

# Multi Tenanted light Industrial building at Corporation Road



7-storey building with basement carpark

Caters to multi-tenants of both corporate and hi-specs manufacturing companies



Estate Agent License No  
L3008887C

Moving Ahead With  
Corporate Visions

# SPECIFICATIONS



<b>NLA Floor Area</b>	<b>56,303 sqm / Typical Floor Plate: Approx. 9,535 sqm</b>
Floor Loading	1st storey: 12.5 kN/sqm 2nd & 3rd storey: 10.0 kN/sqm 4th – 7th storey: 7.5 kN/sqm
Ceiling Height	1st - 6th storey: 3.1 m - 3.3 m 7th storey: 2.7 m - 2.8 m
Lifts	Passenger/firemen lifts: 16 x 1,630 kg (18 persons) Cargo lifts: 12 x 4,000 kg
Loading Bay Facilities	14 loading/unloading bays with 10 dock levellers
Parking Lots	Car: Approx. 386 (331 basement & 53 open surface) Handicapped: Approx. 2 Motorcycle: Approx. 74 Lorry: Approx. 35 Parking lot allocation: 1 lot per 200 sqm leased
Air-conditioning System	Central chilled water system \$0.01125 psm/hr: Mon to Fri (8am - 6pm) \$0.015 psm/hr: Mon to Fri (6pm - 8am) including Sat, Sun & Public Holidays
Power Supply Allocation	Approx. 0.25 amps per sqm of lettable area
Provisions	24-hour security surveillance
Amenities	Canteen, childcare centre, gym and tennis court



## Accessibility

- Easily accessible to Ayer Rajah and Pan-Island Expressways
- 5 minutes' drive to Lakeside MRT station and 10 minutes' drive to Tuas Checkpoint

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