



PIONEER HUB

Pioneer Hub is a two-block development consisting of a six-storey ramp-up warehouse cum ancillary offices. It is strategically located near the Tuas Checkpoint and the future Tuas Mega Port. The ramp-up warehouses have dedicated loading bays suitable for large space users that need flexible and efficient space to grow. It is designed with high technical specifications to cater to varied requirements of end users and third party logistics players. The ancillary office space also offers companies ability to co-locate their office space in the same development.

15 Pioneer Walk
Singapore 627753





Floor Loading

- 1st - 5th storey: 20.0 kN/sqm
- 6th storey: 30.0 kN/sqm

Ceiling Height

- Floor to floor
 - 1st - 5th storey: 9.0 m
 - 6th storey: 10.0 m - 12.0 m

Lifts

- Passenger lifts: 2 x 680 kg (10 persons)
- Service lift: 1 x 3,015 kg
 - Dimension: 2.2 m (W) x 2.73 m (D) x 2.5 m (H)
 - Lift car door size: 2.0 m (W) x 2.5 m (H)

Loading Bay Facilities

- 115 direct loading and unloading bays
- Allows up to 45-foot high cube containers
- Average of 6,500 sf to 8,000 sf of lettable area per loading bay

Parking Lots

- Car: Approx. 100
- Lorry: Approx. 2
- Motorcycle: Approx. 7

Power Supply Allocation

- Office units: Approx. 60 to 100 amp
- Warehouse units: Approx. 100 to 300 amp

Provisions

- 24-hour security surveillance
- CCTVs at common areas
- ESRF fire sprinkler system

Amenities

- Canteen

ACCESSIBILITY

- Easily accessible to Ayer Rajah Expressway and West Coast Highway
- Close proximity to Jurong Port, PSA and Tuas Second Link
- Short drive to Boon Lay and Pioneer MRT stations

BUILDING SPECIFICATIONS

Type of Building

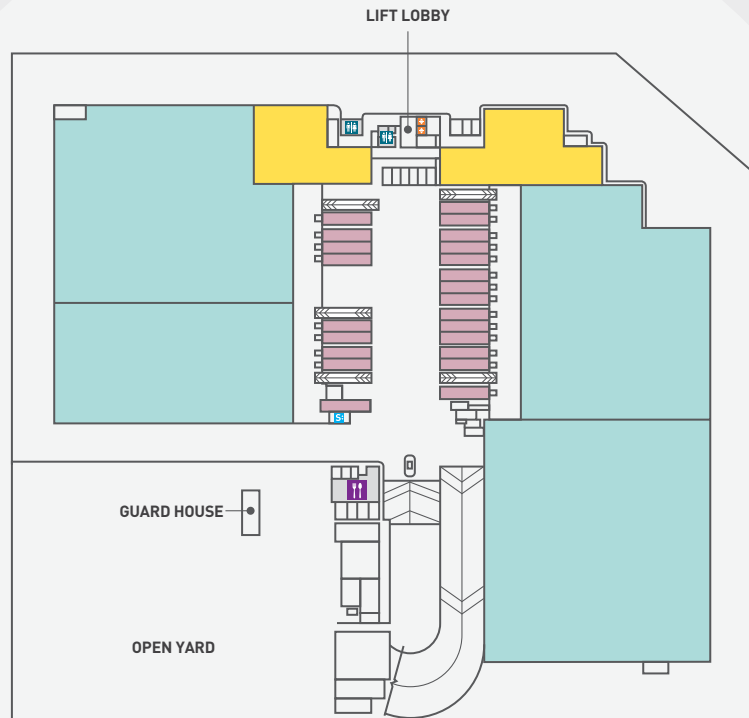
- Two blocks of 6-storey ramp-up high-specification industrial facility with annex office

Floor Area

- Total NLA: Approx. 80,533 sqm

TYPICAL FLOOR PLAN

- Leasable Warehouse Area
- Leasable Ancillary Office
- Loading/unloading Bays
- Passenger Lift
- Service Lift
- Toilet
- Canteen



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

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