



30 TAMPINES INDUSTRIAL AVENUE 3

Situated within an established ecosystem of semiconductor companies, 30 Tampines Industrial Avenue 3 is a two-storey high-specification building with a total net lettable area (NLA) of approximately 9,593 sqm.

30 Tampines Industrial Ave 3
Singapore 528775

Available for single-tenant occupancy and ideal for companies in the semiconductor industry, the development comes fitted with clean rooms, a production area and ancillary office.

The development is easily accessible via the Pan-Island Expressway (PIE) and Tampines Expressway (TPE), and is in close proximity to Singapore Changi Airport. Employees can also enjoy a wide range of amenities at the nearby Tampines Town Centre within an 8-min drive.





Typical Floor Plate

- 1st storey: Approx. 5,245 sqm
- 2nd storey: Approx. 3,607 sqm

Floor Loading

- Production: From 10.0 kN/sqm to 30.0 kN/sqm
- Ancillary office: 5.0 kN/sqm

Ceiling Height

- Floor to floor: From 2.9 m to 4.5 m
- Floor to false ceiling: From 2.8 m to 3.2 m

Column Grid

- Approx. 9.0 m x 6.0 m

Lifts

- Cargo lift: 1 x 3,000 kg
 - Dimension: 2.5 m (W) x 2.6 m (D) x 2.3 m (H)
 - Lift car door size: 2.5 m (W) x 2.2 m (H)
- Hoist lift: 1 x 1,000 kg
 - Dimension: 2.0m (W) x 1.9m (D) x 2.2 m (H)
 - Lift car door size: 1.65 m (W) x 2.2 m (H)

Parking Lots

- Car: Approx. 20
- Lorry: Approx. 5
- Parking lot allocation: 1 lot per 500 sqm leased

Power Supply Allocation

- Approved Load of 3145 kW at 22KV
- Provision of 4 transformers to step down to 415V
- Power distribution through:
 - MSB 1 (2 feeder each 2000A, 415V, 3 Phase)
 - MSB 2 (2 feeder each 2600A, 230V, 3 Phase)
- Emergency supply: EMSB (800Amp) by 500kVA standby generator

Provisions

- Sprinkler system, hosereel, fire extinguisher and smoke detector

ACCESSIBILITY

- Easily accessible to Tampines and Pan-Island Expressways
- 6 minutes' drive to Tampines West MRT station and 8 minutes' drive to Tampines Town Centre
- 12 minutes' drive to Singapore Changi Airport
- 5 minutes' drive to nearby hypermarket Tampines Giant and IKEA

BUILDING SPECIFICATIONS

Type of Building

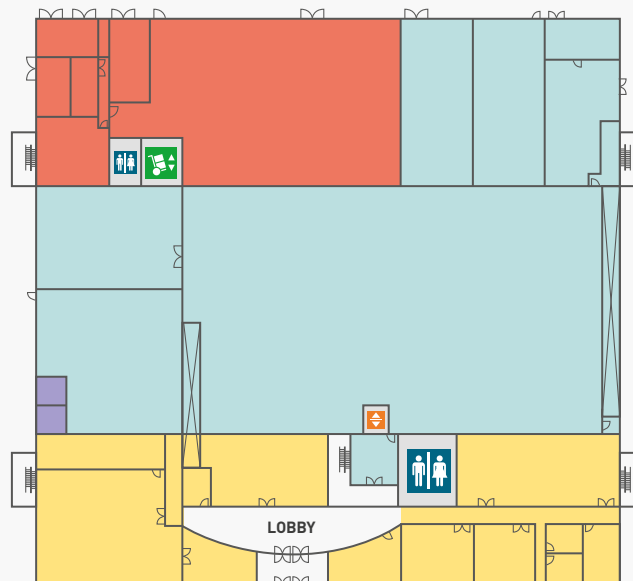
- 2-storey hi-specs industrial building

Floor Area

- Total NLA: Approx. 9,593 sqm

TYPICAL FLOOR PLAN

- Leasable Production Area
- Leasable Ancillary Office
- M & E Area
- Common Services
- Hoist Lift
- Cargo Lift
- Toilet



Leasing Enquiries sg.marketing@capitaland.com 6508 8686 9757 7000 (message-only service available on weekdays from 8.30am to 6pm)

Disclaimer

The Developer makes no representations or warranties, conditions, undertakings or terms either expressed or implied as to the condition, quality, accuracy, fitness for purpose, completeness of the information contained herein or that such information will be accurate, up to date, or free from error. All art renderings and pictures herein are artist's impressions only and all specifications stated herein are subject to re-survey and approval from the relevant authorities. The information and specifications contained herein do not form part of an offer or a contract and neither the Developer nor their appointed Marketing Agents can be held for any inaccuracies, changes, losses or damages arising therefrom.