71 ALPS AVENUE

71 Alps Avenue is located within the free trade zone in close proximity to Singapore Changi Airport. This location makes it ideal for activities that take advantage of these two attributes.

The building comprises four-storey warehouse and two partial floors of ancillary offices. The warehouse is also air-conditioned and equipped with direct ramp access, and dedicated loading bays.

71 Alps Avenue
Singapore 498745

CapitaLand

ACCESSIBILITY

- Easily accessible to Singapore Changi Airport and East Coast Parkway, Tampines and Pan-Island Expressways
- Located in a free-trade zone, ideal for freight-forwarding company

BUILDING SPECIFICATIONS

Type of Building

- 4-storey warehouse development cum ancillary offices with ramp access to Levels 1 and 3

Floor Area

- Total NLA: Approx. 11,003 sqm

Typical Floor Plate

- Warehouse:
  - 1st storey: Approx. 3,874 sqm
  - 2nd storey: Approx. 1,995 sqm
  - 3rd storey: Approx. 3,767 sqm
  - 4th storey: Approx. 1,993 sqm

Floor Loading

- Ancillary Office
  - 1st, 2nd, 3rd & 4th storey: 5.0 kN/sqm
- Warehouse
  - 1st storey: 30.0 kN/sqm
  - 2nd storey: 10.0 kN/sqm
  - 3rd storey: 30.0 kN/sqm
  - 4th storey: 12.5 kN/sqm

Ceiling Height (Maximum Height)

- Floor to floor
  - Ancillary Office
    - 1st, 2nd, 3rd & 4th storey: 4.2 m – 6.0 m
  - Warehouse
    - 1st storey: 11.0 m / 6.5 m
    - 2nd storey: 5.7 m / 4.5 m
    - 3rd storey: 12.0 m / 6.0 m
    - 4th storey: 6.0 m

Lifts

- Passenger lift: 1 x 885 kg (8 persons) at ancillary office
- Cargo lifts: 2 x 4,000 kg
  - Dimension: 3.0 m (W) x 3.0 (D) m x 3.0 m (H)
  - Lift car door size: 2.5 m (W) x 2.5 m (H)

Loading Bay Facilities

- 1st storey: 12 loading/unloading bays with dock levellers
- 3rd storey: 8 loading/unloading bays with dock levellers

Parking Lots

- Car: Approx. 13

Air-conditioning System

- VRV system

Power Supply Allocation

- Single feed with capacity of 2 x 1.5 MVA

Provisions

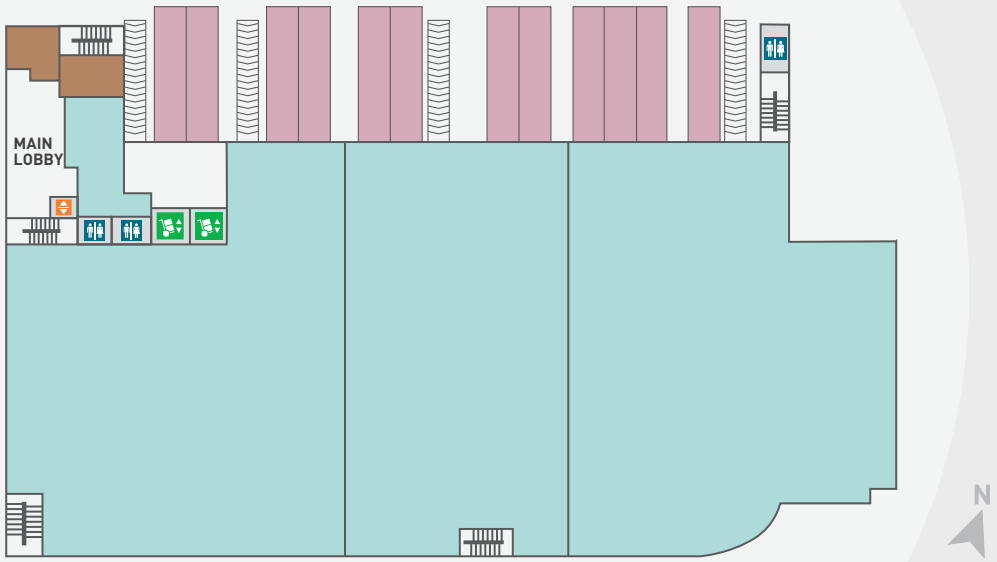
- Sprinkler system

Amenities

- Canteen within walking distance

TYPICAL FLOOR PLAN

- Leasable Warehouse Area
- Loading/unloading Bays
- FCC/MDF
- Passenger Lift
- Cargo Lift
- Toilet



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