



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

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

BUILDING SPECIFICATIONS
General Loading*

Building	Area	Design Live Load (kN/m ²)
Part 6-Storey Office	Basement car park	20.0
	1 st – 6 th 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 st storey office	5.5
	2 nd – 6 th 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