



XILIN DISTRICENTRE C

Xilin Districentre C is located within six minutes' drive to Singapore Changi Airport, Singapore Expo, Changi Business Park, East Coast Parkway and easily accessible to the Pan-Island Expressway. It is a three-storey warehouse cum five-storey ancillary office building with a basement carpark.

7 Changi South Street 2
Singapore 486415





ACCESSIBILITY

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

BUILDING SPECIFICATIONS

Type of Building

- Part 3-storey and part 5-storey warehouse cum ancillary office building with a basement carpark

Floor Area

- Total NLA: Approx. 13,035 sqm

Floor Loading

- Ancillary Office
 - 2.5 kN/sqm (1st, 3rd & 4th floor)
 - 7.5 kN/sqm (2nd & 5th floor)
- Warehouse
 - 30.0 kN/sqm (1st floor)
 - 25.0 kN/sqm (3rd & 4th floor)

Ceiling Height

- Ancillary Office (Floor to false ceiling)
 - 1st storey: 2.67 m
 - 2nd storey: 2.57 m
 - 3rd storey: 4.56 m
 - 4th storey: 2.66 m
 - 5th storey: 2.60 m
- Warehouse (Floor to floor)
 - 1st & 3rd storey: Between 7.2 m - 7.63 m
 - 4th storey: Between 8.75 m - 9.8 m

Lifts

- Passenger lift: 1 x 1,020 kg (15 persons)
- Cargo lifts: 4 x 4,000 kg
 - Dimension: 4.2 m (W) x 3.5 m (D) x 2.7 m (H)
 - Lift car door size: 3.3 m (W) x 2.5 m (H)

Loading Bay Facilities

- 14 loading/unloading bays

Parking Lots

- Car: Approx. 105 (94 basement & 11 open surface)

Power Supply Allocation

- Approx. 0.25 amps per sqm of lettable area

Provisions

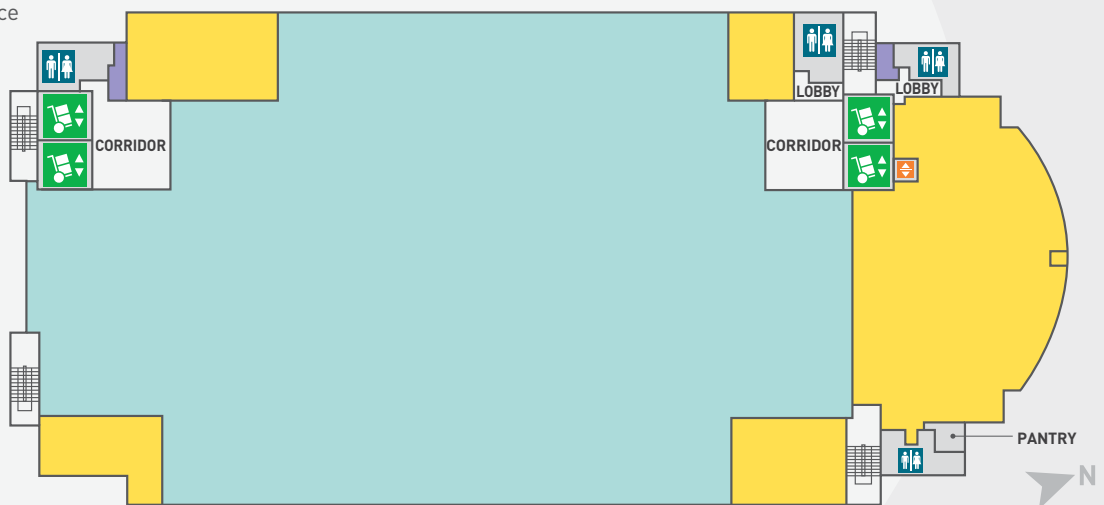
- 24-hour security surveillance
- Closed circuit TV system

Amenities

- Cafeteria at adjacent Xilin Districentre A & B
- Laguna Country Club
- Eateries in Singapore Expo

TYPICAL FLOOR PLAN

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



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

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