

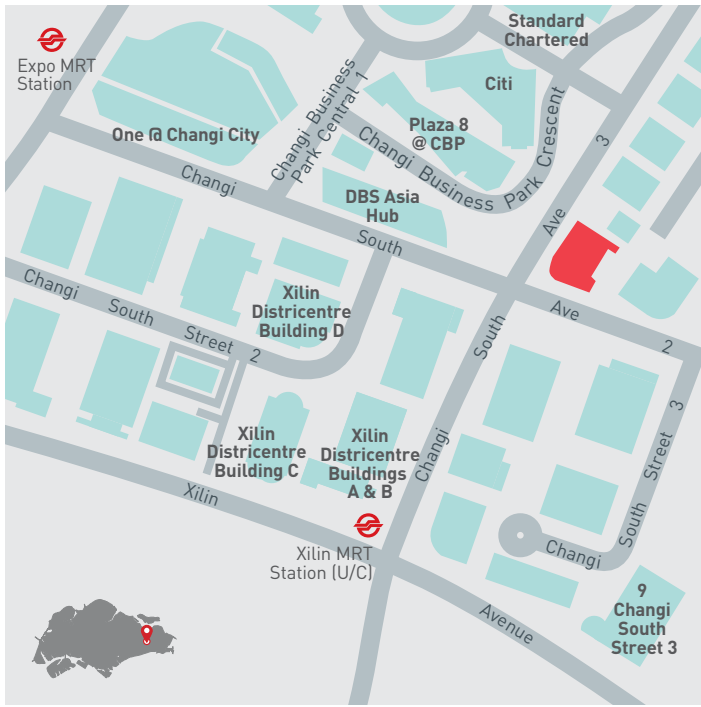


21 CHANGI SOUTH AVENUE 2

21 Changi South Avenue 2 is a four-storey conventional warehouse building incorporating a separate single-storey warehouse. Located at the fringe of Changi Business Park at Changi South Industrial Estate, it is easily accessible via the East Coast Parkway and Pan-Island Expressway.

21 Changi South Avenue 2
Singapore 486630





ACCESSIBILITY

- 5 minutes' drive to East Coast Parkway and 10 minutes' drive to Pan-Island Expressway
- 5 minutes' drive to Expo MRT station
- Easily accessible to Singapore Changi Airport

BUILDING SPECIFICATIONS

Type of Building

- 4-storey warehouse building with a standalone single-storey warehouse

Floor Area

- Total NLA: Approx. 11,545 sqm

Typical Floor Plate

- Approx. 3,710 sqm

Floor Loading

- Showroom: 7.5 kN/sqm
- 1st storey: 25.0 kN/sqm
- 2nd storey: 5.0 kN/sqm
- 3rd & 4th storey: 20.0 kN/sqm
- Standalone warehouse: 25.0 kN/sqm

Ceiling Height

- Floor to floor
 - Ancillary Office
 - 1st storey: 4.4 m
 - 2nd storey: 3.6 m
 - Warehouse
 - 1st, 3rd and 4th storey: 8.0 m
 - Standalone warehouse: 8.0 m

Column Grid

- 1st - 4th storey: Approx. 8.5 m x 8.5 m

Lifts

- Cargo lifts
 - 1 x 3,000 kg
 - Dimension: 2.3 m (W) x 2.4 m (D) x 2.5 m (H)
 - 2.4 m (W) x 2.4 m (D) x 2.5 m (H)
 - Lift car door size: 1.8 m (W) x 2.5 m (H)
- 1 x 4,000 kg
 - Dimension: 2.5 m (W) x 2.9 m (D) x 2.5 m (H)
 - Lift car door size: 2.0 m (W) x 2.5 m (H)

Loading Bay Facilities

- 9 loading/unloading bays with dock levellers

Parking Lots

- Car: Approx. 32
- Parking lot allocation: 1 lot per 400 sqm leased

Power Supply Allocation

- 1st storey: Approx. 350 amps
- 2nd storey: Approx. 300 amps
- 3rd & 4th storey: Approx. 100 amps each
- Standalone warehouse: Approx. 100 amps

Provisions

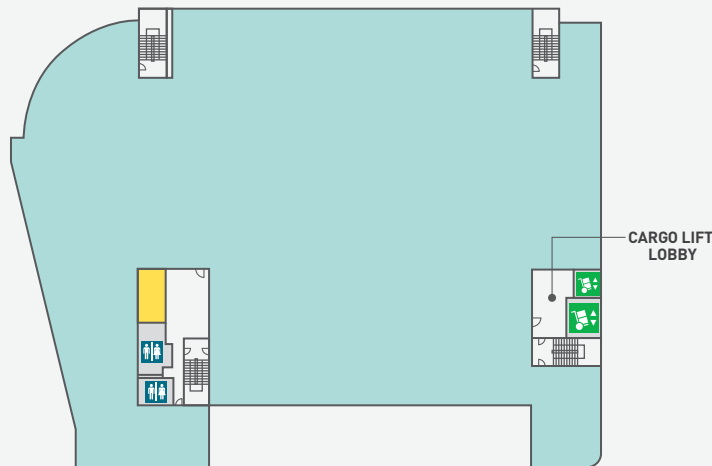
- Closed circuit TV system
- Fire protection system

Amenities

- Food centre at Changi Business Park
- Near Laguna Country Club

TYPICAL FLOOR PLAN

- Leasable Warehouse Area
- Landlord Services
- Cargo Lift
- Toilet



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

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