



### INTRODUCTION

A part 4-/part 6-storey warehouse building with a basement carpark. Prominent buildings nearby include Markono Logistics Building, Sembawang Kimtrans Logistics Centre, German Districentre and World Scientific Publishing Centres.

### GENERAL INFORMATION

<b>Property Type</b>	Warehouse & Logistics
<b>2008 Master Plan Zoning</b>	'Business 2' with plot ratio 2.5
<b>Land Tenure</b>	30 + 30 years (with effect from 16 December 1996)
<b>Land Area</b>	780,096 sq ft
<b>Gross Floor Area</b>	181,705 sq ft
<b>Lifts</b>	<ul style="list-style-type: none"> <li>▪ 1 passenger lift (900 kg)</li> <li>▪ 2 goods lifts (5,000 kg)</li> </ul>
<b>No. of Car Park Lots</b>	14 car park lots
<b>No. of Lorry Lots</b>	4 lorry lots
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>▪ Well-served by Pan Island Expressway and Ayer Rajah Expressway</li> <li>▪ Accessible by Jurong East MRT station along East-West line and North-South Line</li> </ul>

**BUILDING SPECIFICATIONS**
**General Loading\***

Building	Area	Design Live Load (kN/m <sup>2</sup> )
Part 6-Storey Office	Basement car park	20.0
	1 <sup>st</sup> – 6 <sup>th</sup> storey office	2.5
Part 4-Storey Warehouse	1st – 4th storey warehouse	15.0

**Ceiling Height\*\***

Building	Area	Floor to Slab Height (m)
Part 6-Storey Office	Basement car park	3.5
	1 <sup>st</sup> storey office	5.5
	2 <sup>nd</sup> – 6 <sup>th</sup> storey office	4.0
Part 4-Storey Warehouse	1st storey warehouse	7.4
	2nd storey warehouse	6.4
	3rd storey warehouse	8.0
	4th storey warehouse	13.0

**Electrical**

- One emergency back-up stand by 250KVA diesel generator
- Lightning protection system

**Fire Protection**

- Automatic fire sprinkler system
- Hydrant system
- Automatic fire alarm system

\*Based on structural plans

\*\*Based on BP plans