

# Flexible and Cost-Effective Industrial Solution



## Flatted factories that adopt practical and functional infrastructure design

- Practical and functional infrastructure design
- Emphasis on flexibility and cost-effectiveness for customers
- Favored by manufacturing companies
- Suitable for electronics, precision engineering, and general industries
- Strategically situated within 5 minutes' drive from Central Expressway
- 10 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport
- Within 5 minutes' drive to Ang Mo Kio and Bishan MRT stations



Estate Agent License No  
L3008887C

Moving Ahead With  
Corporate Visions

# Specifications



NLA Floor Area	59,531 sqm
Floor Loading	<p><b>Block 4008</b> 1st storey: 10.0 kN/sqm 2nd - 4th storey: 7.5 kN/sqm</p> <p><b>Block 4009</b> 1st storey: 12.5 kN/sqm 2nd - 4th storey: 7.5 kN/sqm</p> <p><b>Block 4010/4012</b> 1st storey: 15.0kN/sqm 2nd &amp; 3rd storey: 12.5 kN/sqm 4th - 7th storey: 7.5 kN/sqm</p>
Ceiling Height	<p><b>Block 4008</b> - 1st storey: 3.85 m - 2nd - 4th storey: 3.45 m</p> <p><b>Block 4009</b> - 1st storey: 3.8 m - 2nd - 3rd storey: 3.4 m - 4th storey: 4.5 m</p> <p><b>Block 4010/4012</b> - 1st - 6th storey: 3.6 m - 7th storey: 3.7 m</p>
Lifts	<p><b>Block 4009</b> (Co-share with Block 4008): 2 x 1,360 kg (20 persons) <b>Block 4010/4012</b>: 1 x 1,360 kg (20 persons) at each block</p>
Loading Bay Facilities	<p><b>Block 4008/4009</b> (shared)- 5 loading/unloading bays with 3 dock levellers <b>Block 4010</b>- 4 loading/unloading bays with 3 dock levellers <b>Block 4012</b>- 5 loading/unloading bays with 3 dock levellers</p>
Parking Lots	Car: Approx. 510 (311 multi-storey and 199 open surface)
Provisions	<p>Fibre-optic ready <b>Block 4008, 4010 and 4012</b> Heat detector, fire extinguisher and hose reel <b>Block 4009</b> Fire sprinkler</p>
Amenities	<p>Canteen Food centre in close proximity</p>

Corporate Visions Pte Ltd

Tel : 65 6733 2911 Whatsapp : 65 9696 5099 <https://www.corporatevisions.sg>

The information contained hereby is subject to change and cannot form part of an offer or contract. While every reasonable care has been taken in providing this information, the owner or its agent cannot be held responsible for any damage or loss suffered as a result of any inaccuracies in this documents. All interested parties shall make enquiries to satisfy themselves of any the information. Copyright@2012 .All rights reserved

Estate Agent License No  
L3008887C

Moving Ahead With  
Corporate Visions