



# AIRCON WAREHOUSE DEVELOPMENT

**36 TUAS ROAD (S) 638505**

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

## CONTACT US

T: +65 8125 3515

E: [leasing@boustead.sg](mailto:leasing@boustead.sg)  
[joel.tay@boustead.sg](mailto:joel.tay@boustead.sg)

  
**BOUSTEAD**  
Projects



Site Plan: Powered by Streetdirectory.com

## LOCATION

- 36 Tuas Road (s) 638505
- Within close proximity to the future Tuas Mega Port.
- Situated on south-west side of Tuas Road, off Pioneer Road
- Near Jurong Point & FairPrice Hub

## ZONING

- Business 2

## ACCESSIBILITY

- 3 mins drive (or 15 min walk) from Gul Circle Mrt Station (EW Line)
- 5-8 minutes drive from Pan Island Expressway, Kranji Expressway and Ayer Rajah Expressway
- SBS bus 254 from Joo Koon Interchange. Frequency about 7-10mins during peak hours. First bus 545am and last bus 11.15pm.

## SUPPORTING AMENITIES

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

# CONCEPTUAL BUILDING SPECIFICATIONS

## Land Area

- 29,893 sqm / 321,768 sqft

## GFA (PR 2.0)

- 59,786 sqm / 643,537 sqft

## Land Tenure

- Leasehold tenure till 2055

## Suitable usage

- Warehouse and distribution centre

## Typical Floor Plate Size

- Warehouse: approx. 11,548 sqm / 124,300 sqft

## Design Considerations

- 5 storey Ramp-up Multi-tenanted Warehouse
- Earmarked for Green Mark 2021 - Platinum (Super Low Energy Building) certification with Badges
- The projected Energy Savings is estimated to be at least 40% savings against baseline standards published under Green Mark Energy Modelling Guide.
- Full AC warehouse with insulated façade wall and metal roof
- Floor to Floor Height = 12.6m
- Clear ceiling height = c. 10.5m
- Column Grid : 12m x 12.6m ; 12m x 14.1m
- Floor Loading (Heavy duty anti-slip concrete surface with dust proof & hardener)
  - 1<sup>st</sup> storey & typical floor = 25kN/m<sup>2</sup>
  - Open Yard = 30kN/m<sup>2</sup>
- Wide truck loading bays equipped with dock levelers and maneuvering area for 40ft container truck
- Full ESFR fire sprinklers for all floors
- Passenger lifts and fire lifts with stairs
- Canteen & End-of-trip facilities for cyclists

## Expected Completion

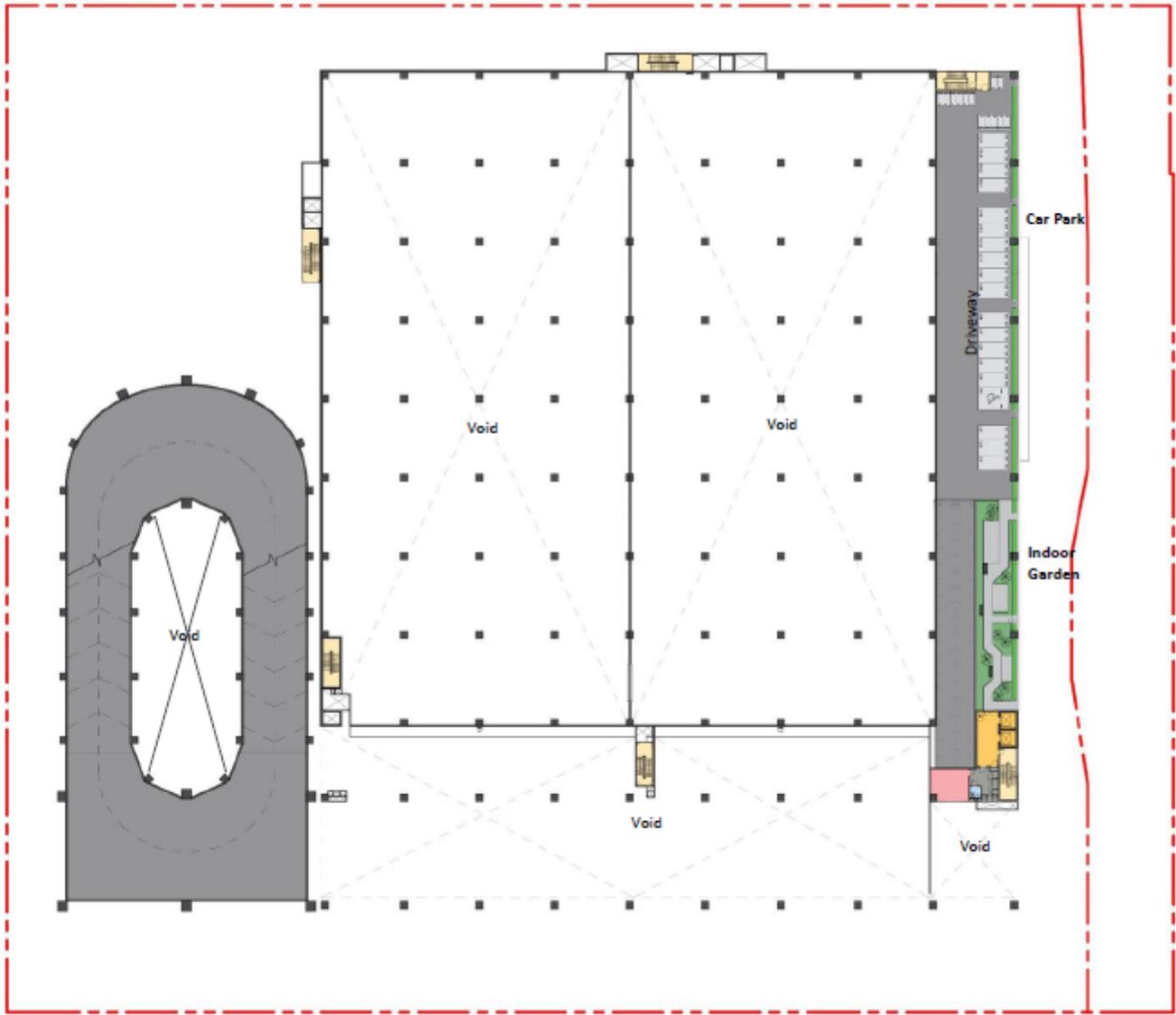
- Q1 2025



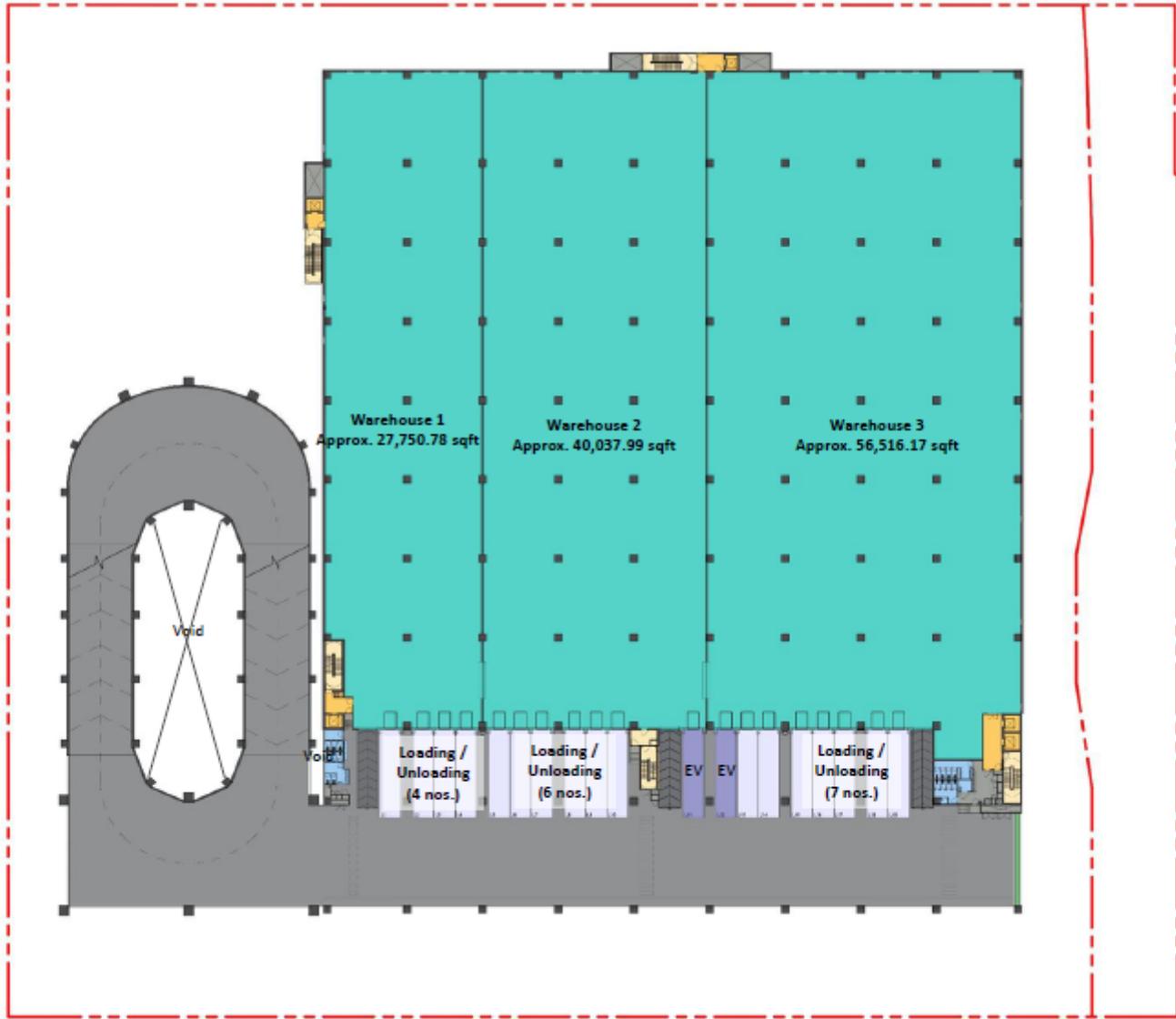
# Floor Plans (1<sup>st</sup> storey + 1<sup>st</sup> mezzanine floor)



# Floor Plans (1<sup>st</sup> mezzanine storey)

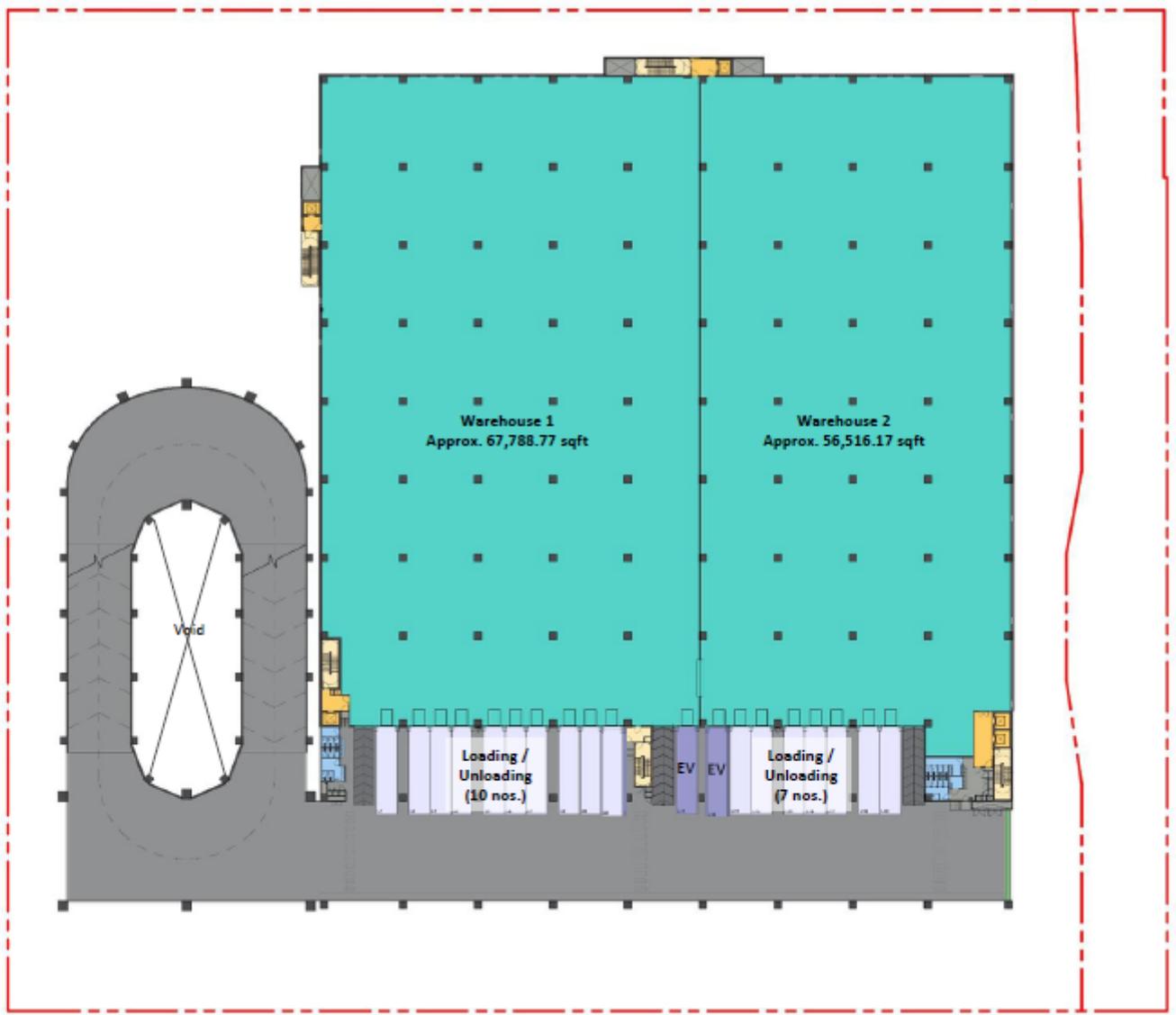


# Floor Plans (Typical floor)

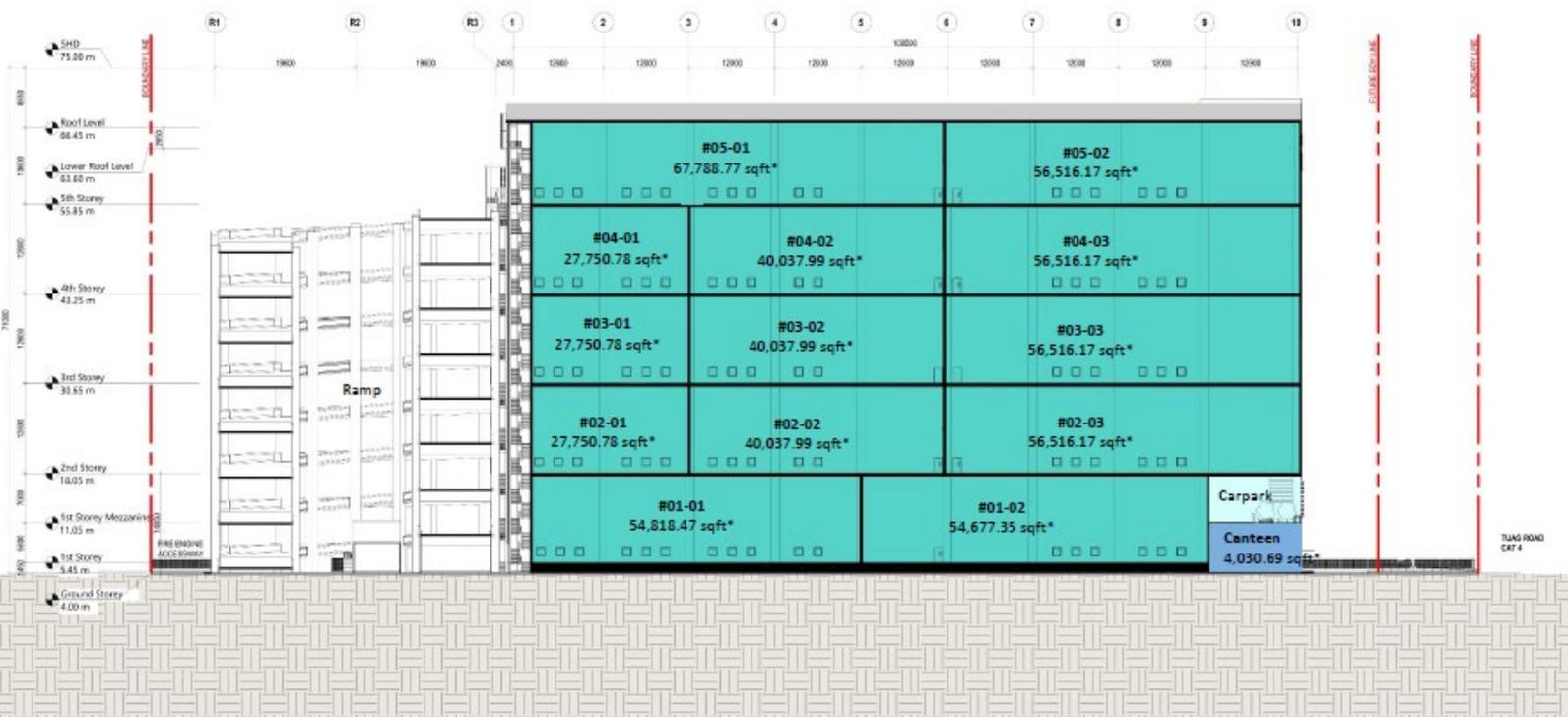


- Legend:
- Warehouse
  - Lift Lobby
  - Fire Staircases
  - Toilet

# Sectional Plans

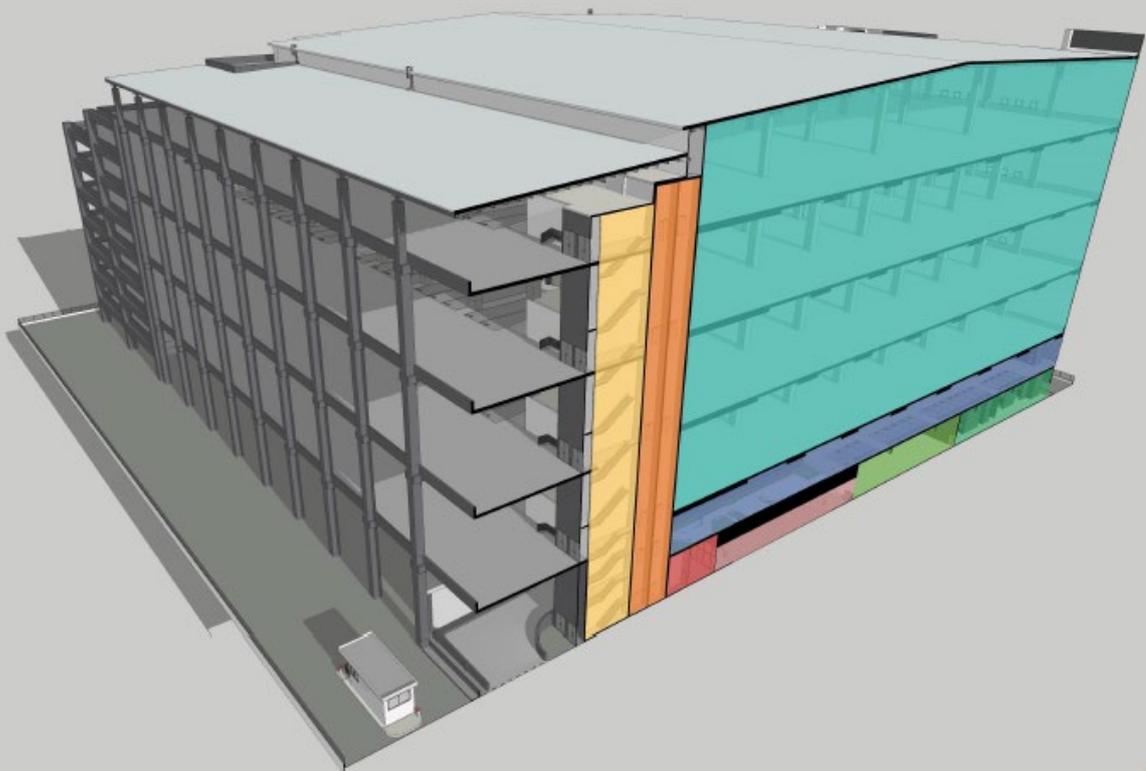


# Stack and Sectional Plans



Warehouse Canteen

Note : \* = Approx. NLA (subject to change & finalize)



## Legend:

- Warehouse
- Fire Staircase
- Lift Core
- Mezz Carpark
- Lobby
- Drop Off
- Canteen
- EOT Facilities



**BOUSTEAD**  
Projects

## **Disclaimer**

This document and its contents have not been reviewed by, delivered to or registered with any regulatory or other relevant authority in any jurisdiction. This document is for informational purposes and should not be construed as an offer or invitation to the public, direct or indirect, to buy or sell securities. This document is intended for limited distribution and only to the extent permitted under applicable laws in any jurisdiction. No representations are made with respect to the eligibility of any recipients of this document to acquire interests in securities under the laws of any jurisdiction.

Using, copying, redistributing, or republishing any part of this document without prior written permission from Boustead Funds Management Pte Ltd is prohibited. Any statements made regarding investment performance objectives, risk and/or return targets shall not constitute a representation or warranty that such objectives or expectations will be achieved, or risks are fully disclosed. The information and opinions contained in this document is based upon information obtained from sources believed to be reliable and in good faith, but no responsibility is accepted for any misrepresentation, errors, or omissions. All such information and opinions are subject to change without notice. A number of comments in this document are based on current expectations and are considered “forward-looking statements”. Actual future results may prove to be different from expectations and any unforeseen risk or event may arise in the future. The opinions expressed reflect Boustead Funds Management Pte Ltd.’s judgment at the time this document is compiled and any obligation to update or alter forward-looking statements because of new information, future events, or otherwise is disclaimed.

You are advised to exercise caution in relation to this document. The information in this document does not constitute advice and does not take into consideration your investment objectives, legal, financial or tax situation or needs in any other respect. Investors should be aware that past performance of investment is not necessarily indicative of future performance. Potential for profit is accompanied by possibility of loss. If you are in any doubt about any of the contents of this document, you should obtain independent professional advice.

Source for all data and charts (if not indicated otherwise): Boustead Funds Management Pte Ltd. All rights reserved.



**BOUSTEAD**  
Projects