



# TECHPLACE I

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Techplace I and II are the same class of flatted factories that adopt practical and functional infrastructure design with flexibility and lower operating cost considerations for our customers. Techplace I and II are popular with manufacturing companies, including electronics, precision engineering, and general industries.

Ang Mo Kio Ave 10  
TechPlace I, Singapore





## ACCESSIBILITY

- Strategically situated within 5 minutes' drive from Central Expressway
- 10 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport
- Within 5 minutes' drive to Ang Mo Kio and Bishan MRT stations

## BUILDING SPECIFICATIONS

### Type of Building

- A cluster of light industrial buildings with multi-storey carpark at Block 4009
- BCA Green Mark Certified
- Green features: EV charging stations, motion-sensor lightings, toilets with water saving fittings and recycling corner

### Floor Area

- Total NLA: Approx. 59,531 sqm

### Floor Loading

#### Block 4008

- 1st storey: 10.0 kN/sqm
- 2nd - 4th storey: 7.5 kN/sqm

#### Block 4009

- 1st storey: 12.5 kN/sqm
- 2nd - 4th storey: 7.5 kN/sqm

#### Block 4010/4012

- 1st storey: 15.0 kN/sqm
- 2nd & 3rd storey: 12.5 kN/sqm
- 4th - 7th storey: 7.5 kN/sqm

## Ceiling Height

### Floor to slab soffit

- Block 4008
  - 1st storey: 3.85 m
  - 2nd - 4th storey: 3.45 m
- Block 4009
  - 1st storey: 3.8 m
  - 2nd - 3rd storey: 3.4 m
  - 4th storey: 4.5 m
- Block 4010/4012
  - 1st - 6th storey: 3.6 m
  - 7th storey: 3.7 m
- Block 4009 (Co-share with Block 4008): 2 x 1,360 kg (20 persons)
- Block 4010/4012: 1 x 1,360 kg (20 persons) at each block

## Cargo Lifts

- Block 4008/4010/4012: 3 x 3,000 kg at each block
- Dimensions:
  - Block 4008 (Co-share with Block 4009)
    - Lift A: 2.23 m (W) x 2.45 m (D) x 2.5 m (H)
    - Lift B & C: 2.3 m (W) x 2.45 m (D) x 2.5 m (H)
  - Lift car door size:
    - Lift A: 1.8 m (W) x 2.1 m (H)
    - Lift B & C: 2.1 m (W) x 2.1 m (H)
  - Block 4010/4012: 2.1 m (W) x 2.6 m (D) x 2.5 m (H)
  - Lift car door size: 1.8 m (W) x 2.2 m (H)

## Loading Bay Facilities

- Block 4008/4009 (shared)
  - 5 loading/unloading bays with 3 dock levellers
- Block 4010
  - 4 loading/unloading bays with 3 dock levellers
- Block 4012
  - 5 loading/unloading bays with 3 dock levellers

## Parking Lots

- Car: Approx. 510 (311 multi-storey and 199 open surface)
- Parking lot allocation: 1 lot per 220 sqm leased

## Power Supply Allocation

- Approx. 0.286 amps - 0.44 amps per sqm of lettable area

## Provisions

- Fibre-optic ready
- Block 4008, 4010 and 4012
  - Heat detector, fire extinguisher and hose reel
- Block 4009
  - Fire sprinkler

## Amenities

- Canteen
- Food centre in close proximity

Leasing Enquiries

[sg.marketing@capitaland.com](mailto:sg.marketing@capitaland.com)

6508 8686

9757 7000 (message-only service available on weekdays from 8.30am to 6pm)

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