



35 TAMPINES ST 92

35 Tampines St 92 is a four-storey light industrial building. It is located in the east of Singapore and accessible via the Pan-Island Expressway and the East Coast Parkway. It is also close to Singapore Expo, Changi Business Park and Singapore Changi Airport.

35 Tampines St 92
Singapore 528880





Floor Loading

- 1st storey
 - Ancillary Office: 5.0 kN/sqm
 - Production: 15.0 kN/sqm
- 2nd - 4th storey
 - Ancillary Office: 5.0 kN/sqm
 - Production: 7.5 kN/sqm

Ceiling Height

- Floor to floor
 - 1st storey: Approx. 4.2 m - 5.2 m
 - 2nd & 3rd storey: Approx. 2.8 m - 3.5 m
 - 4th storey: Approx. 3.0 m - 4.0 m

Column Grid

- Approx. 6.0 m x 13.0 m

Lifts

- Passenger lift: 1 x 550 kg (8 persons)
- Cargo lift: 1 x 2,000 kg
 - Dimension: 2.45 m (W) x 2.7 m (D) x 2.8 m (H)
 - Lift car door size: 2.0 m (W) x 2.2 m (H)

Loading Bay Facilities

- 2 loading/unloading bays with dock levellers

Parking Lots

- Car: Approx. 16
- Parking lot allocation: 1 lot per 500 sqm leased

Air-Conditioning System

- Water-cooled package system
 - Office: 1st - 4th storey
 - Production: 2nd storey

Power Supply Allocation

- Main incoming approved load 2 MVA

Provisions

- 24-hour security surveillance
- Manual call point, hosereel, fire extinguisher and alarm bell

Amenities

- Canteens and F&B facilities in the vicinity
- Walking distance to Tampines Safra

ACCESSIBILITY

- 5 minutes' drive to Pan-Island Expressway and 15 minutes' drive to Singapore Changi Airport
- 5 minutes' drive to Tampines West MRT station
- Easy access to Tampines bus interchange
- Shuttle service between Tampines Industrial Park A to Tampines MRT station provided by HDB

BUILDING SPECIFICATIONS

Type of Building

- 4-storey industrial building with ancillary office

Floor Area

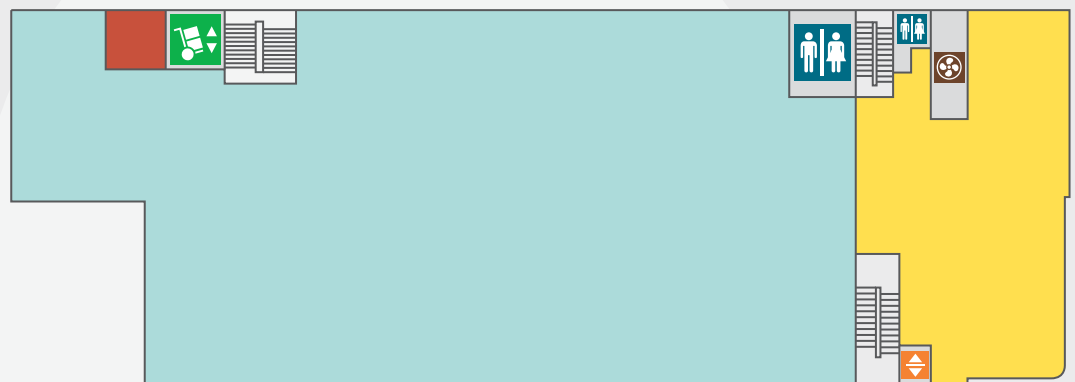
- Total NLA: Approx. 8,060 sqm

Typical Floor Plate

- 1st storey: Approx. 1,716 sqm
- 2nd storey: Approx. 2,072 sqm
- 3rd storey: Approx. 2,089 sqm
- 4th storey: Approx. 2,071 sqm

TYPICAL FLOOR PLAN

- Leasable Production Area
- Leasable Ancillary Office
- Riser
- ▲ Passenger Lift
- ▲ Cargo Lift
- ♿ Toilet
- ⊗ AHU Room



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

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