

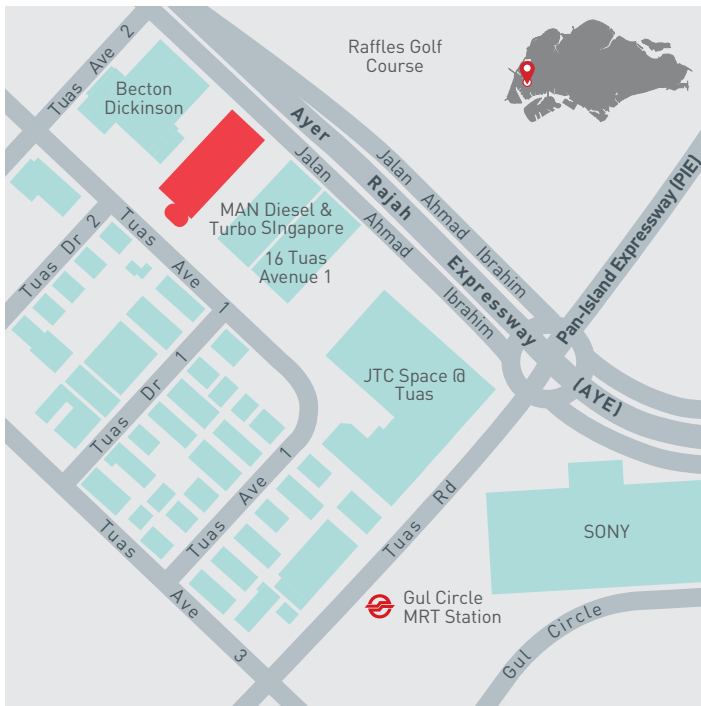


20 TUAS AVENUE 1

20 Tuas Avenue 1 is a three-storey ramp-up warehouse facility with roof top parking for vehicles. It is located in western part of Singapore and is easily accessible via the Ayer Rajah Expressway and in close proximity to Tuas Checkpoint.

20 Tuas Avenue 1
Singapore 639532





Typical Floor Plate

- 1st - 3rd storey: Approx. 13,724 sqm

Floor Loading

- 1st - 3rd storey: 25.0 kN/sqm
- Rooftop: 15.0 kN/sqm

Ceiling Height

- Floor to floor
- 1st - 3rd storey: 12.0 m

Column Grid

- Approx. 11.4 m x 11.4 m

Lifts

- Passenger lifts: 5 x 900 kg (15 persons)

Loading Bay Facilities

- 108 nos. hydraulic type, 2.0 m (W) x 2.8 m (L); Lip extension - 0.5 m; Frame height - 0.5 m; Capacity - 12,500 kg
- 34 loading/unloading bays with dock levellers per floor

Parking Lots

- Car: Approx. 190 (151 on roof top)
- Motorcycle: Approx. 20
- Lorry: Approx. 37 (on roof top)
- Container: Approx. 241 (137 on roof top)

Power Supply Allocation

- 2,400 amps per floor

Provisions

- ESFR Fire sprinkler system for all warehouse spaces designed to SS CP 52.
- Closed circuit TV system

ACCESSIBILITY

- 5 minutes' drive to Tuas Checkpoint and 15 minutes' drive to Jurong Port
- 5 minutes' walk to bus stop with bus no. 192
- Walking distance to Gul Circle MRT station

BUILDING SPECIFICATIONS

Type of Building

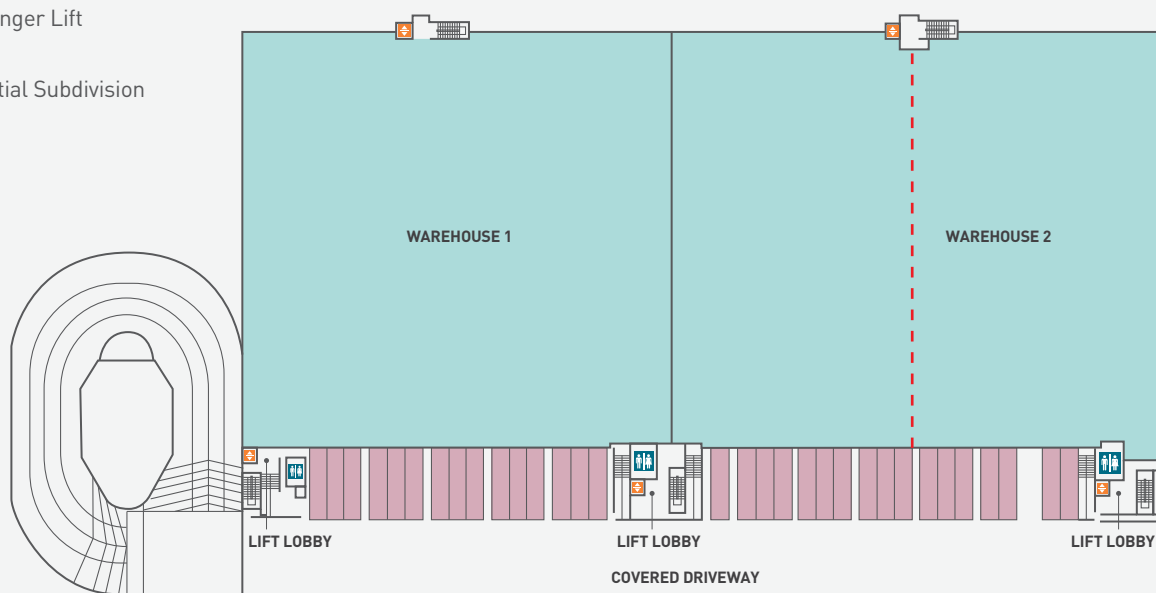
- 3-storey ramp-up warehouse with rooftop parking for vehicles

Floor Area

- Total NLA: Approx. 41,134 sqm

TYPICAL FLOOR PLAN

- Leasable Warehouse Area
- Loading/unloading Bays
- 🚶 Passenger Lift
- 🚻 Toilet
- - - Potential Subdivision



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