



31 Joo Koon Circle

31 Joo Koon Circle is 3-storey building comprising manufacturing, warehouse and ancillary office, with a maximum build-up area of 26,000 sqm via convert-to-suit.

With a ceiling height of up to 18 meters at the production area and 5 loading facilities, the property is ideal for precision engineering, manufacturing and general industries.

The property also enjoys a prominent frontage along Jalan Ahmad Ibrahim. It is easily accessible via the Joo Koon MRT station and major expressways such as AYE and PIE. The Fairprice Hub which is located just 3 minutes away provides added convenience with a slew of dining and retail outlets.

31 Joo Koon Circle
Singapore 629108





Floor Loading

- Block A & B
 - 1st storey: Approx. from 5.0 kN/sqm – 30.0 kN/sqm
 - 2nd storey: Approx. from 5.0 kN/sqm – 15.0 kN/sqm
 - 3rd storey: Approx. from 5.0 kN/sqm – 10.0 kN/sqm
- Block C
 - 1st storey: Approx. 10.0 kN/sqm
 - 2nd storey: Approx. 5.0 kN/sqm

Ceiling Height

- Floor to floor
 - 1st storey
 - Block A: 5.7 m
 - Block B: 6.7 m
 - Centre block: 18.0 m
 - 2nd storey: 5.0 m
 - 3rd storey: 4.15 m

Lifts

- Passenger lifts: 2 x 680 kg (13 persons)
- Cargo lifts: 2 x 3,000 kg
 - Dimension: 2.4 m (W) x 3.6 m (D) x 2.5 m (H)

Loading Bay Facilities

- 5 loading/unloading bays

Parking Lots

- Car: Approx. 63
- Lorry: Approx. 3
- Motorcycle: Approx. 25
- Parking lot allocation: 1 lot per 200 sqm leased

Power Supply Allocation

- 2 x 2,000 KVA

Provisions

- 24-hour security/CCTV (at common area)
- Automatic sprinkler system only at transformer room
- Dry riser system
- Hosereel and fire hydrant

Amenities

- Canteen within walking distance

ACCESSIBILITY

- Located close to Gul Circle & Joo Koon MRT stations
- Well served by F&B outlets and supermarket at nearby Fairprice Hub
- Easily accessible via major expressways such as AYE & PIE

BUILDING SPECIFICATIONS

Type of Building

- 3-storey inter-connected blocks (Block A, B and Production Block) for manufacturing, warehouse and ancillary office
- 2-storey warehouse building (Block C) and single-storey storage area

Floor Area

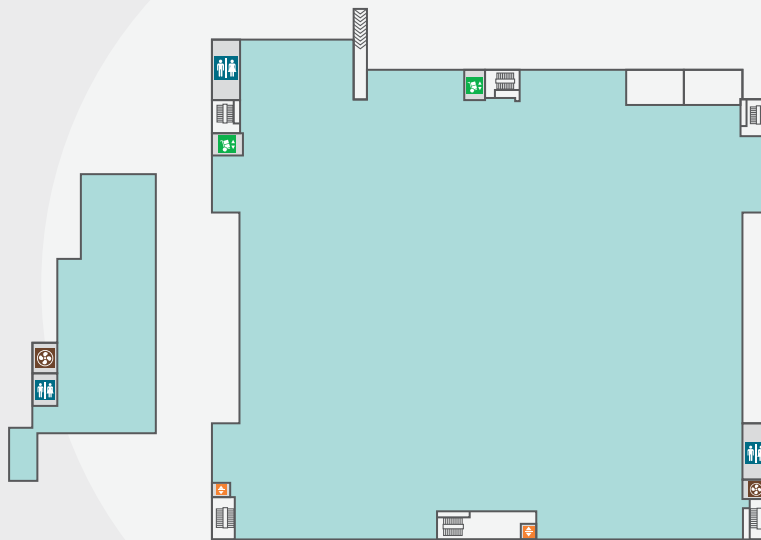
- Total GFA: Approx. 17,987 sqm

Typical Floor Plate

- 1st storey: Approx. 7,427 sqm
- 2nd storey: Approx. 4,369 sqm
- 3rd storey: Approx. 3,625 sqm

TYPICAL FLOOR PLAN

- Leasable Area
- 🚶 Passenger Lift
- 🚚 Cargo Lift
- 🌀 AHU Room
- 🚻 Toilet



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