



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.

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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)
 - 1st storey & typical floor = 25kN/m²
 - Open Yard = 30kN/m²
- 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

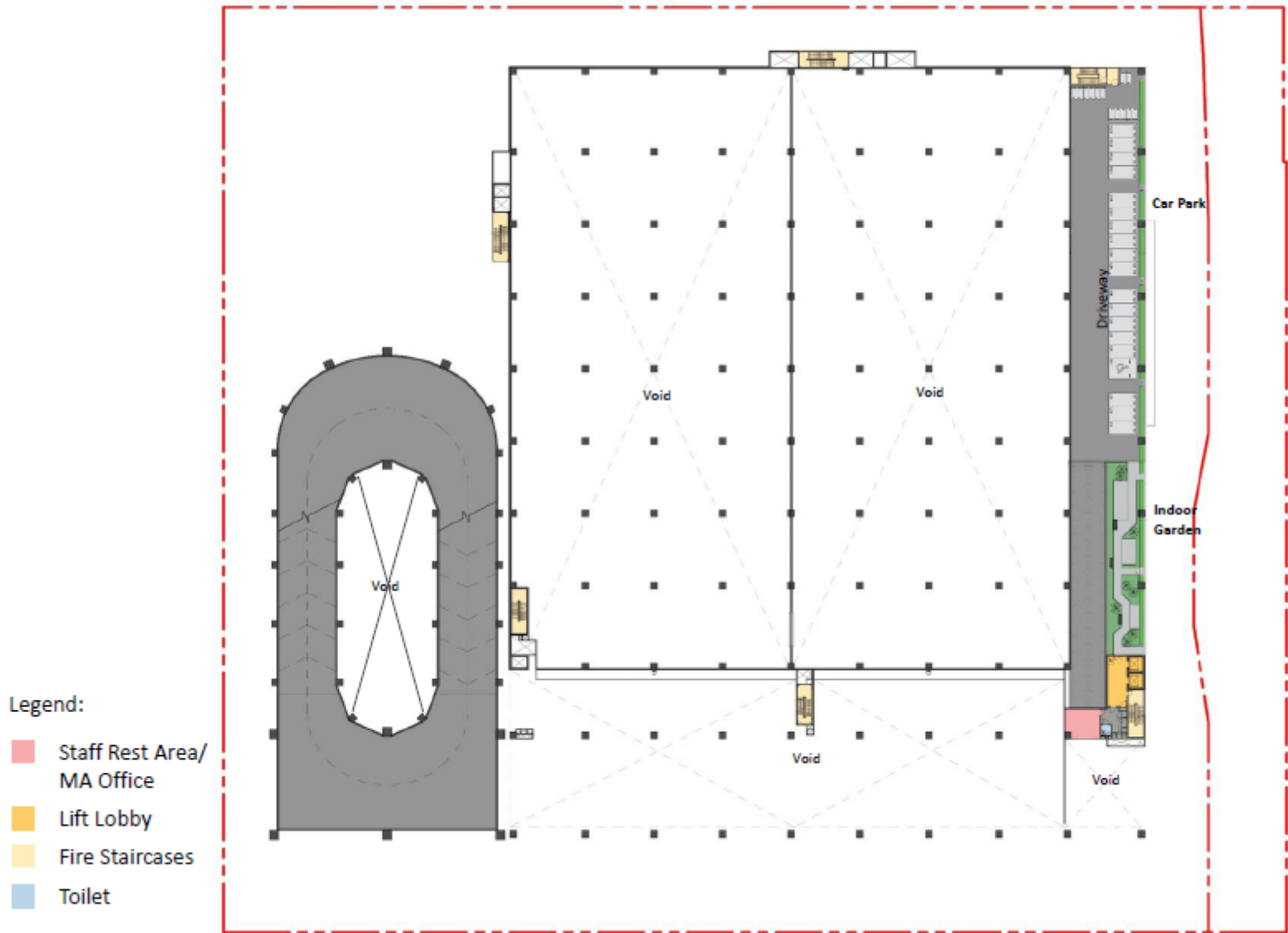


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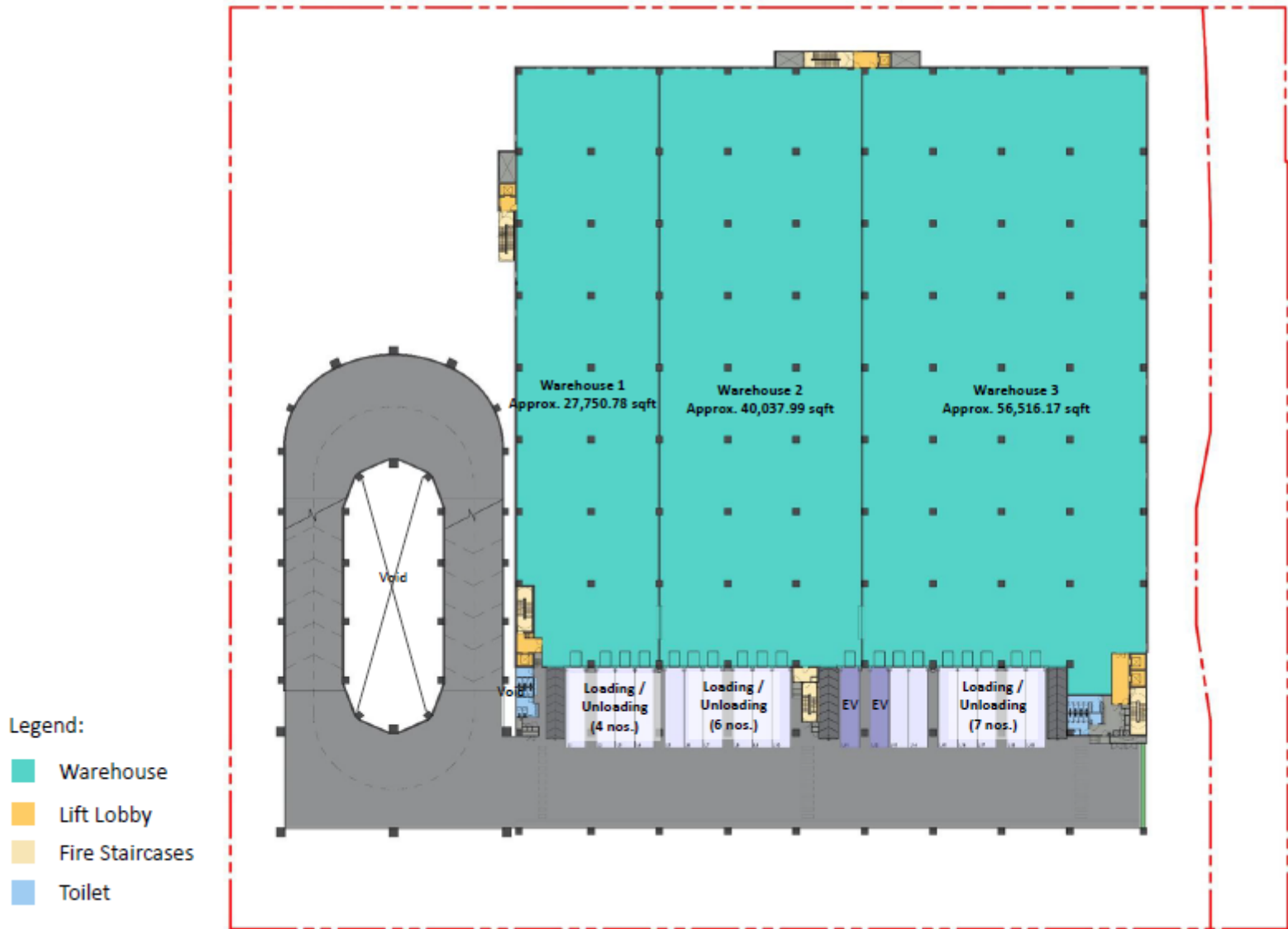
Floor Plans (1st storey + 1st mezzanine floor)



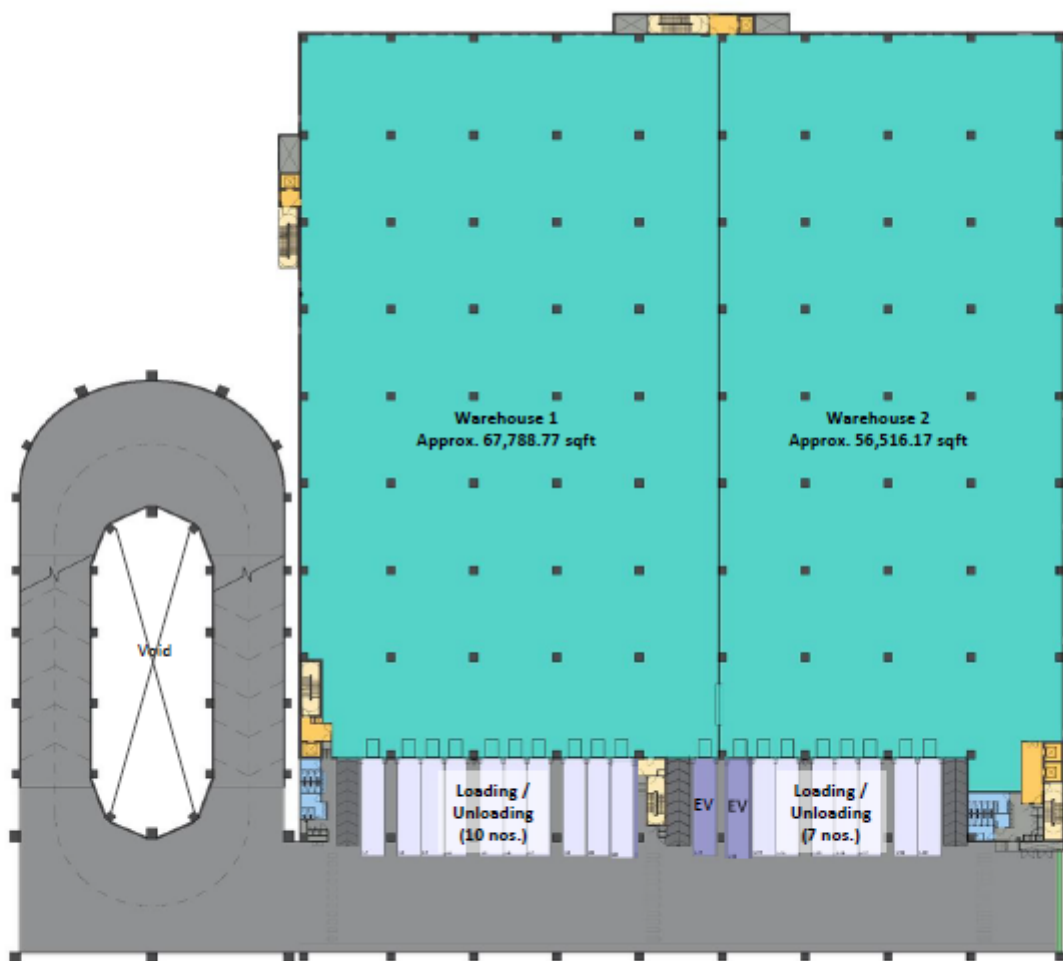
Floor Plans (1st mezzanine storey)



Floor Plans (Typical floor)



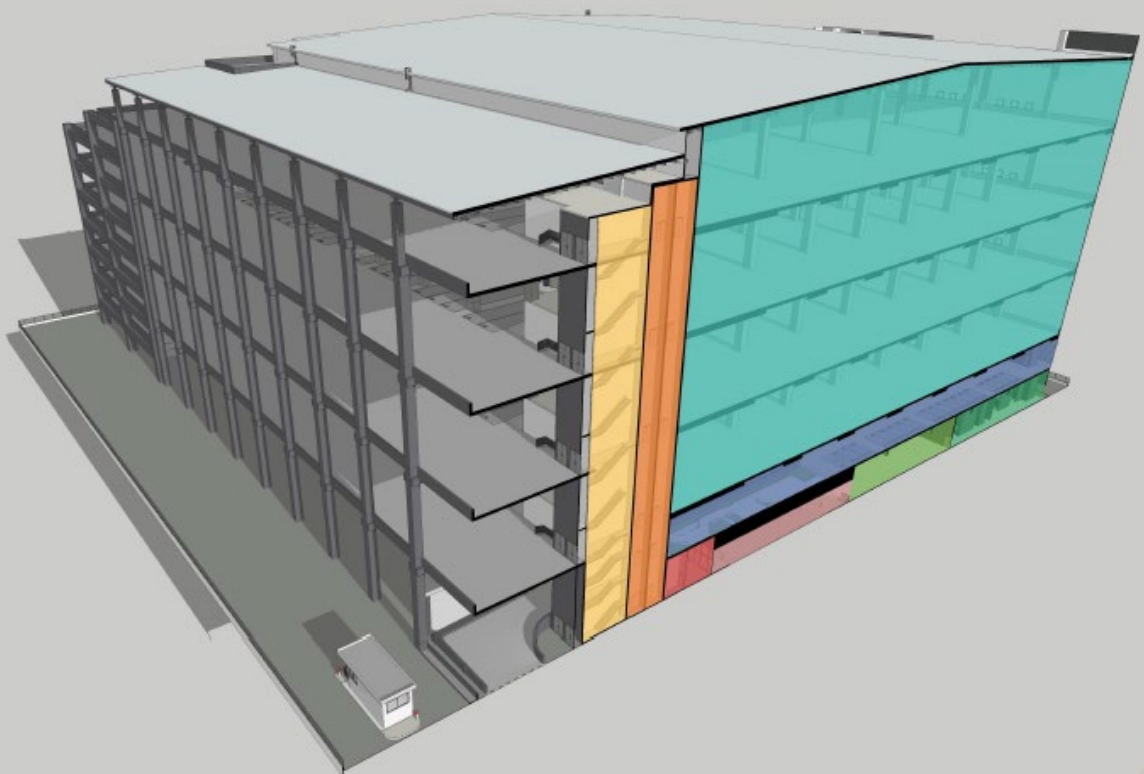
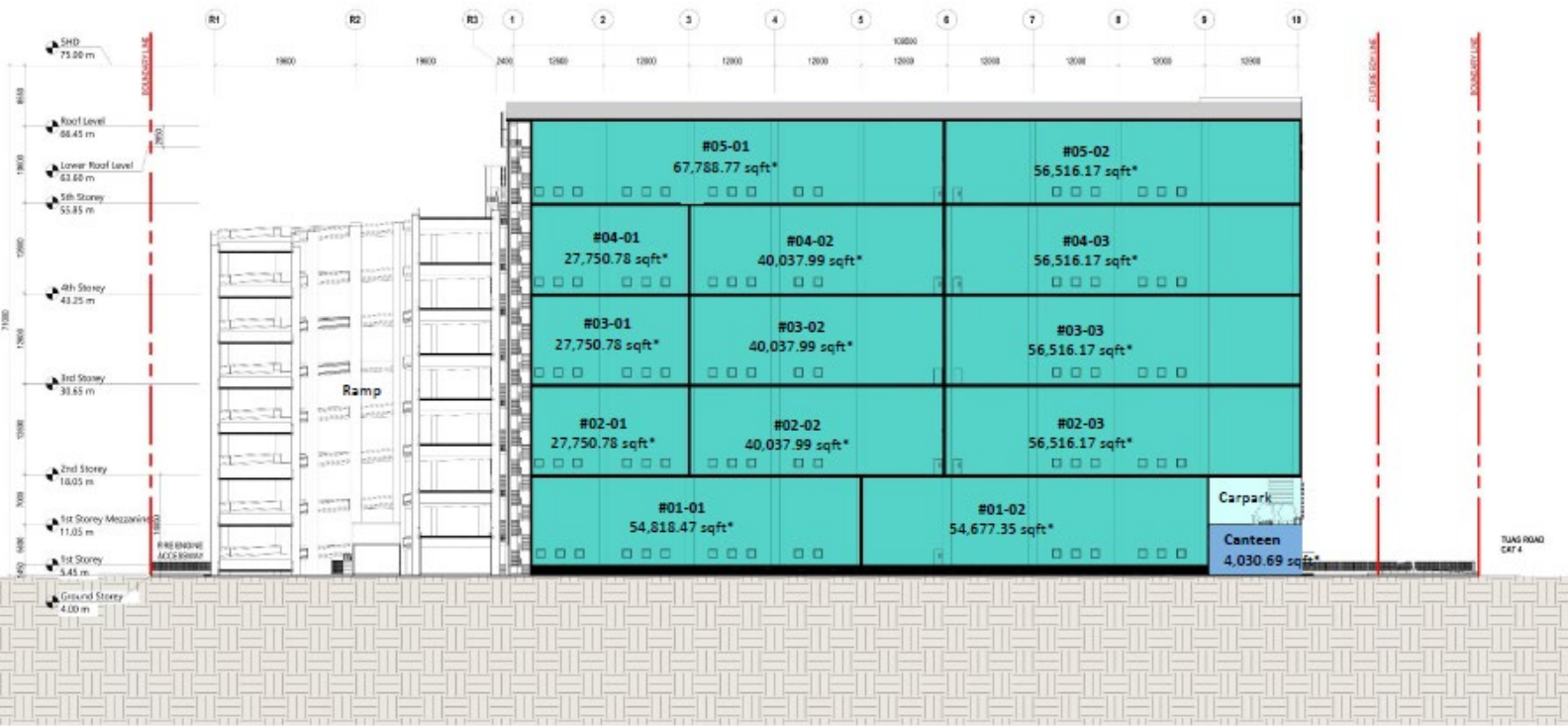
Sectional Plans



Legend:

- Warehouse
- Lift Lobby
- Fire Staircases
- Toilet

Stack and Sectional Plans



Legend:

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



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