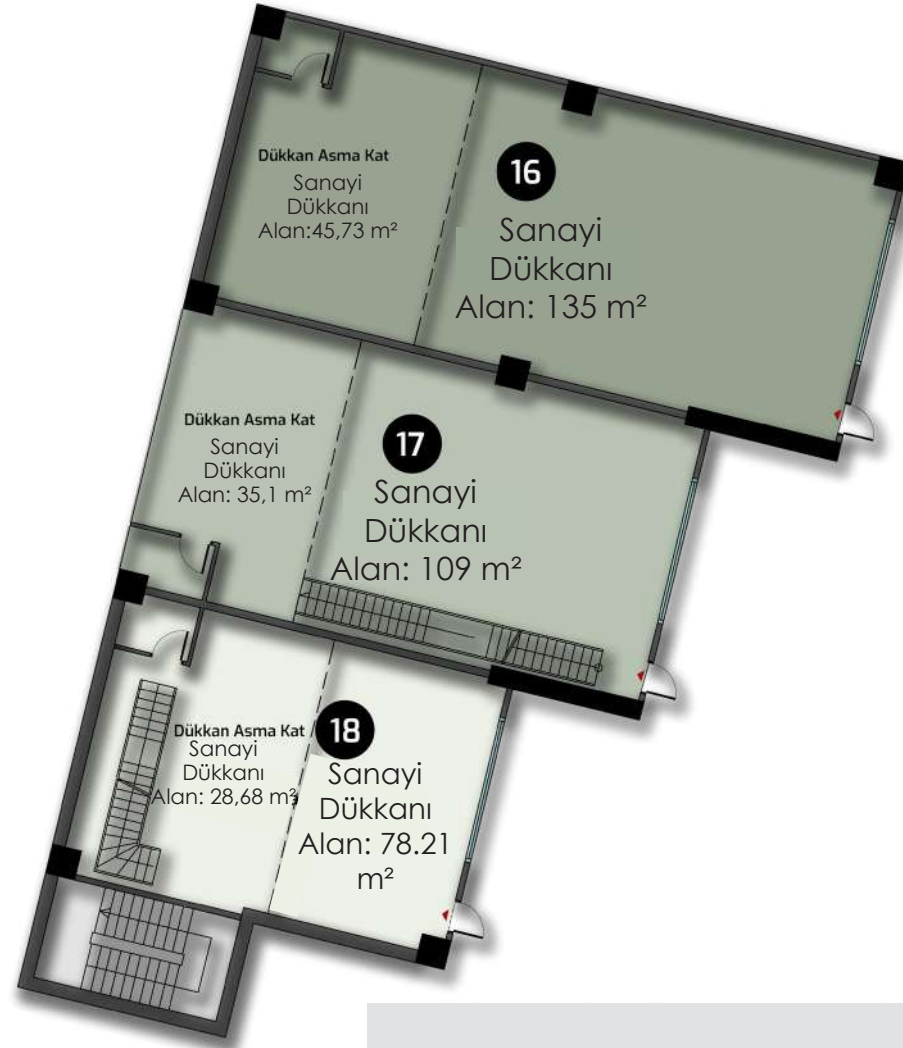


DÜKKANLAR	ÖZELLİK	BRÜT ALAN
12	—	754,88 m <sup>2</sup>
13	ASMA KAT	295,299 m <sup>2</sup>
14	ASMA KAT	295,299 m <sup>2</sup>
15	ASMA KAT	244,619 m <sup>2</sup>



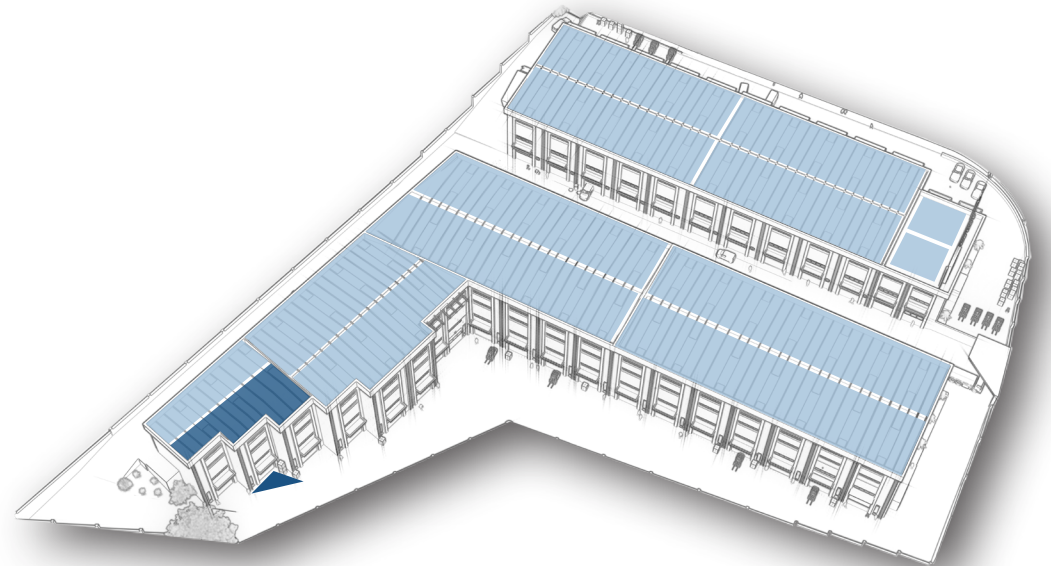
# B BLOK- B4

## BODRUM KAT GİRİŞLİ DÜKKANLAR

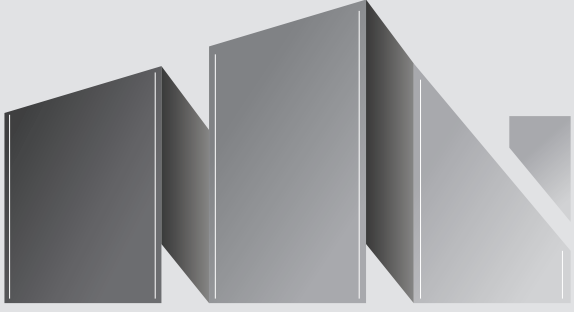


43

DÜKKANLAR	ÖZELLİK	BRÜT ALAN
16	ASMA KAT	202,417 m <sup>2</sup>
17	ASMA KAT	161,392 m <sup>2</sup>
18	ASMA KAT	120,601 m <sup>2</sup>







## Konum **AVANTAJI** ve

BELDE  
LİMANI  
**16 KM**

KROMAN  
LİMANI  
**14 KM**

TUZLA PORT  
LİMANI  
**13 KM**

POLİPORT  
LİMANI  
**17 KM**

KUZEY  
MARMARA  
OTOYOLU  
**23 KM**

TEM  
OTOYOL  
**1,5 KM**

E5  
OTOYOL  
**9 KM**

OSMANGAZİ  
KÖPRÜSÜ  
**20 KM**

SABIHA  
GÖKÇEN  
HAVALİMANI  
**13 KM**



# YANIBAŞINDA Üreten Değerleri İle

İSTANBUL  
ANADOLU  
YAKASI OSB  
**153 FİRMA**  
9000  
PERSONEL

İSTANBUL  
DERİ OSB  
**800 FİRMA**  
40.000  
PERSONEL

KİMYA  
SANAYİCİLERİ  
OSB  
**162 FİRMA**  
8000  
PERSONEL

İSTANBUL  
TUZLA OSB  
**180 FİRMA**  
12.000  
PERSONEL

GEBZE  
GÜZELLER  
OSB  
**160 FİRMA**  
13.000  
PERSONEL

BİRLİK  
OSB  
**88 FİRMA**  
4000  
PERSONEL

TOSB  
OTOMOTİV  
ORGANİZE  
**195 FİRMA**  
25.000  
PERSONEL

GEBZE  
PLASTİKÇİLER  
OSB  
**230 FİRMA**  
14.000  
PERSONEL

DUDULLU  
OSB  
**2300 FİRMA**  
69.000  
PERSONEL





TK TUZLA SHİPYARD  
TERSANESİ

TEM  
OTOYOLU

KİMYA  
SANAYİCİLERİ OSB

TUZLA  
OSB

KARA, DENİZ  
VE HAVA YOLLARININ  
YENİ BULUŞMA NOKTASI



SABIHA GÖKÇEN  
HAVALIMANI

E5  
OTOYOLU

KUZEY MARMARA  
OTOYOLU

DUDULLU  
OSB



MODESA  
AYDINLI







MODESA  
AYDINLI

SAW-SABIHA  
GÖKÇEN HAVALİMANI

BİRLİK **OSB**

İSTANBUL  
ANADOLU YAKASI  
**OSB**

DUDULLU **OSB**

Pendik

KİMYA  
SANAYİCİLERİ **OSB**

TUZLA **OSB**

PENDİK  
LİMAN TESİSLERİ

İSTANBUL DERİ  
**OSB**

TEM OTOYOLU

GEBZE **OSB**

TUZLA PORT  
LİMANI

E5 OTOYOLU

Tuzla

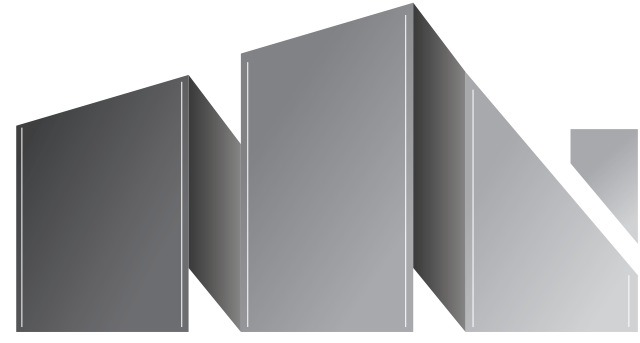
DARICA SANAYİ  
BÖLGESİ **OSB**

Gebze

Darica

GEBZE LİMAN  
TESİSLERİ





# MODESA

Modern Depolama ve Sanayi Merkezi

## PROJE ADRESİ

Aydınlı Mah. Gazi Bulvarı  
No:9 Tuzla/İstanbul



## İLETİŞİM

444 57 90







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Modern Depolama ve Sanayi Merkezi

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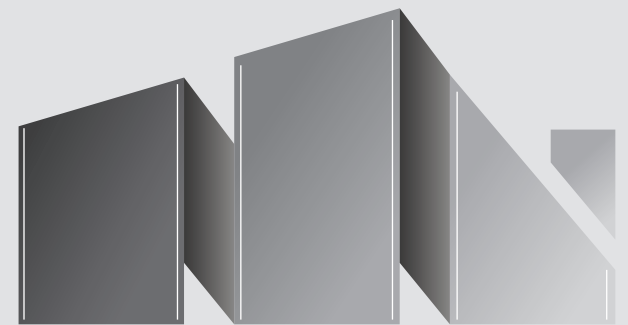
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