



35 TAMPINES STREET 92

35 Tampines Street 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 Street 92
Singapore 528880





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 JTC

BUILDING SPECIFICATIONS

Type of Building

- 4-storey industrial building with ancillary office

Floor Area

- Total GFA: Approx. 8,931 sqm

Typical Floor Plate

- 1st storey: Approx. 1,700 sqm
- 2nd storey: Approx. 2,070 sqm
- 3rd storey: Approx. 2,080 sqm
- 4th storey: Approx. 2,070 sqm

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

Power Supply Allocation

- Main incoming approved load 2 MVA

Provisions

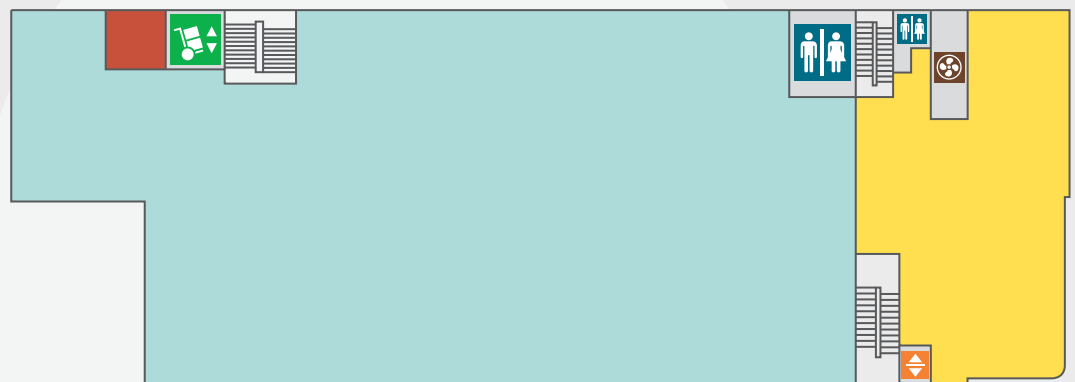
- 24-hour security surveillance
- Manual call point, hosereel, fire extinguisher and alarm bell

Amenities

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

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

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.