



INDUSTRIAL PROPERTY

36 TUAS ROAD (S) 638505

The property is located within Jurong Industrial Estate and close proximity to future Tuas Mega Port.

**Completed in 1995 and refurbished in 2008.
Suitable for companies in fabrication, machining
and assembly.**

CONTACT US

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Site Plan: Powered by Streetdirectory.com

LOCATION

- 36 Tuas Road (s) 638505
- Situated on south-west side of Tuas Road, off Pioneer Road
- Near Jurong Point & FairPrice Hub

ZONING

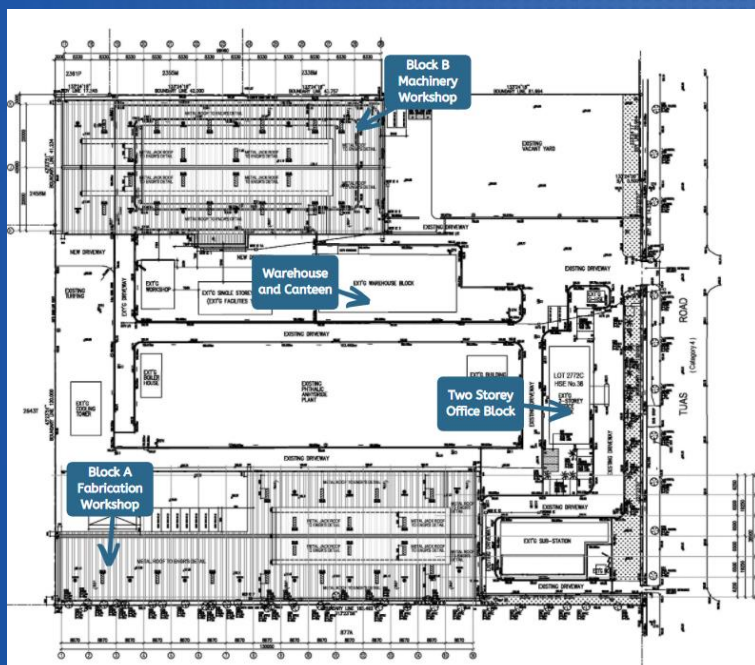
- Business 2

ACCESSIBILITY

- 15 mins walk from Gul Circle Mrt Station (EW Line)
- 5-8 minutes drive from Pan Island Expressway, Kranji Expressway and Ayer Rajah Expressway

SUPPORTING AMENITIES

- Tuas Amenities Centre (850m)
- Shopping Malls
- Medical Services



Site Layout Plan

BUILDING SPECIFICATIONS

Land Area

- 29,893.10 square metres/321,767 square feet

Land Description

- Regular Shape
- Frontage of 160m and depth of 160m
- Option to lease Water-Front space (subject to approval)

Current GFA

- 11,470.27 square metres/123,446 square feet

Plot Ratio

- Maximum Permissible – up to 2.0 (subject to approval)
- Utilised - 0.38

Building Layout

- Two Storey Office Block
- Block A: Fabrication workshop/Warehouse with ancillary office
- Block B: Machinery workshop/Warehouse with ancillary office
- Warehouse/canteen with ancillary office

Clear Ceiling Height

- Block A: 12m
- Block B: 9m
- Existing Warehouse: 6.3m

Floor Loading

- Block A: 20KN/sqm and 50KN/sqm
- Block B: 20KN/sqm
- Ancillary Office: 4KN/sqm

Power Supply

- LT 1.25 and 1 MVA 2500A & 1600A
- HT 6.6KV 4MVA

- Fire Protection System
- Fire Alarm and Hosereel systems

Car/Lorry Parking Lots

- Surface lots

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