



4 CHANGI SOUTH LANE

4 Changi South Lane is located within 10 minutes' drive to Singapore Changi Airport, Singapore Expo, Changi Business Park, East Coast Parkway and easily accessible to Pan-Island Expressway. It is a seven-storey multi-tenanted industrial office building with a four-storey warehouse facility.

4 Changi South Lane
Singapore 486127





ACCESSIBILITY

- Close to East Coast Parkway and Pan-Island Expressway
- 5 minutes' drive from Expo MRT station
- Easily accessible to Singapore Changi Airport

BUILDING SPECIFICATIONS

Type of Building

- 7-storey office building with adjoining 4-storey warehouse facilities

Floor Area

- Total NLA: Approx. 15,306 sqm

Floor Loading

- Ancillary Office
 - 1st - 7th storey: 7.5 kN/sqm
- Warehouse: 20.0 kN/sqm

Ceiling Height

- Ancillary Office (Floor to false ceiling)
 - 1st & 2nd storey: 4.4 m
 - 3rd - 6th storey: 3.75 m
 - 7th storey: 4.5 m
- Warehouse (Floor to slab soffit)
 - 1st storey: 8.8 m
 - 3rd/5th/7th storey: 7.5 m

Lifts

- Passenger lift: 1 x 900 kg (13 persons)
- Service lift: 1 x 2,500 kg
- Cargo lifts: 2 x 5,000 kg
 - Dimension: 3.0 m (W) x 4.5 m (D) x 2.5 m (H)
 - Lift car door size: 3.0 m (W) x 2.5 m (H)

Loading Bay Facilities

- 6 loading/unloading bays

Parking Lots

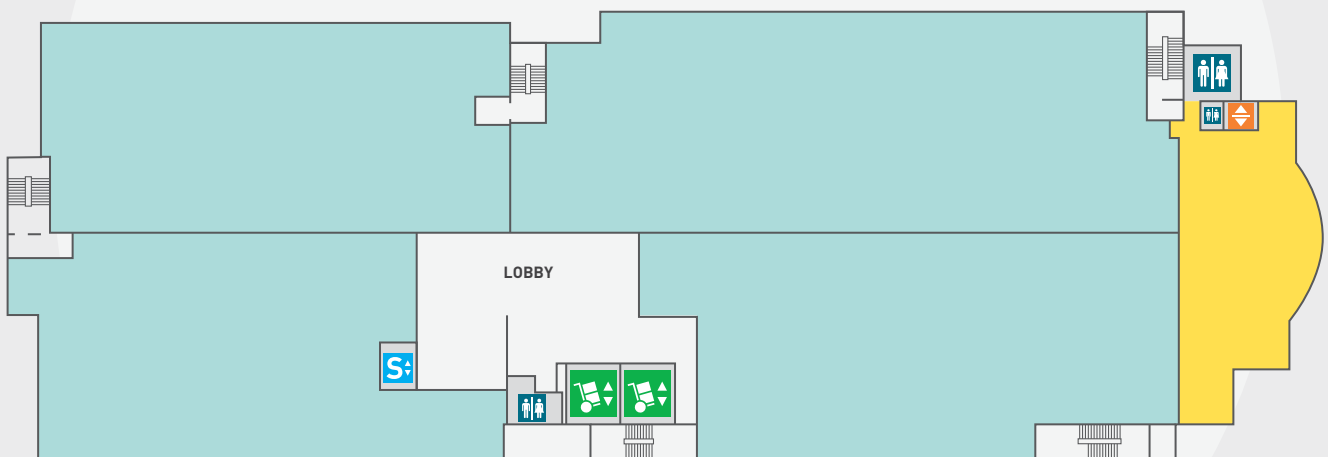
- Car: Approx. 38
- Motorcycle Approx. 4

Provisions

- Ancillary Office: false ceiling & lightings
- Warehouse: bare; cement sandscreed flooring
- 24-hour security surveillance
- Closed circuit TV system

TYPICAL FLOOR PLAN

- | | | | |
|--|---------------------------|--|--------------|
| | Leasable Warehouse Area | | Cargo Lift |
| | Leasable Ancillary Office | | Service Lift |
| | Passenger Lift | | Toilet |



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