



## XILIN DISTRICENTRE D

---

Xilin Districentre D 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. This property comprises a four-storey warehouse with ancillary offices.

6 Changi South Street 2  
Singapore 486349





### ACCESSIBILITY

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

### BUILDING SPECIFICATIONS

#### Type of Building

- 4-storey warehouse development with ancillary office

#### Floor Area

- Total NLA: Approx. 15,966 sqm

### Floor Loading

- Ancillary Office: 3.5 kN/sqm
- Warehouse
  - 1st storey: 40.0 kN/sqm
  - 4th storey: 15.0 kN/sqm
  - 6th storey: 30.0 kN/sqm

### Ceiling Height

- Ancillary Office (Floor to false ceiling): 3.3 m to 4.6 m
- Warehouse (Floor to slab soffit)
  - 1st storey: Approx. 10.0 m
  - 4th storey: Approx. 8.0 m
  - 6th storey: Approx. 11.0 m

### Lifts

- Passenger lift: 1 x 885 kg (13 persons)
- Cargo lifts
  - 2 x 4,000 kg
    - Dimension: 3.3 m (W) x 2.65 m (D) x 2.5 m (H)
    - Lift car door size: 3.3 m (W) x 2.5 m (H)
  - 1 x 4,000 kg
    - Dimension: 2.9 m (W) x 3.6 m (D) x 2.7 m (H)
    - Lift car door size: 2.9 m (W) x 2.4 m (H)

### Loading Bay Facilities

- 10 loading/unloading bays

### Parking Lots

- Car: Approx. 28
- Motorcycle: Approx. 8
- Lorry: Approx. 7

### Power Supply Allocation

- Approx. 0.37 amps per sqm of lettable area

### Provisions

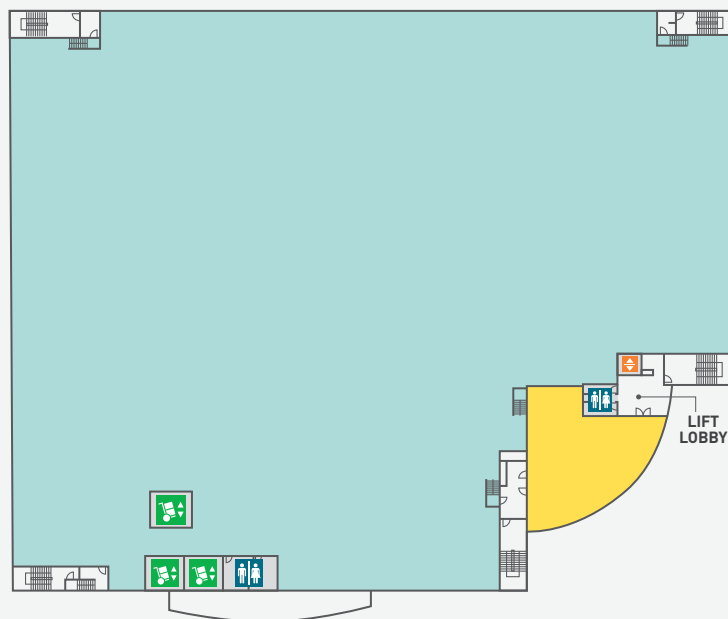
- 24-hour security surveillance

### Amenities

- Cafeteria at adjacent Xilin Districentre A & B
- Near Laguna Country Club

### TYPICAL FLOOR PLAN

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



Leasing Enquiries: 6508 8686 or [sg.marketing@capitaland.com](mailto:sg.marketing@capitaland.com)

#### Disclaimer

The Developer makes no representations or warranties, conditions, undertakings or terms either expressed or implied as to the condition, quality, accuracy, fitness for purpose, completeness of the information contained herein or that such information will be accurate, up to date, or free from error. All art renderings and pictures herein are artist's impressions only and all specifications stated herein are subject to re-survey and approval from the relevant authorities. The information and specifications contained herein do not form part of an offer or a contract and neither the Developer nor their appointed Marketing Agents can be held for any inaccuracies, changes, losses or damages arising therefrom.