

# High-Spec Industrial Buildings in Central Location with Top Amenities



*The property comprises of 2 blocks of B1 high-tech industrial buildings with a 5-storey ramp-up building (Main Building) and an 8-storey building (Annex Building).*

## Amenities

- ✓ Lifestyle & wellness-oriented business environment
- ✓ Refurbished green healthy café with outdoor dining area
- ✓ Childcare centre
- ✓ New recreational facilities i.e basketball courts, tennis courts, gymnasium and landscaped courtyards
- ✓ New End Of Trip facilities i.e. bicycle racks, shower amenities and lockers

## Accessibility

- ✓ 12 minutes walk to Pasir Panjang and Labrador Park MRT Stations (Circle Line)
- ✓ Directly connected to HortPark
- ✓ Wide range of retail shops available within walking distance at Alexandra Retail Centre



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# High-Spec Industrial Buildings in Central Location with Top Amenities



63 Alexandra Terrace	
No of Storey	5 storey with Ramp up access
Unit size	Range from 5,000 to 100,000 sqft
Air-conditioning	Centralised air-con
Power Supply Allocation	30A 3 phase to 300A and 3 phase
Flooring and Ceiling	Provision of floor trap False ceiling will be provided for certain Level Level 4&5 will be bare and integrated ceiling works can be done at tenant request
Ceiling Height	L1: 6.7m L2: 6.3m L3: 6.3m L4: 7.8m L5: 12.3m
Floor Loading	L1 : 25 KN/sqm L2 - L4 : 20 KN/sqm L5: 60 KN/sqm
Lift	Passenger 8 (1350 kg) Service Lift 2 (4,500 kg)
Loading Bay & Dock Levellers	L1: 7 container trailer lots L2: 3 container trailer lots L3: 5 container trailer lots L4: 5 container trailer lots L5: 13 container trailer lots
Car Park Lots	19 Lorry 188 Cars 47 Motors

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# High-Spec Industrial Buildings in Central Location with Top Amenities



## 61 Alexandra Terrace

No of Storey	8 storey with Ramp up access
Unit size	Range from 2,000 to 16,000 sqft
Air-conditioning	Centralised air-con
Flooring and Ceiling	Cemented Screed False ceiling will be provided
Ceiling Height	L5 - L8 4m
Foor Loading	L5 – L8: 3.5 KN/sqm
Lift	Passenger 4 (1350 kg) Service Lift 1 (2,040 kg)



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