



30 TAMPINES INDUSTRIAL AVENUE 3

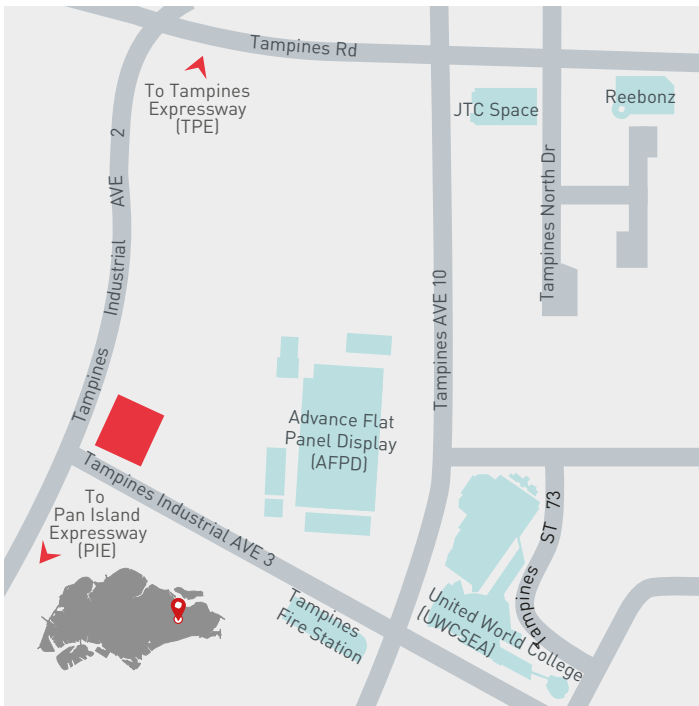
Situated within an established ecosystem of semiconductor companies, 30 Tampines Industrial Avenue 3 is a two-storey high-specification building with a total net lettable area (NLA) of approximately 9,593 sqm.

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.





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 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 (Maximum 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

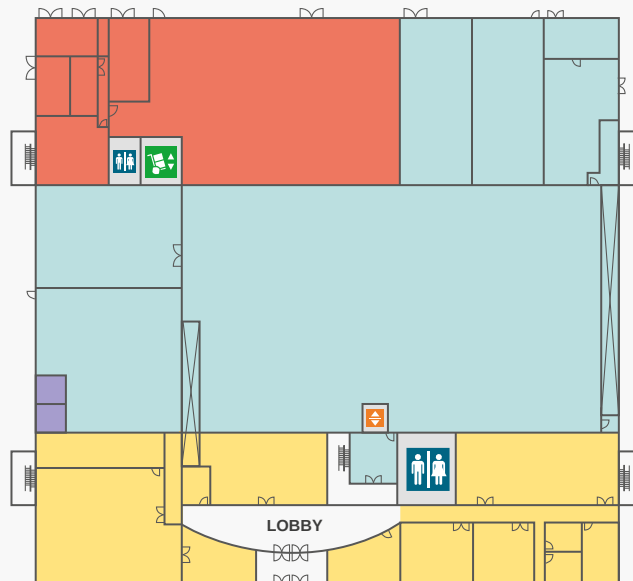
- Approved Load of 3145 kW at 22KV
- Provision of 2 transformers to step down to 415V
- Power distribution through:
- MSB 1 (2 feeder each 2000A, 415V, 3 Phase)
- Emergency supply: EMSB (800Amp) by 500kVA standby generator

Provisions

- Sprinkler system, hose reel, fire extinguisher and smoke detector

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](tel:65088686) [9757 7000](tel:97577000) (message-only service available on weekdays from 8.30am to 6pm)

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