

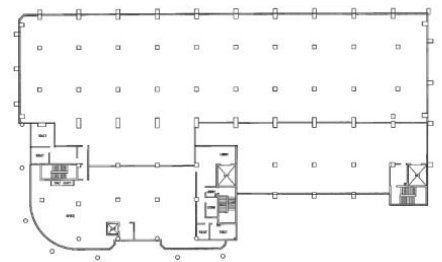
# Multi-Story Warehouse Building with Basement Parking



A part 4-/part 6-storey warehouse building with basement carpark.  
With its close proximity to the Toh Tuck Flyover and residential areas along Toh Guan Road

*\*\* Signage rights available to selected tenants, subject to payment of license fee*

- Complemented with its 20 & 40-footer loading bays, it is a boon to logistics and last-mile delivery companies
- Well-served by PIE AYE Expressway
- Accessible by Jurong East
- MRT station along East-West line and North-South Line



Estate Agent License No  
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# Specifications



Zoning	B2 Industrial
Unit Size	Ranges from 600 - 32,000 sf
Floor Loading	Basement Car Park - 20.0 KN/sqm 1st -6th storey ancillary office -2.5 KN/sqm 1st -4th storey warehouse -15 KN/sqm
Ceiling Height	Basement car park - 3.5 m 1st storey ancillary office - 5.5 m 2nd - 6th storey ancillary office - 4.0 m 1st storey warehouse - 7.4 m 2nd storey warehouse - 6.4 m 3rd storey warehouse - 8.0 m 4th storey warehouse - 13.0 m
Loading /Unloading	7 loading/unloading bays with dock levellers
Lifts	1 Passenger lift (900 kg) 2 Cargo lifts (5,000 kg)
Car Parking	14 lots
Unit Electrical Provision	63 to 100 amps 3 phase
Security	<ul style="list-style-type: none"> <li>• CCTV cameras complete with digital video recorder</li> <li>• 24hr security surveillance</li> </ul>
Amenities	Eateries nearby

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