



INDUSTRIAL PROPERTY

10 Changi North Way (S) 498740

The property is located within Changi North Industrial Park.

Completed in 2011, this 4-storey building is suitable for high value logistic firms.

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Edward Boustead Centre

Location

- 10 Changi North Way (S)498740
- Close proximity to Air Transport Hub and Changi Airport

Accessibility

- 5 mins walk to nearby bus stops (bus 4, 37)
- 10 mins drive to Tampines & Pasir Ris MRT
- Easily accessible from PIE and TPE

Zoning

- Business 2

Supporting Amenities

- 10 mins drive to White Sands, Tampines Mall, etc.
- Canteens and other F&B establishments
- Banks
- Medical Services

Building Specification

GFA

- 12,019 square metres/129,373 square feet

NLA

- 11,897 square metres/128,504 square feet

No. of Floors

- 4 Floors (1st & 3rd Floor - Warehouse, 2nd & 4th Floor - Office)

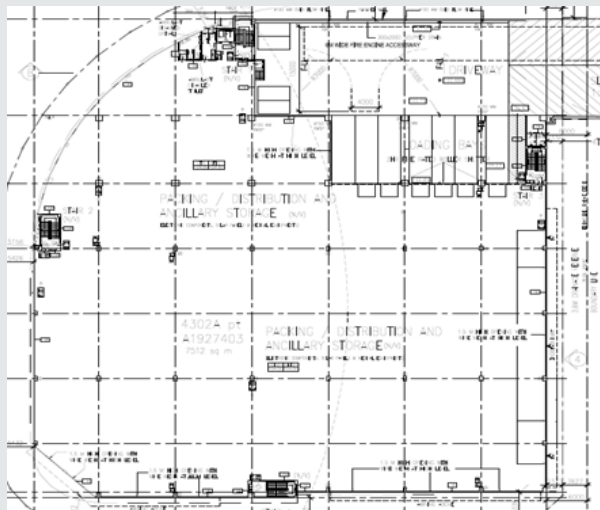
Floor Plate Size

- Warehouse: 50,706 - 52,482 square feet
- Office: 12,307 - 13,010 square feet

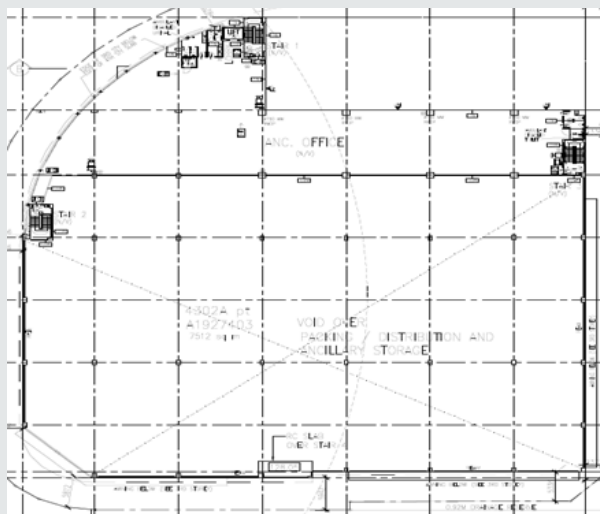


Site Plan: Powered by Streetdirectory.com

Disclaimer: This document is prepared for information only. Boustead Projects Limited makes no guarantee that the information contained herein is accurate or complete.



Site Layout Plan: Typical Warehouse Floor Plate



Site Layout Plan: Typical Mezzanine Office Floor Plate

Floor Plate Size

- 52,400 square feet (Warehouse)
- 13,000 square feet (Mezzanine Office)

Floor to Floor Height

- Warehouse: 4.0m, 8.0m
- Office: 4.0m

Floor Loading

- Warehouse: 20kN/m²
- Office: 4kN/m²

Column Grid

- 23m x 11.2m

Power Supply

- 2 MVA Low Tension

Lift Provision

- 1 Passenger

Ramp

- Vehicular ramp-up to 3rd Floor

Loading Bay

- 1st Floor - 7 nos
- 3rd Floor - 6 nos

Car/Lorry Parking Lots

- Car: 22 lots
- Lorry: 12 lots