



## 37A TAMPINES STREET 92

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37A Tampines Street 92 is a multi-tenanted industrial cum office building located 5 minutes' from Pan-Island Expressway. Ideal for companies in light industries, it offers quick and cost-efficient way to jump start their business.

37A Tampines Street 92  
Singapore 528886





### Floor Loading

- Production
  - 1st & 3rd storey: 20.0 kN/sqm
  - 4th - 8th storey: 7.5 kN/sqm
- Ancillary Office
  - 1st, 2nd & 7th storey: 4.0 kN/sqm
  - 3rd & 4th storey: 2.5 kN/sqm

### Ceiling Height

- Floor to floor
  - Production
    - 1st - 3rd storey: 7.0 m
    - 4th - 8th storey: 4.0 m
- Floor to false ceiling
  - Ancillary Office
    - 1st - 4th storey: 2.5 m

### Column Grid

- Approx. 8.4 m x 8.4 m

### Lifts

- Passenger lifts: 2 x 1,155 kg (17 persons)
- Cargo lifts: 3 x 3,000 kg
  - Dimension: 3.2 m (W) x 3.0 m (D) x 2.9 m (H)
  - Lift car door size: 2.6 m (W) x 2.7 m (H)

### Loading Bay Facilities

- 5 loading/unloading bays with 3 dock levellers

### Parking Lots

- Car: Approx. 35 (27 basement & 8 open surface)
- Lorry: Approx. 5
- Parking lot allocation: 1 lot per 400 sqm leased

### Power Supply Allocation

- Approved load: 4,000 KVA
- Approx. 0.3 amps per sqm of lettable area (3-Phase)

### Provisions

- Sprinkler system/Heat & smoke detector

### Amenities

- Walking distance to canteens and F&B
- Close proximity to Tampines Safra

### ACCESSIBILITY

- Within 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

- 8-storey light industrial building with ancillary office and basement car park

#### Floor Area

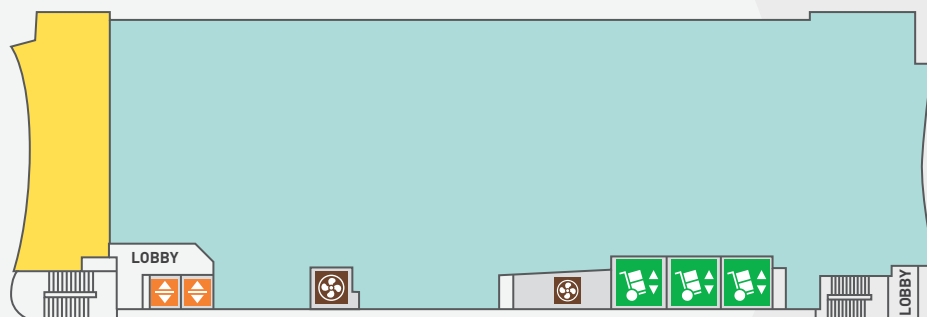
- Total NLA: Approx. 9,716 sqm

#### Typical Floor Plate

- 1st storey: Approx. 1,053 sqm
- 2nd storey: Approx. 185 sqm
- 3rd storey: Approx. 1,575 sqm
- 4th storey: Approx. 954 sqm
- 5th storey: Approx. 1,565 sqm
- 6th storey: Approx. 1,565 sqm
- 7th storey: Approx. 1,565 sqm
- 8th storey: Approx. 1,615 sqm

### TYPICAL FLOOR PLAN

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



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