



POTENTIAL WAREHOUSE REDEVELOPMENT

36 TUAS ROAD (S) 638505

The property is located within Jurong Industrial Estate and in close proximity to the future Tuas Mega Port. The expected TOP is Q4 2024.

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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

CONCEPTUAL BUILDING SPECIFICATIONS

Land Area

- 29,893 sqm / 321,768 sqft

Land Description

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

Plot Ratio

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

GFA

- 59,786 sqm / 643,537 sqft

Land Tenure

- 30 years leasehold from 2025

Typical Floor Plate Size

- Production / Warehouse: approx. 120,000sqft.

Design Considerations

- 4 to 5 storey Ramp-up Multi-tenanted Warehouse
- Full AC warehouse with insulated façade wall and metal roof
- Floor to Floor Height = 12.6m
- Column Grid : 11.4m x 12m ; 12m x 12.6m
- Floor Loading (Heavy duty anti-slip concrete surface with dust proof & hardener) :
 - 1st Storey – 25KN/sqm
 - Typical storey – 20 kN/sqm
- Wide truck loading bays equipped with dock levellers and maneuvering area for 40ft container truck
- Passenger lifts and fire lifts with stairs
- Canteen
- End-of-trip facilities for cyclists

Expected Completion

- Q4 2024

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