



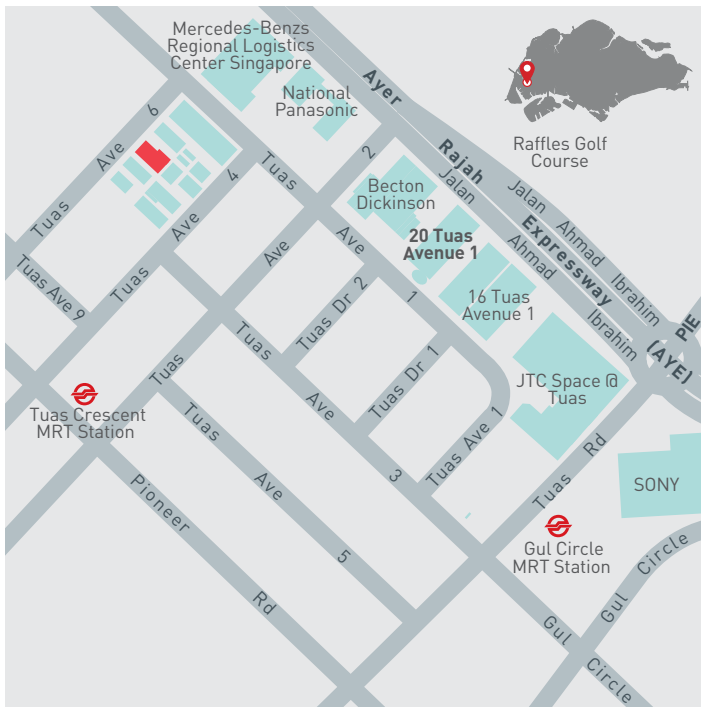
## 20 TUAS AVENUE 6

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20 Tuas Avenue 6 is a three-storey standalone warehouse facility. Located in the western part of Singapore, it is easily accessible via the Ayer Rajah Expressway and is in close proximity to the Tuas Checkpoint.

20 Tuas Avenue 6  
Singapore 639307





### Typical Floor Plate

- Ancillary Office
  - 1st - 3rd storey: Approx. 327 sqm each
- Ancillary Area
  - 1st storey: Approx. 9 sqm
  - 2nd storey: Approx. 110 sqm
- Warehouse
  - 1st storey: Approx. 3,130 sqm
  - 2nd storey: Approx. 855 sqm

### Floor Loading

- Ancillary Office
  - 1st - 3rd storey: 4.0 kN/sqm
- Warehouse
  - 1st - 2nd storey: 12.5 kN/sqm

### Ceiling Height

- Floor to floor
  - Ancillary Office
    - 1st storey: 4.0 m
    - 2nd storey: 3.2 m
    - 3rd storey: 3.0 m
  - Warehouse below Mezzanine: 5.1 m
  - Warehouse Mezzanine: 5.4 m
  - Warehouse: 10.5 m

### Column Grid

- 1st - 3th storey: Approx. 9.4 m x 11.4 m

### Parking Lots

- Car: Approx. 8
- Lorry: Approx. 3

### Power Supply Allocation

- Approx. 400 amps (3-Phase)

### Provisions

- Manual call points, fire alarm panels, hosereel and fire extinguishers serving the whole building

### Amenities

- Eating house in the vicinity

### 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 Tuas Crescent MRT station

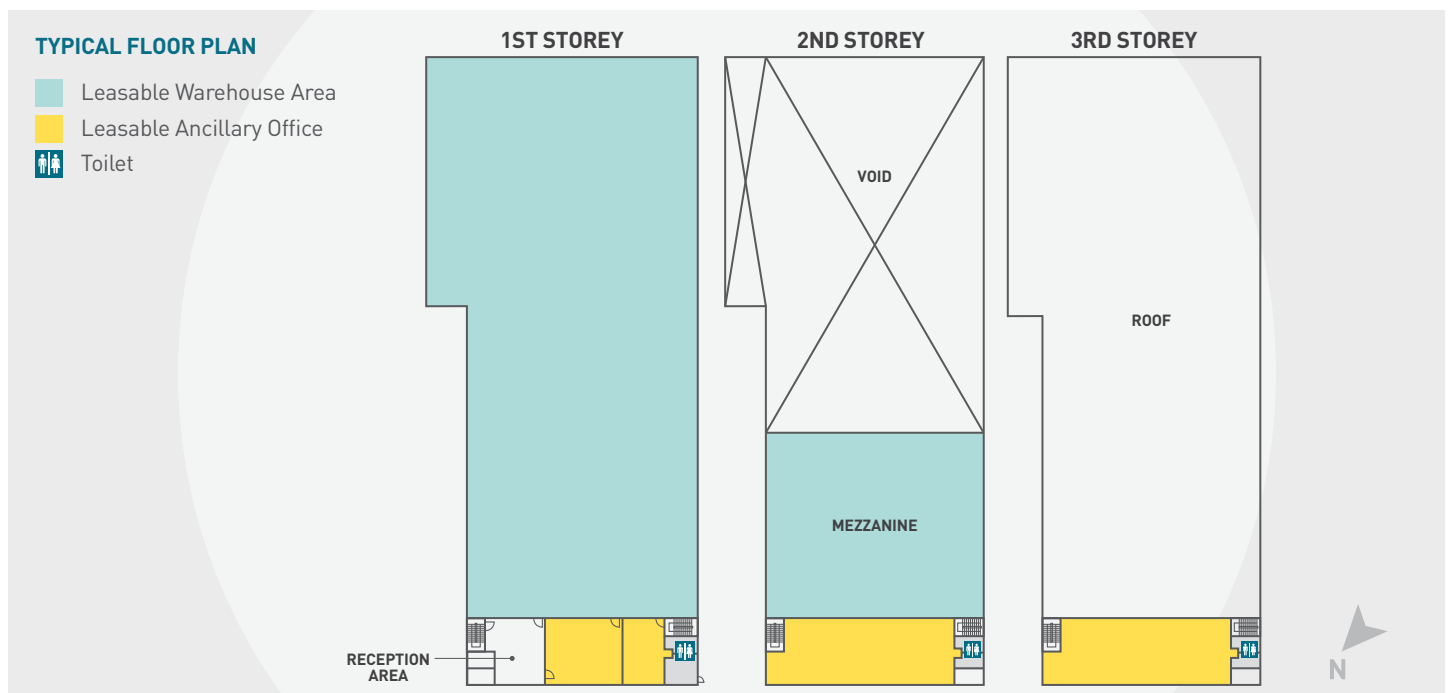
### BUILDING SPECIFICATIONS

#### Type of Building

- 3-storey warehouse building with ancillary office

#### Floor Area

- Total GFA: Approx. 5,085 sqm



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