



### INTRODUCTION

A 5-storey single user warehouse with ancillary offices. The building is provided with fire protection systems, security services, M&E services, passenger and cargo lifts, ample loading/unloading bays with dock levellers and connection to public utilities and telecommunication services.

### 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 years (with effect from 16 August 2002)
<b>Land Area</b>	165,873 sq ft
<b>Gross Floor Area</b>	414,270 sq ft
<b>Lifts</b>	<ul style="list-style-type: none"> <li>▪ 2 passenger lifts (1,000 kg)</li> <li>▪ 5 goods lifts (5,000 kg)</li> <li>▪ All lifts are equipped with EBOPs</li> </ul>
<b>No. of Car Park Lots</b>	9 car park lots
<b>Lorry &amp; Loading/Unloading Space</b>	46 lorry lots
<b>Accessibility</b>	<ul style="list-style-type: none"> <li>▪ Close proximity to the PSA Terminals, Jurong Port and Jurong Island</li> <li>▪ Accessible via Ayer Rajah Expressway (AYE), Pan-Island Expressway (PIE) and West Coast Highway</li> <li>▪ Accessible by Jurong East MRT station along the East-West Line</li> </ul>

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

Area	Design Live Load (kN/m <sup>2</sup> )
1 <sup>st</sup> storey warehouse	20.0
2 <sup>nd</sup> storey office	5.0
3 <sup>rd</sup> , 4 <sup>th</sup> & 5 <sup>th</sup> storey warehouse	15.0

**Ceiling Height\*\***

Storey	Floor to Floor Height (m)
1 <sup>st</sup> to 3 <sup>rd</sup> storey	8.65
2 <sup>nd</sup> to 3 <sup>rd</sup> (2 <sup>nd</sup> storey mezzanine)	3.45
3 <sup>rd</sup> to 4 <sup>th</sup> storey	6.5
4 <sup>th</sup> to 5 <sup>th</sup> storey	6.5
5 <sup>th</sup> to roof	6.5

**Electrical**

- Building is licensed for an approved load of 3,000 KVA at 400V 3 phase
- Battery-pack emergency lighting is provided throughout the building
- 500KVA generator is installed to provide secondary power

**Fire Protection**

- Automatic fire alarm system (Vanguard V5)
- Automatic sprinkler system
- Dry riser system

**Security**

- Colour CCTV system installed to provide security surveillance to the lift lobbies, cargo lobbies, rear gate entrance and the building perimeter areas
- CCD colour cameras are installed at this building complete with digital video recorder and video monitor

\*Based on structural plans

\*\*Based on BP plans