



XILIN DISTRICTRENTRE A & B

Xilin Districentre A & B is located within 6 minutes' drive to Singapore Changi Airport, Singapore Expo, Changi Business Park, East Coast Parkway and easily accessible to the Pan-Island Expressway. The property comprises two multi-tenanted four-storey warehouses cum ancillary offices.

3 Changi South Street 2
Singapore 486548





ACCESSIBILITY

- Close to East Coast Parkway and to Pan-Island Expressway
- 5 minutes' drive from Expo MRT station
- Easily accessible to Singapore Changi Airport

BUILDING SPECIFICATIONS

Type of Building

- 4-storey warehouse-cum-ancillary office building

Floor Area

- Total NLA: Approx. 20,788 sqm

Floor Loading

- 1st storey: 20.0 kN/sqm
- 2nd storey: 15.0 kN/sqm
- 3rd & 4th storey: 12.0 kN/sqm

Ceiling Height

- Floor to floor
 - 1st storey: 8.0 m
 - 2nd storey: 6.0 m
 - 3rd storey: 4.85 m
 - 4rd storey: 5.0 m

Lifts

- Passenger lifts
 - Block A & B: 2 x 1,090 kg (16 persons) at each block
- Cargo lifts
 - Block A: 2 x 3,000 kg
 - Block B: 4 x 3,000 kg
 - Dimension: 2.4 m (W) x 3.15 m (D) x 2.4 m (H)
 - Lift car door size: 1.89 m (W) x 2.54 m (H)

Loading Bay Facilities

- 25 loading/unloading bays

Parking Lots

- Car: Approx. 107 (16 sheltered & 91 open surface)
- Motorcycle: Approx. 12
- Lorry: Approx. 21
- Container: Approx. 17

Provisions

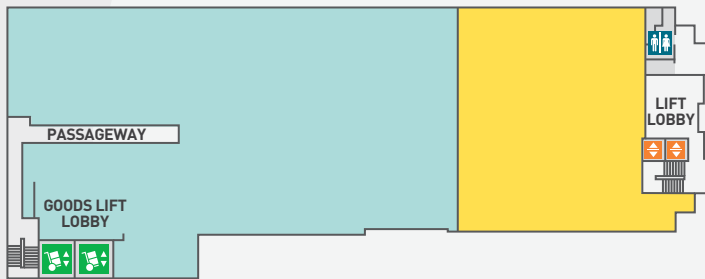
- 24-hour security surveillance
- Automated fire alarm system
- Security shutter doors to loading dock area

Amenities

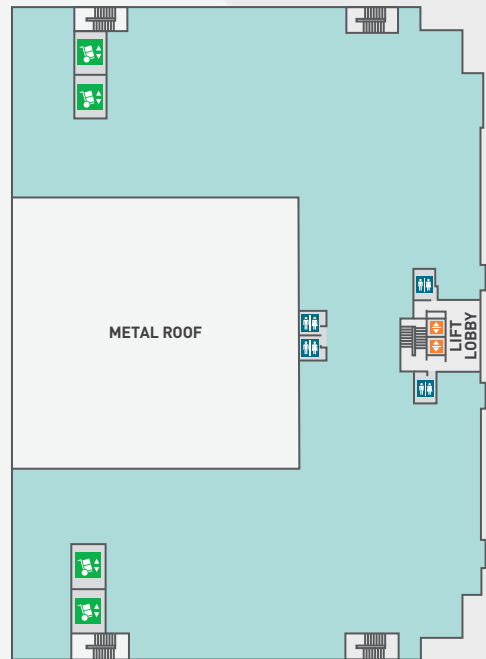
- Cafeteria within premise
- Eateries and retails at Singapore Expo and Changi Point
- Walking distance to Expo MRT Station (about 450 m)
- Bus stops within 50 m to 100 m

TYPICAL FLOOR PLAN

- Leasable Warehouse Area
- Leasable Ancillary Office
- Passenger Lift
- Cargo Lift
- Toilet



BUILDING A



BUILDING B

Leasing Enquiries sg.marketing@capitaland.com 6508 8686 9757 7000 (message-only service available on weekdays from 8.30am to 6pm)

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