



## UBI BIZ-HUB

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Ubi Biz-Hub is located in the Ubi Industrial area in eastern Singapore. It is a six-storey light industrial factory with ancillary offices ideal for manufacturing, test laboratories, R&D, product design and development.

150 Ubi Avenue 4  
Ubi Biz-Hub  
Singapore 408825





### ACCESSIBILITY

- Within 5 minutes' drive to Pan-Island Expressway
- 15 minutes' drive to city and 20 minutes' drive to Singapore Changi Airport

### BUILDING SPECIFICATIONS

#### Type of Building

- 6-storey purpose-built factory with basement carpark
- BCA Green Mark Certified
- Green features: Motion-sensor lightings and toilet with water saving fittings

#### Floor Area

- Total NLA: Approx. 10,608 sqm

#### Floor Loading

- 1st storey: 5.0 kN/sqm
- 2nd & 3rd storey: 12.5 kN/sqm
- 4th - 6th storey: 7.5 kN/sqm

#### Ceiling Height

- Floor to floor
  - 1st storey: 5.3 m
  - 2nd & 3rd storey: 6.0 m
  - 4th - 6th storey: 4.5 m
  - Lift motor room: 3.5 m

#### Column Grid

- Approx. 10.0 m x 13.0 m

#### Lifts

- Passenger lifts: 2 x 1,000 kg (15 persons)
- Cargo lifts: 2 x 3,000 kg
  - Dimension: 2.8 m (W) x 3.1 m (D) x 3.0 m (H)
  - Lift car door size: 2.4 m (W) x 2.7 m (H)

#### Loading Bay Facilities

- 3 loading/unloading bays with 3 dock levellers

#### Parking Lots

- Car: Approx. 74 (58 basement & 16 open surface)
- Parking lot allocation: 1 lot per 200 sqm leased

#### Power Supply Allocation

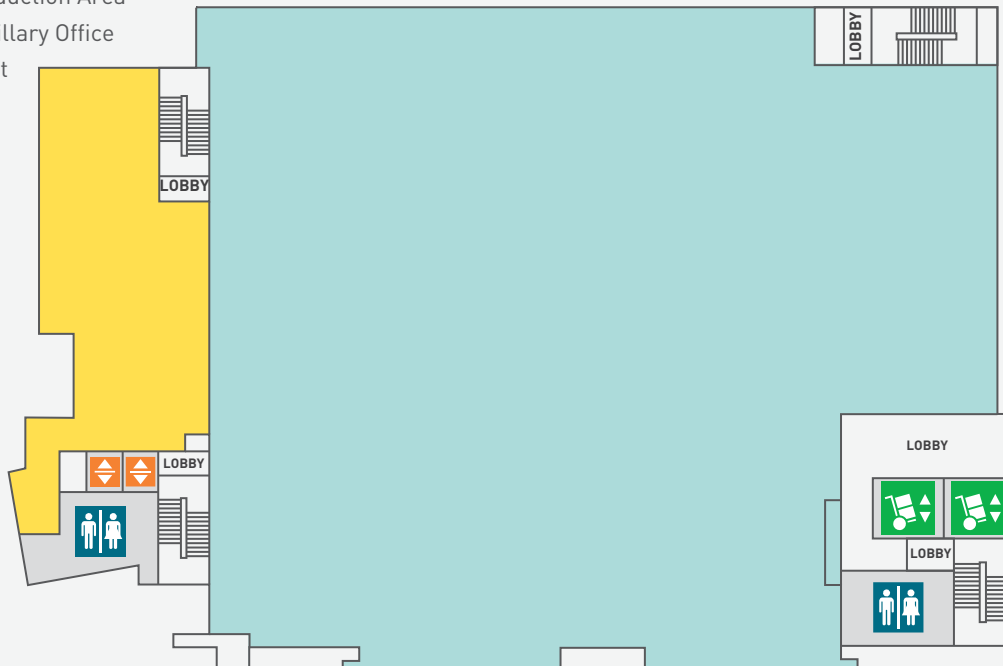
- Approx. 300 amps per floor (3-Phase)

#### Amenities

- Food outlets within 3 minutes' walk

### TYPICAL FLOOR PLAN

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



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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