



40 PENJURU LANE

40 Penjuru Lane consists of four blocks of four-storey ramp-up warehouses and seven-storey ancillary offices. It is strategically located near Jurong port, Jurong Island and future Tuas Mega Port. With ample and large dedicated loading bays, this facility suits users that need flexible, efficient spaces to grow. It is designed with high technical specifications to cater to the varied requirements of end-users and third party logistics players. The ancillary office space also offers companies the ability to co-locate office usage in the same development.

40 Penjuru Lane
Singapore 609216





ACCESSIBILITY

- 5 minutes' drive from Ayer Rajah Expressway and West Coast Highway
- 7 minutes' drive to Jurong Gateway (Jurong East MRT station)

BUILDING SPECIFICATIONS

Type of Building

- 4 blocks of 4-storey ramp-up warehouse cum 7-storey ancillary office development

Floor Area

- Total NLA: Approx. 153,125 sqm

Floor Loading

- Block 1: 30.0 kN/sqm
- Block 2 & 3: 20.0 kN/sqm
- Block 4: 30.0 kN/sqm
 - 1st & 4th storey: 30.0 kN/sqm
 - 2nd & 3rd storey: 20.0 kN/sqm

Column Grid

- Block 1: Approx. 12.0 m x 11.6 m
- Block 2: Approx. 13.0 m x 12.4 m
- Block 3: Approx. 11.2 m x 11.4 m
- Block 4: Approx. 11.0 m x 11.0 m

Typical Floor Plate

- Block 1
 - Warehouse:
 - 1st - 3rd storey: Approx. 9,226 sqm - 10,000 sqm
 - 4th storey: Approx. 10,927 sqm
 - Ancillary Office:
 - 1st storey: Approx. 636 sqm

- Block 2
 - Warehouse:
 - 1st - 4th storey: Approx. 9,034 sqm - 9,290 sqm
 - Ancillary Office:
 - 1st - 7th storey: Approx. 300 sqm - 770 sqm
- Block 3
 - Warehouse:
 - 1st - 4th storey: Approx. 11,612 sqm
 - Ancillary Office:
 - 1st - 7th storey: Approx. 600 sqm
- Block 4
 - Warehouse:
 - 1st storey: Approx. 5,229 sqm
 - 2nd & 3rd storey: Approx. 6,076 sqm
 - 4th storey: Approx. 5,584 sqm

Ceiling Height

- Floor to floor
 - Block 1
 - Warehouse
 - 1st - 3rd storey: 6.8 m
 - 4th storey: 7.6 m
 - Ancillary Office
 - 1st storey: 4.5 m
 - Mezzanine: 3.3 m
 - Block 2 & 3
 - Warehouse
 - 1st - 3rd storey: 7.5 m
 - 4th storey: 13.5 m
 - Ancillary Office
 - 1st - 7th storey: 2.8 m - 3.5 m
 - Block 4
 - Warehouse
 - 1st & 3rd storey: 8.8 m
 - 2nd storey: 7.9 m
 - 4th storey: 12.0 m

Lifts

- Passenger lift:
 - Block 1: 2 x 750 kg (11 persons)
 - Block 2: 2 x 1,000 kg (15 persons)
 - Block 3: 1 x 1,000 kg (15 persons)
 - Block 4: 3 x 1,020 kg (15 persons)

Loading Bay Facilities

- Block 1: Total 80 (20 per floor)
- Block 2: Total 84 (20 per floor)
- Block 3: Total 63 (15 per floor)
- Block 4: Total 24 (6 per floor)

Parking Lots

- Car: Approx. 67
- Lorry: Approx 185

Power Supply Allocation

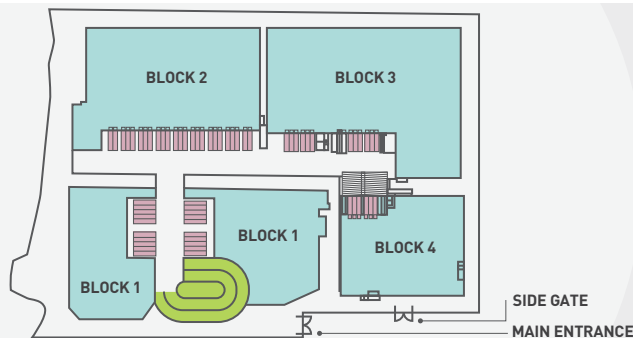
- Block 1: 2 x 150 amps per warehouse (3-Phase)
- Block 2 & 3: 3 x 60 amps per warehouse (3-Phase)
- Block 4: 2 x 600 amps per warehouse (3-Phase)

Provisions

- 24-hour security surveillance
- Closed circuit TV system

SITE LAYOUT PLAN

- Leasable Warehouse Area
- Loading/unloading Bays
- Ramp



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

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