



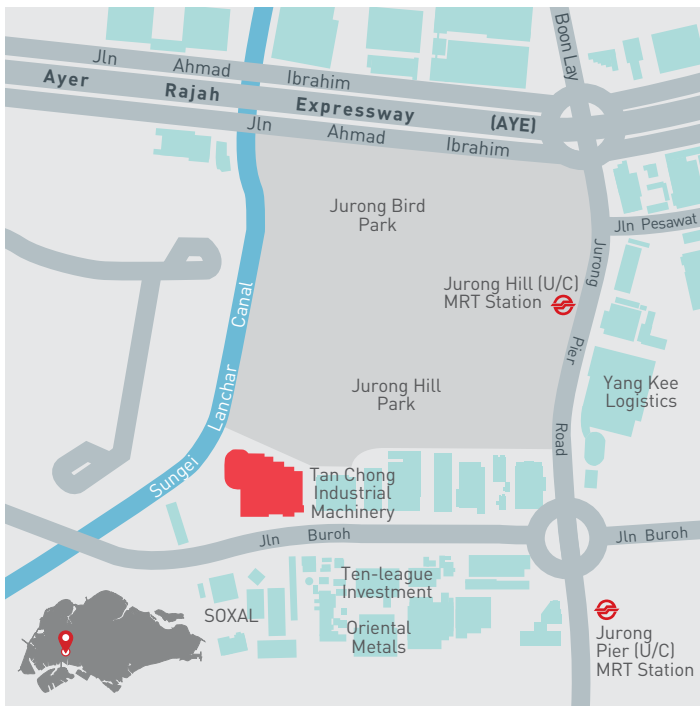
## 21 Jalan Buroh

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21 Jalan Buroh consists of a three-storey ramp-up warehouse and a seven-storey ancillary office block. It is highly visible along Jalan Buroh and is easily accessible from the Ayer Rajah Expressway, Jurong Port as well as the future Tuas Mega Port.

21 Jalan Buroh  
Singapore 619478





### ACCESSIBILITY

- 12 minutes' drive to Tuas Checkpoint
- 6 minutes' drive to Jurong Port

### BUILDING SPECIFICATIONS

#### Type of Building

- 3-storey ramp-up warehouse with 7-storey ancillary office block

#### Floor Area

- Total NLA: Approx. 48,167 sqm

#### Typical Floor Plate

- Approx. 7,600 sqm for main warehouse

#### Floor Loading

- Main Warehouse
  - 1st, 3rd & 5th storey: 30 kN/sqm
- Secondary Warehouse
  - 1st & 5th storey: 35 kN/sqm
- Ancillary Office
  - 1st - 7th storey: 3.5 kN/sqm

### Ceiling Height

- Floor to floor
- Main Warehouse
  - 1st, 3rd & 5th storey: 7.5 m
- Secondary Warehouse
  - 1st storey: 14.2 m
  - 5th storey: 12.0 m
- Ancillary Office
  - 1st - 7th storey: 3.75 m

### Column Grid

- Main Warehouse
- 1st, 3rd & 5th storey: Approx. 10.0 m x 10.0 m

### Lifts

- Passenger lifts: 2 x 900 kg (13 persons)
- Cargo lift: 1 x 3,000 kg
  - Dimension: 2.4 m (W) x 2.3 m (L) x 2.6 m (H)
  - Lift car door size: 2.2 m (W) x 2.5 m (H)

### Loading Bay Facilities

- Main Warehouse
  - 10 loading/unloading bays with dock levellers
- Secondary Warehouse
  - 1 loading/unloading bay with dock leveller

### Parking Lots

- Car: Approx. 89
- Container: Approx. 73
- Lorry: Approx. 60
- Motorcycle: Approx. 15

### Power Supply Allocation

- 3,000 kva for the whole building

### Provisions

- Closed circuit TV system
- Fire alarm system: Conventional with manual call point, alarm bell, heat & smoke detectors

### Amenities

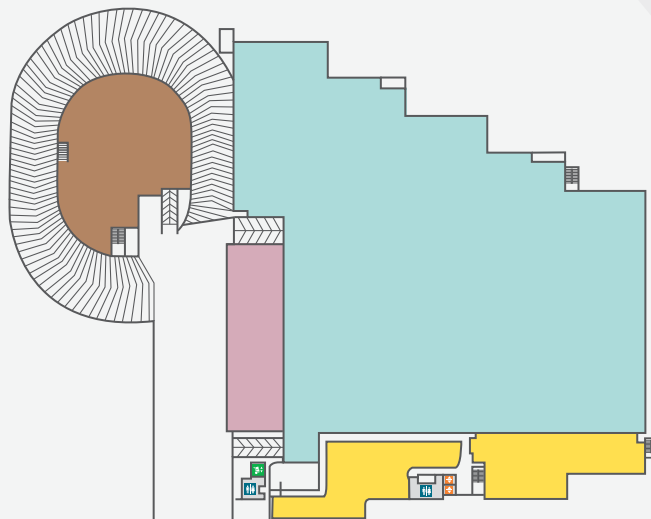
- 2.6 km to Pioneer MRT station
- 2.6 km to SuperBowl Jurong
- 2.9 km to Jurong Food Centre and Jurong West Hawker Centre
- 3.9 km to Jurong Point Shopping Mall and Boon Lay MRT station

### Others

- Open yard: Approx. 5,827 sqm
- Container car park: Approx. 7,779 sqm

### TYPICAL FLOOR PLAN

- Leasable Main Warehouse Area
- Leasable Ancillary Office
- Loading/unloading Bays
- Secondary Warehouse
- Passenger Lift
- Goods Lift
- Toilet



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