

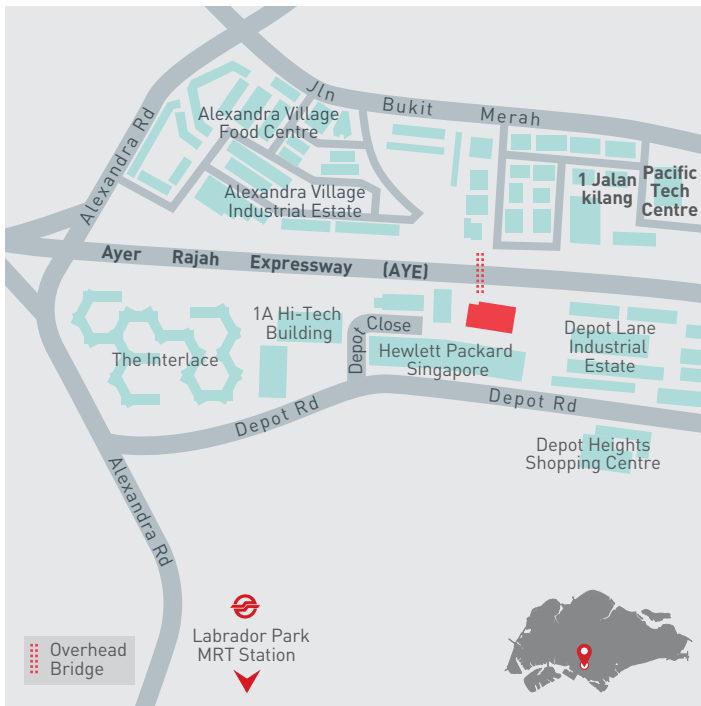


138 DEPOT ROAD

Located within Depot Lane Industrial Estate, 138 Depot Road is located off Alexandra Road and is well-served by Ayer Rajah Expressway. It provides the ideal environment for companies in manufacturing technology, electronics and IT hardware & software development.

138 Depot Road
Singapore 109683





Ceiling Height

- Floor to floor
 - 1st & 2nd storey: 6.5 m
 - 3rd & 4th storey: 5.5 m
 - 5th - 7th storey: 4.2 m

Column Grid

- Approx. 9.5 m x 11.0 m

Lifts

- Passenger lifts: 3 x 1,020 kg (15 persons)
- Firemen lift: 1 x 1,020 kg (15 persons)
- Cargo lifts: 3 x 3,000 kg
 - Dimension: 2.5 m (W) x 3.25 m (D) x 2.9 m (H)
 - Lift car door size: 2.0 m (W) x 2.6 m (H)

Loading Bay Facilities

- 4 loading/unloading bays with dock levellers

Parking Lots

- Car: Approx. 296 (245 basement, 51 open surface)
- Handicapped: Approx. 2
- Motorcycle: Approx. 8
- Parking lot allocation: 1 lot per 200 sqm leased

Air-conditioning System

- Water-cooled chiller system

Power Supply Allocation

- Approved load: Approx. 2MVA
- Power allocation: Approx. 3 x 4,000 amps

Provisions

- 24-hour Security/CCTV (at common area)
- Automatic sprinkler system
- Dry riser system
- Hosereel & fire hydrant

Amenities

- Walking distance to amenities at Depot Heights Shopping Centre

ACCESSIBILITY

- 10 minutes' drive to Central Business District
- Well-linked via Ayer Rajah Expressway

BUILDING SPECIFICATIONS

Type of Building

- 7-storey hi-specs industrial building with 2 levels of basement carpark

Floor Area

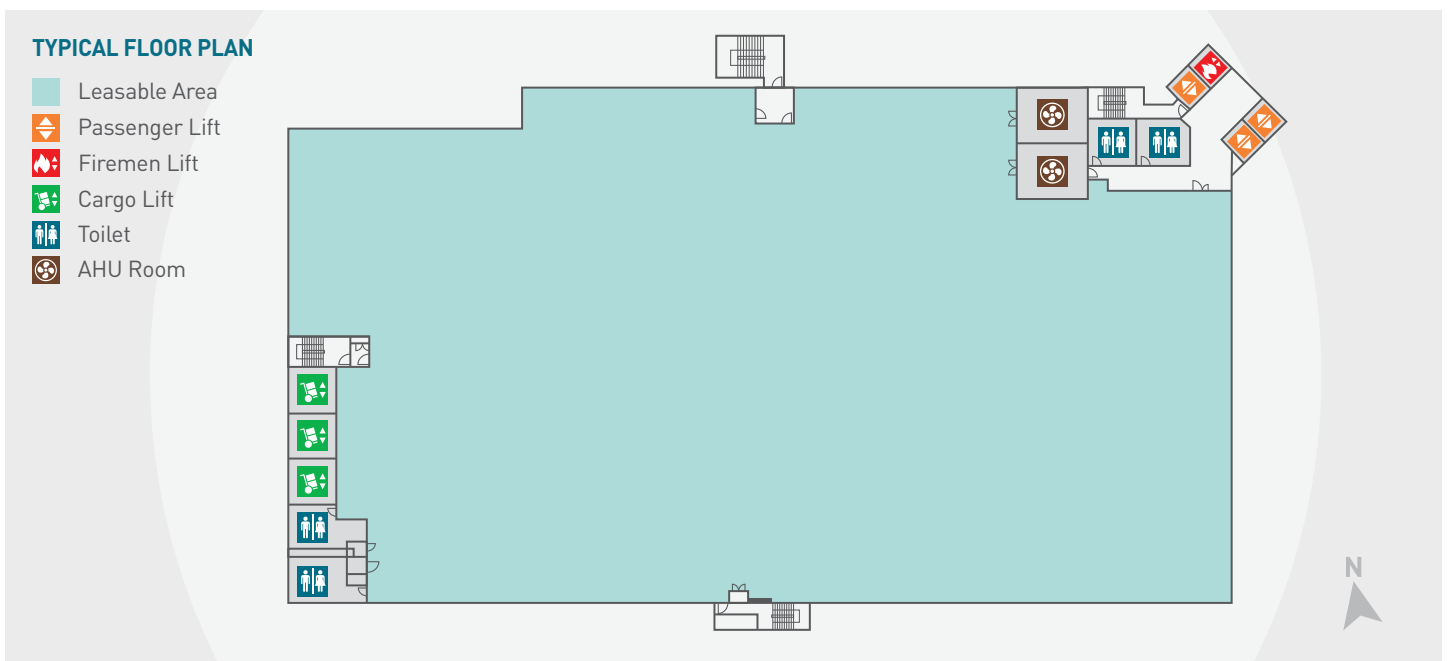
- Total NLA: Approx. 26,485 sqm

Typical Floor Plate

- 1st storey: Approx. 2,837 sqm
- Typical floor: Approx. 3,900 sqm

Floor Loading

- 1st & 2nd storey: 12.5 kN/sqm
- 3rd - 7th storey: 10.0 kN/sqm



Lease Enquiries: 6508 8686 or sg.marketing@capitaland.com

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