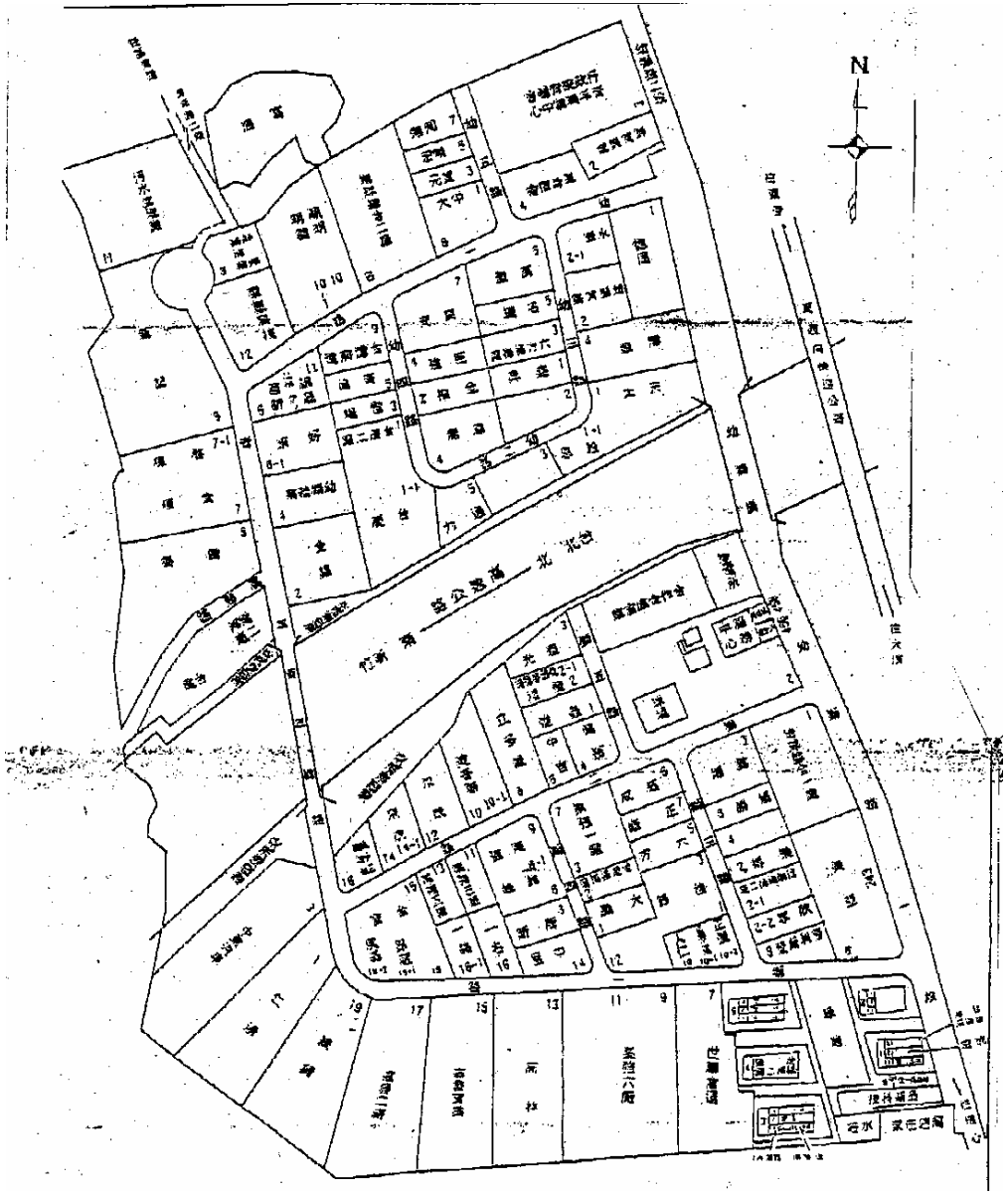幼獅工業區