



CapitaLand

HIGH-
SPECIFICATION
INDUSTRIAL
WORKSPACES
FOR LEASE

✉ sg.marketing@capitaland.com

WORKSPACES FOR LEASE ISLANDWIDE

Picture your ideal workplace. What comes to mind?

At CapitaLand, we understand the importance of functionality, scalability and flexibility for your place of business. As the largest private commercial, retail and industrial property owner in Singapore, you can satisfy all your workspace needs with us.

**Partner a trusted and established
business space developer today.**



PROPERTIES FOR LEASE

**BUSINESS &
SCIENCE PARKS**

24

PROPERTIES

**PREMIUM
INDUSTRIAL**

13

PROPERTIES

**LIGHT
INDUSTRIAL**

13

PROPERTIES

LOGISTICS

15

PROPERTIES

- Business & Science Park Properties
- Premium Industrial Properties
- Light Industrial Properties
- Logistics Warehouses and Ancillary Offices

PREMIUM INDUSTRIAL

Tailored to support Industry 4.0 activities and manufacturing sectors in precision engineering, electronics, healthcare, biomedical and more, our high-specification industrial workspaces are built to support diverse operations.

Situated in prime city-fringe and industrial locations, these properties are home to multinational and leading local companies that aim to synergise their manufacturing activities and HQ functions in one location.

Discover our spaces that come with modern facades, high ceiling, large contiguous floor plates and secured access for peace of mind.





EAST

UBIX

25 Ubi Road 4

NEWLY COMPLETED

CITY-FRINGE LOCATION

TYPE

B1

AREA

from **1,992** to **43,488 sq ft**

GROSS RENT

from **\$4.50 psf**

SUITABLE FOR

 **Healthcare**

 **Biopharma**

 **ICT**

 **E-commerce**

 **Call Centre**

 **Backend Operations**

 **Light Manufacturing**

- Newly completed 5-storey premium B1 development
- Prime location in city fringe
- Located right next to Ubi MRT station
- Impressive corporate image with superior specifications
- Large contiguous floor plate of up to 43,489 sq ft

CITY-FRINGE LOCATION

CENTRAL

PACIFIC TECH CENTRE

1 Jalan Kilang Timor

TYPE

B1

AREA

from 3,778 to 14,930 sq ft

GROSS RENT

from \$2.70 psf

SUITABLE FOR

+ Healthcare

ICT

Biopharma

Light
Manufacturing

E-commerce

Fintech

- 10-storey building with a distinctive exterior
- Regular floor plates for maximum space efficiency
- Individually controlled air-conditioning units suited for flexible working hours
- Well located near Redhill MRT station, Anchorpoint Shopping Centre and IKEA



ENJOY 3-FOR-2 DEAL!*

NORTH

TECHPOINT

10 Ang Mo Kio Street 65

TYPE

B1

AREA

from 2,152 to 45,760 sq ft

GROSS RENT

\$2.90 psf

SUITABLE FOR



ICT



Biopharma



Fintech



Healthcare



E-commerce



Light Manufacturing

- 6-storey development suitable for businesses in semiconductors and electronics
- Modern facade with professional corporate image
- Fitted units with ceiling boards, light fittings and central air-conditioning
- Located near Yio Chu Kang MRT station

*T&Cs apply

ENJOY 3-FOR-2 DEAL!*

CENTRAL

APERIA

10 Kallang Ave

TYPE

B1

AREA

from 1,763 to 9,423 sq ft

GROSS RENT

from \$5.20 psf

SUITABLE FOR

⊕ Healthcare

🧪 Biopharma

🛒 E-commerce

📄 Fintech

📞 Call Centre

🌐 ICT

💻 Software Development

🏭 Light Manufacturing

- Impressive corporate image
- Excellent floor plate efficiency
- Fitted units available
- Multi-storey carpark
- BCA Green Mark Platinum award
- Well connected to amenities such as the adjoining Aperia Mall, childcare services, rooftop swimming pool and more
- Walking distance to Lavender and Bendemeer MRT stations

*T&Cs apply



CITY-FRINGE LOCATION

CENTRAL

138 DEPOT RD

TYPE

B1

AREA

43,680 sq ft

GROSS RENT

\$3.50 psf

SUITABLE FOR

-  Healthcare
-  E-commerce
-  ICT
-  Biopharma
-  Fintech
-  Light Manufacturing

- 7-storey high-specification industrial building located within Depot Lane Industrial Estate
- Ideal for companies in manufacturing, electronics, technology, IT hardware and software development
- High ceilings of up to 6.5m and high floor loading of up to 12.5kN/sqm
- Well located near Labrador Park MRT station, Alexandra Retail Centre and IKEA



CITY-FRINGE LOCATION

CENTRAL

80 BENDEMEER ROAD

TYPE

B1

AREA

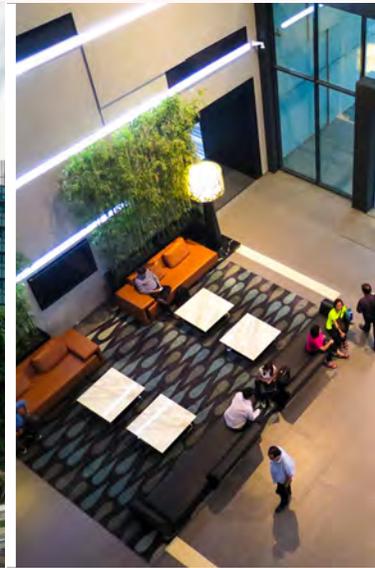
from 843 to 22,723 sq ft

GROSS RENT

\$4.60 psf

SUITABLE FOR

-  Healthcare
-  E-commerce
-  ICT
-  Fintech
-  Biopharma
-  Software Development
-  Light Manufacturing



- 10-storey high-specification building located within the Kallang Industrial Estate
- Ideal to support companies in information technology, telecommunications, engineering services, electronics and more
- Modern lobby design with cafeteria and secured access for professional corporate image
- Walking distance to Boon Keng and Bendemeer MRT stations

SPACE FOR LEASE | PREMIUM INDUSTRIAL



EAST
KA CENTRE
150 Kampong Ampat

TYPE
B1

AREA
2,730 sq ft

GROSS RENT
\$3.20 psf

SUITABLE FOR

-  Healthcare
-  Biopharma
-  E-commerce
-  Fintech
-  ICT
-  Light Manufacturing

- 7-storey development located in the heart of an established manufacturing hub in the central-eastern region
- Floor-to-false ceiling height of up to 3.2m
- Walking distance to Tai Seng MRT station
- F&B amenities within reach



ENJOY 3-FOR-2 DEAL!*

EAST
TECHLINK
31 Kaki Bukit Road 3

TYPE
B2

AREA
from **936 to 13,264 sq ft**

GROSS RENT
from **\$3.20 psf**

SUITABLE FOR

-  Healthcare
-  Biopharma
-  E-commerce
-  Fintech
-  ICT
-  Light Manufacturing

- 7-storey building located in the Kaki Bukit industrial estate
- Ideal to support companies in semiconductor, information technology, electronics and more
- Efficient floor plates for space planning
- Walking distance to Kaki Bukit MRT station

*T&Cs apply



ENJOY 3-FOR-2 DEAL!*

EAST

31 UBI ROAD 1

TYPE

B1

AREA

from 2,930 to 10,055 sq ft

GROSS RENT

\$3.00 psf

SUITABLE FOR

Healthcare Biopharma

E-commerce Fintech

ICT Light Manufacturing

- Comprise a 4-storey main block and 9-storey annex block
- Modern facade with professional corporate image
- Located within the Ubi business hub
- Comes with modular units which allow for flexible workspace layouts
- Fitted units in move-in condition available
- Walking distance to MacPherson MRT station

*T&Cs apply



CITY-FRINGE LOCATION

EAST

THE SIEMENS CENTRE

60 MacPherson Road

TYPE

B1

AREA

from 1,729 to 14,326 sq ft

GROSS RENT

\$3.50 psf

SUITABLE FOR

Healthcare Biopharma

E-commerce Fintech

ICT Light Manufacturing

- Two towers of 8 and 15 storeys, along with a 2-storey annex block with amenities
- Modern facade with professional corporate image
- Fully refurbished units in move-in condition available
- Walking distance to Potong Pasir MRT station



ENJOY 3-FOR-2 DEAL!*

WEST

CORPORATION PLACE

2 Corporation Road

TYPE

B1

AREA

from 3,272 to 35,410 sq ft

GROSS RENT

from \$2.30 psf

SUITABLE FOR

-  Healthcare
-  Biopharma
-  E-commerce
-  Fintech
-  ICT
-  Light Manufacturing

- 7-storey development located near business hubs such as Jurong Lake District, Tuas and Jurong Industrial Estate
- Suitable for businesses and start-ups in light manufacturing
- 14 loading bays and 10 dock levellers
- Shuttle service to Jurong East MRT station
- Located near retail malls like JCube, JEM and Westgate



ENJOY 3-FOR-2 DEAL!*

WEST

10 TOH GUAN ROAD

TYPE

B1 (Non-logistics Use)

AREA

from 1,011 to 49,586 sq ft

GROSS RENT

from \$1.90 psf

SUITABLE FOR

-  Healthcare
-  Biopharma
-  E-commerce
-  Fintech
-  ICT
-  Light Manufacturing

- 6-storey development strategically located near business hubs such as Jurong Lake District, Tuas and Jurong Industrial Estate
- Professional corporate image
- Floor loading of up to 20kN/sqm
- Located near retail malls like JCube, JEM and Westgate

*T&Cs apply

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