
DEFU INDUSTRIAL CITY

YOUR GATEWAY TO STRONGER
BUSINESS CONNECTIONS



OPPORTUNITIES RIGHT AT YOUR DOOR

Defu Industrial City is a modern industrial space supporting a variety of trades from warehousing to manufacturing.

Strategically located in the bustling eastern manufacturing belt, near the airport and major transport nodes, the 7-storey complex is designed to cater to your business needs. Industrial units and recreational facilities are integrated with green spaces, creating a conducive environment for your business to thrive.



IN PROXIMITY TO WHAT MATTERS MOST

Situated right next to the iconic Paya Lebar Air Base – slated to transform into a vibrant new town – the development is a gateway to opportunities for businesses. Being surrounded by industrial estates makes it a cohesive place for collaboration and networking.

Defu Industrial City brings businesses closer to customers and suppliers. It is directly connected to a major expressway, easily accessible via public transport, and a mere 20 minutes' drive from Changi Airport – one of the largest transportation hubs in Asia.

LEGEND

Commercial HQ

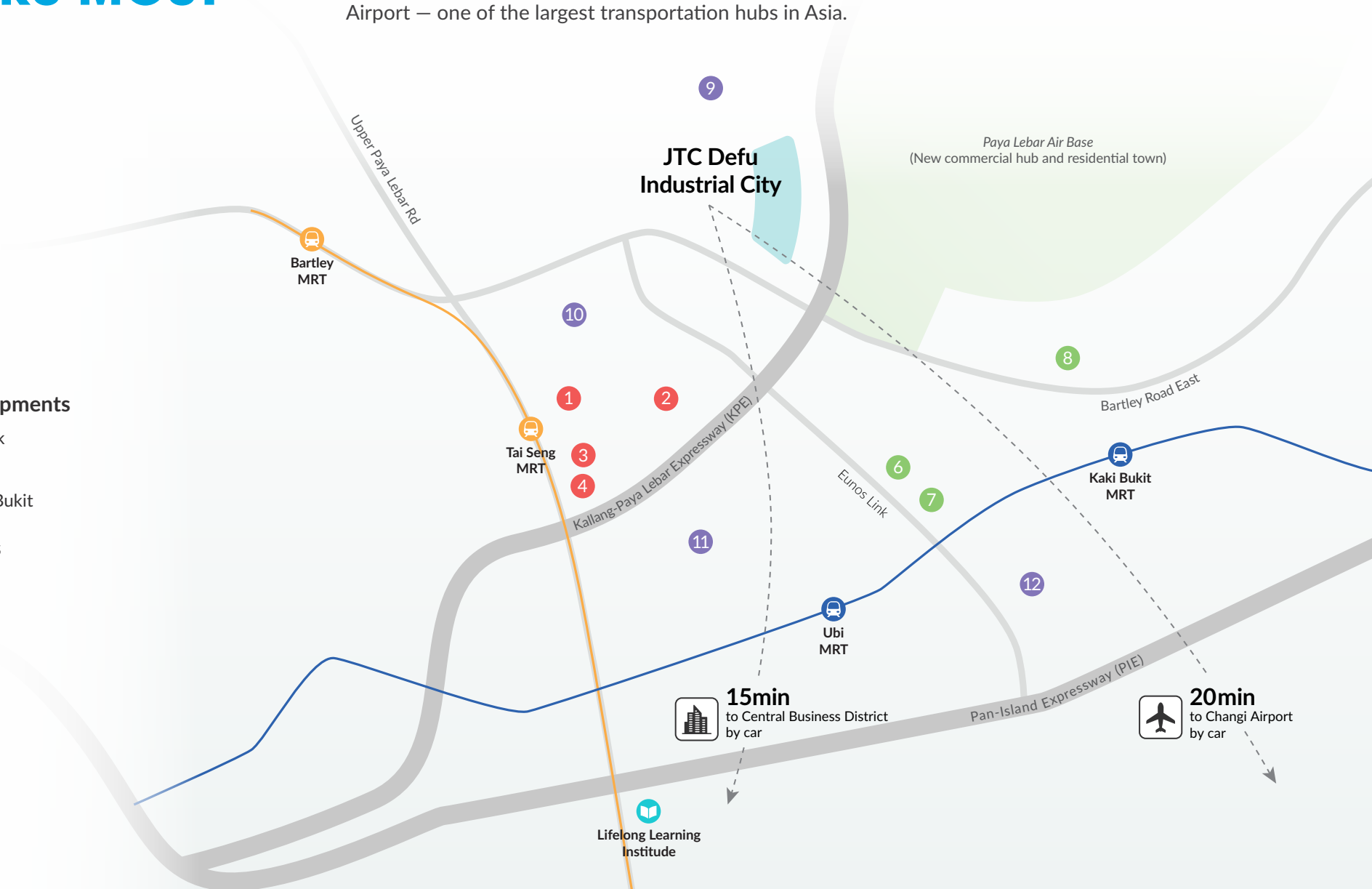
- 1 Charles & Keith
- 2 DHL Air Express
- 3 Sakae Sushi
- 4 BreadTalk

Industrial Developments

- 6 Eunos Technolink
- 7 Enterprise One
- 8 Premier @ Kaki Bukit

Industrial Estates

- 9 Defu
- 10 Tai Seng
- 11 Kampong Ubi
- 12 Kaki Bukit



DESIGNED TO ELEVATE YOUR BUSINESS

The complex is built to support your business needs with high technical specifications and seamless accessibility for both you and your suppliers.

Made for an array of industrial activities

- Wide range of unit sizes up to 5,000sqm
- Ceiling heights of 4.5m, 7m, and 8m
- Floor loading of up to 20kN/sqm
- Electrical loading of up to 800A, 3-phase
- Exhaust provision for units in Block 2 and 8

Designated spaces for vehicles

A dedicated loading/unloading bay allows for quick drop-offs. Each unit also comes with its own parking lot.

PRODUCTION

WAREHOUSE

Space for rest

A 700-bed* dormitory offers plenty of comfortable living space for workers to retire to at the end of the day.

Direct access to your unit

A wide, two-way central ramp gives room for 40-footer vehicles to move effortlessly and transport goods right to your unit. Each unit also has a dedicated lift landing.

* Number of bed-spaces is subject to review



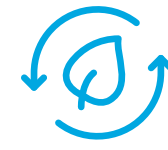
WORK WHERE IT INSPIRES



12,200sqm green spine with lush greenery



Business and recreational facilities



Environmentally sustainable features



A sprawling green spine connects you to the outdoors for a breath of fresh air.



Relax at the outdoor open atrium, break a sweat at the fitness corner or refuel at a nearby restaurant.



3 hectares of roof solar panels generate clean energy to power buildings more efficiently.

WHERE BUSINESS MEETS NATURE



Artist's impression: Outdoor plaza

Meeting rooms against a backdrop of greenery



Artist's impression: 12,200sqm lush green spine

SPECIFICATIONS

Land Zoning	B2
Expected TOP	2Q 2021
Site Area	130,832 m ²
Gross Floor Area	327,080 m ²
Gross Plot Ratio	2.5
No. of Blocks	4
No. of Industrial Units	133

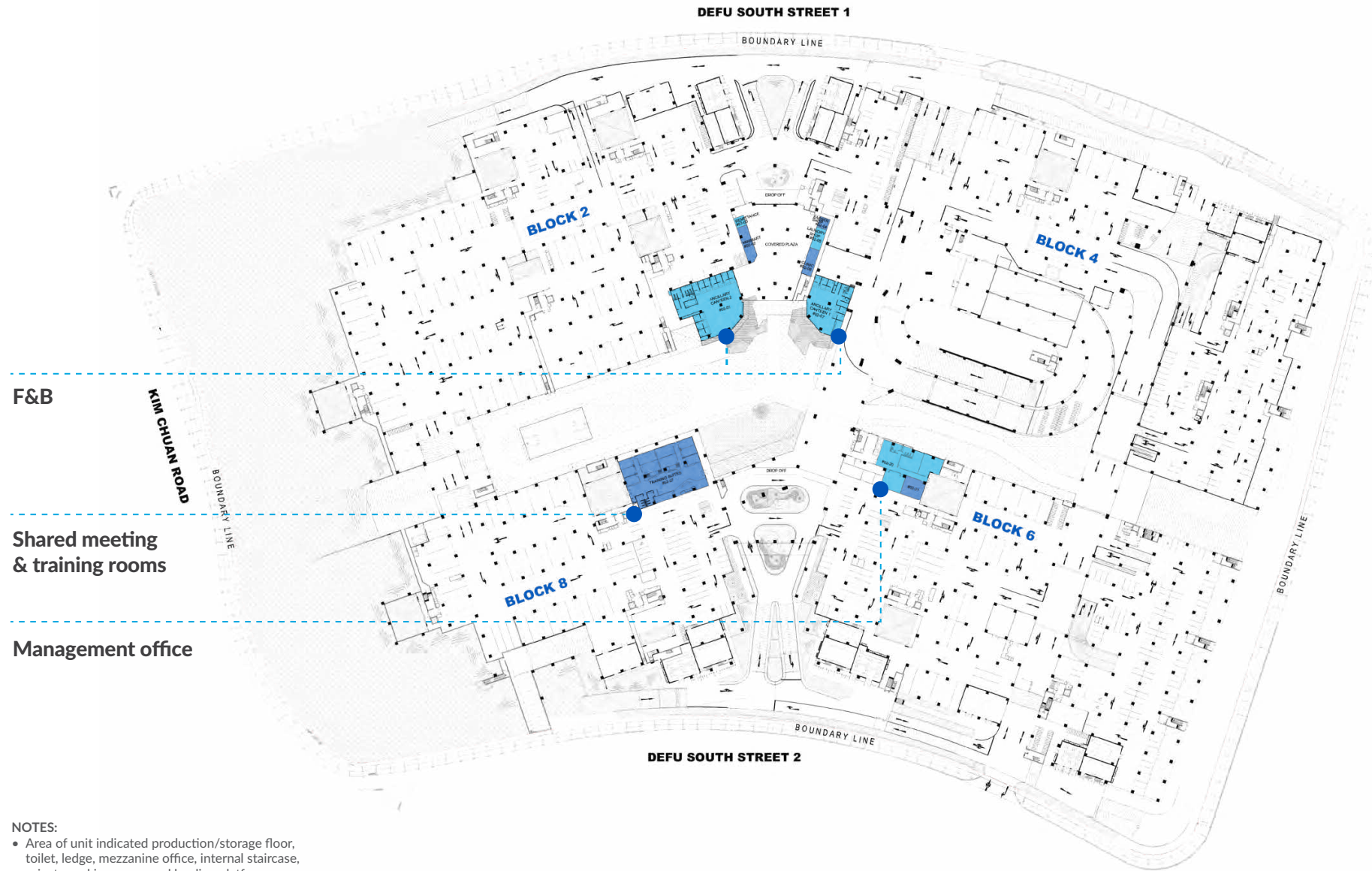
Unit Sizes	400 to 5,000 m ²
Exhaust Provision	Block 2 & 8
Dormitory	700 beds*
No. of Parking Lots	1,117 car lots 584 heavy vehicle lots
Electrical Loading	Up to 800A 3-Phase
Green Mark Certification	Platinum

Clear Ceiling Height	Level 3: 8m
	Level 4 - 6: 7m
	Level 7: 7m (Block 2 & 8)
	Level 7: 4.5m (Block 4 & 6)
Floor Loading	Level 3: 20 kN/sqm
	Level 4: 20 kN/sqm (Block 2 & 8)
	Level 4 - 7: 15 kN/sqm
	Mezzanine office in Production Units: 5 kN/sqm

* *Number of bed-spaces is subject to review



2ND STOREY FLOOR PLAN



F&B

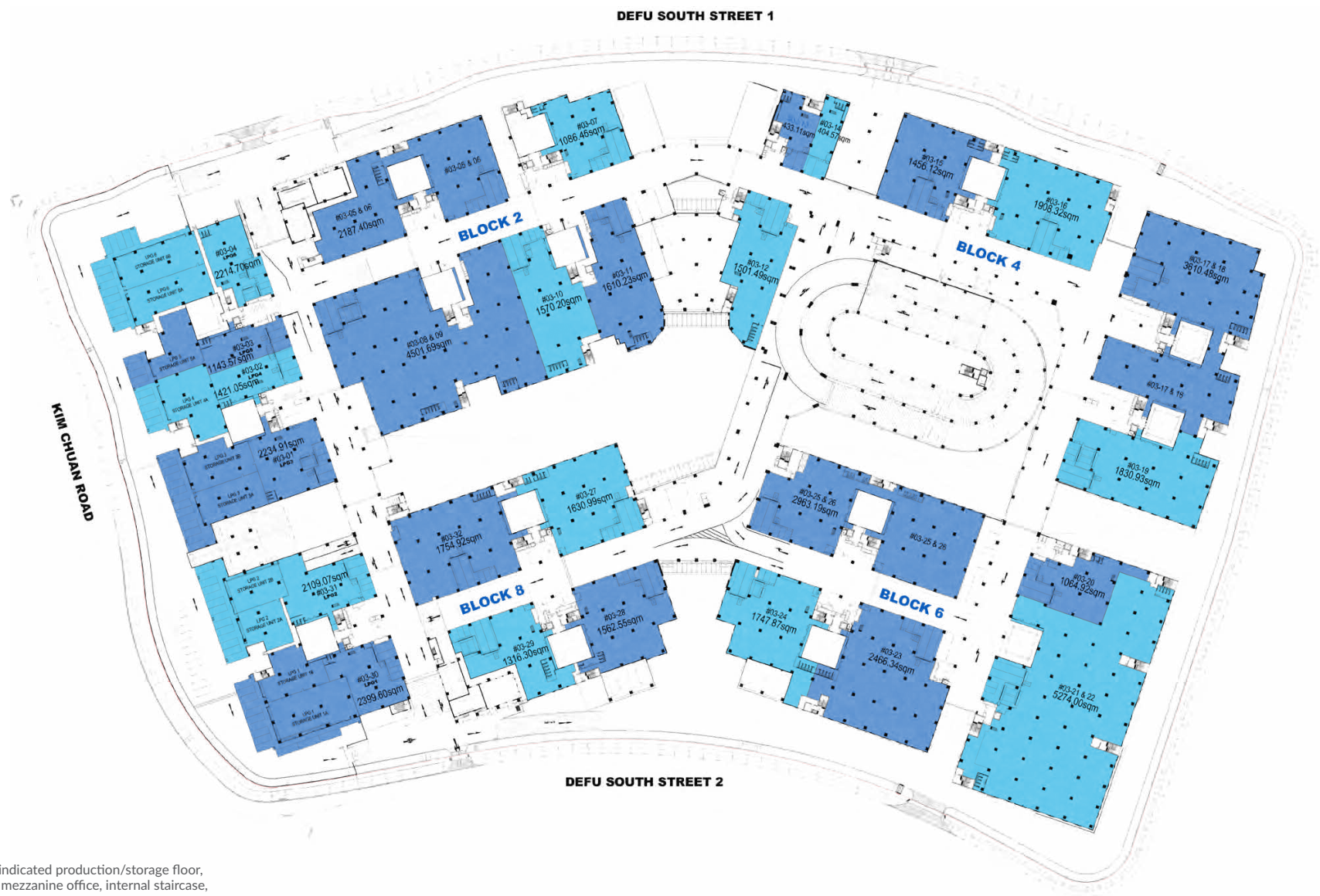
Shared meeting
& training rooms

Management office

- NOTES:
- Area of unit indicated production/storage floor, toilet, ledge, mezzanine office, internal staircase, private parking space and loading platform, where applicable.
 - Area of unit indicated are correct of printing and subject to final calculation by Surveyor.



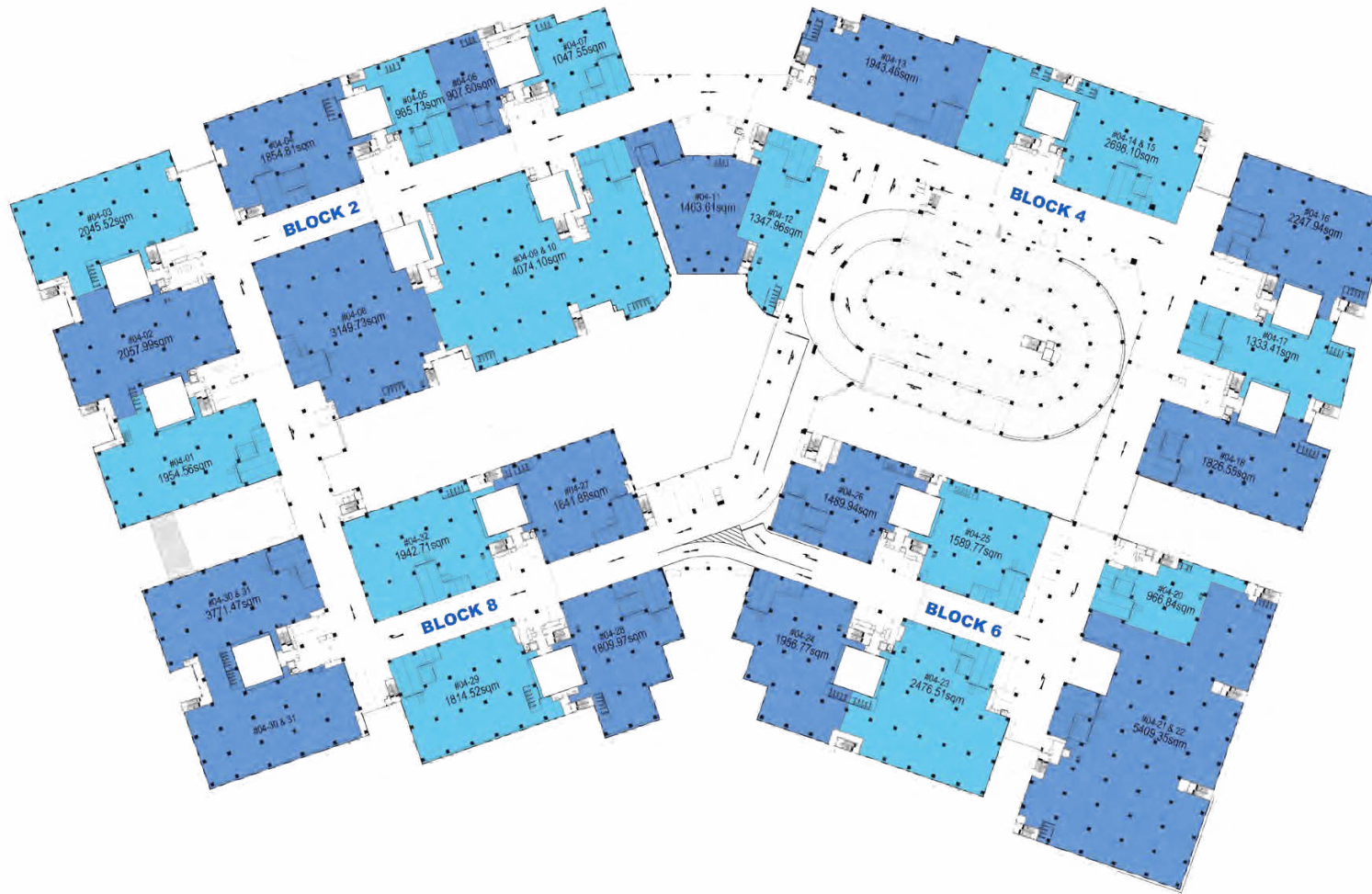
3RD STOREY FLOOR PLAN



- NOTES:**
- Area of unit indicated production/storage floor, toilet, ledge, mezzanine office, internal staircase, private parking space and loading platform, where applicable.
 - Area of unit indicated are correct of printing and subject to final calculation by Surveyor.



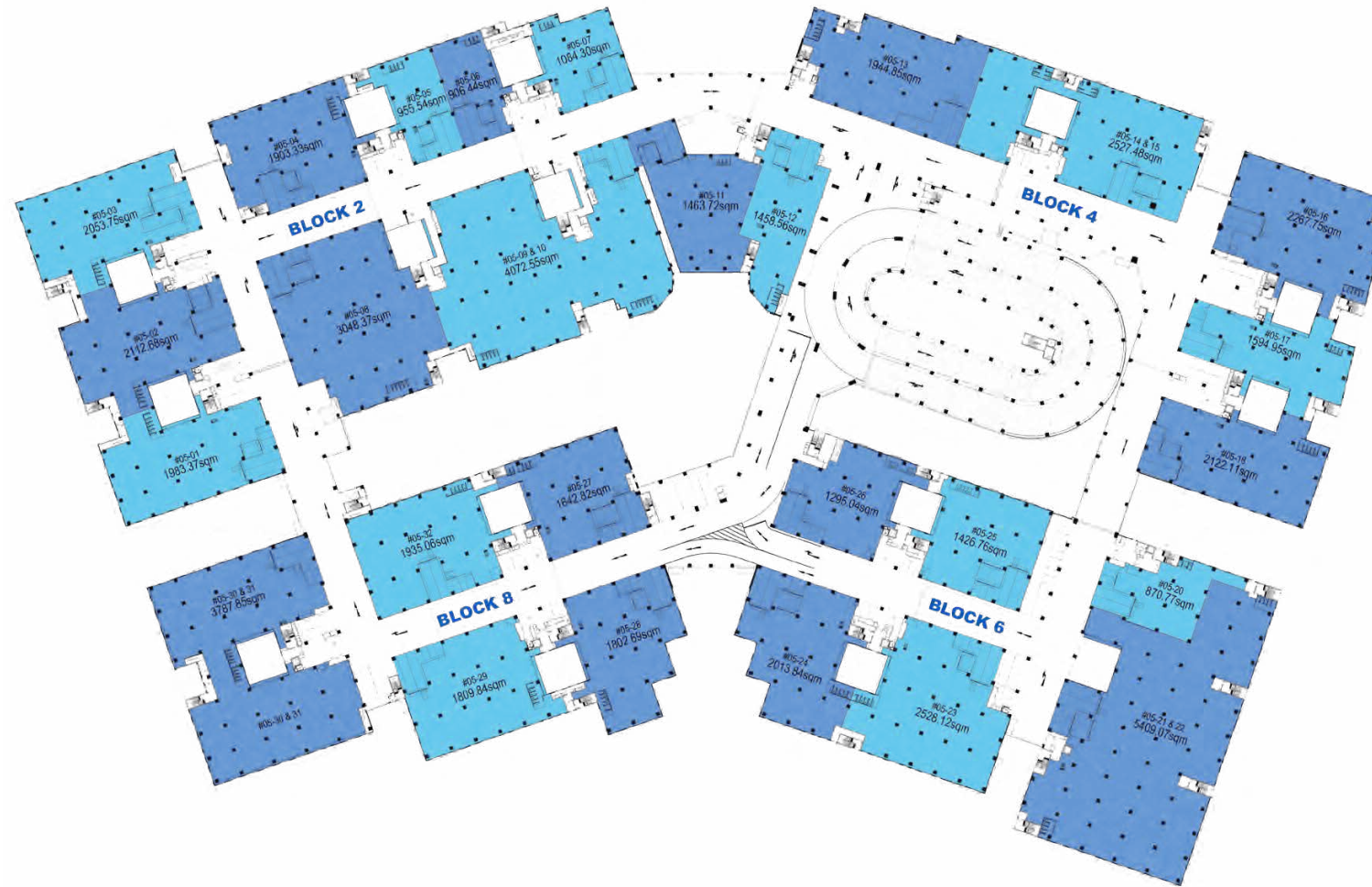
4TH STOREY FLOOR PLAN



- NOTES:**
- Area of unit indicated production/storage floor, toilet, ledge, mezzanine office, internal staircase, private parking space and loading platform, where applicable.
 - Area of unit indicated are correct of printing and subject to final calculation by Surveyor.



5TH STOREY FLOOR PLAN

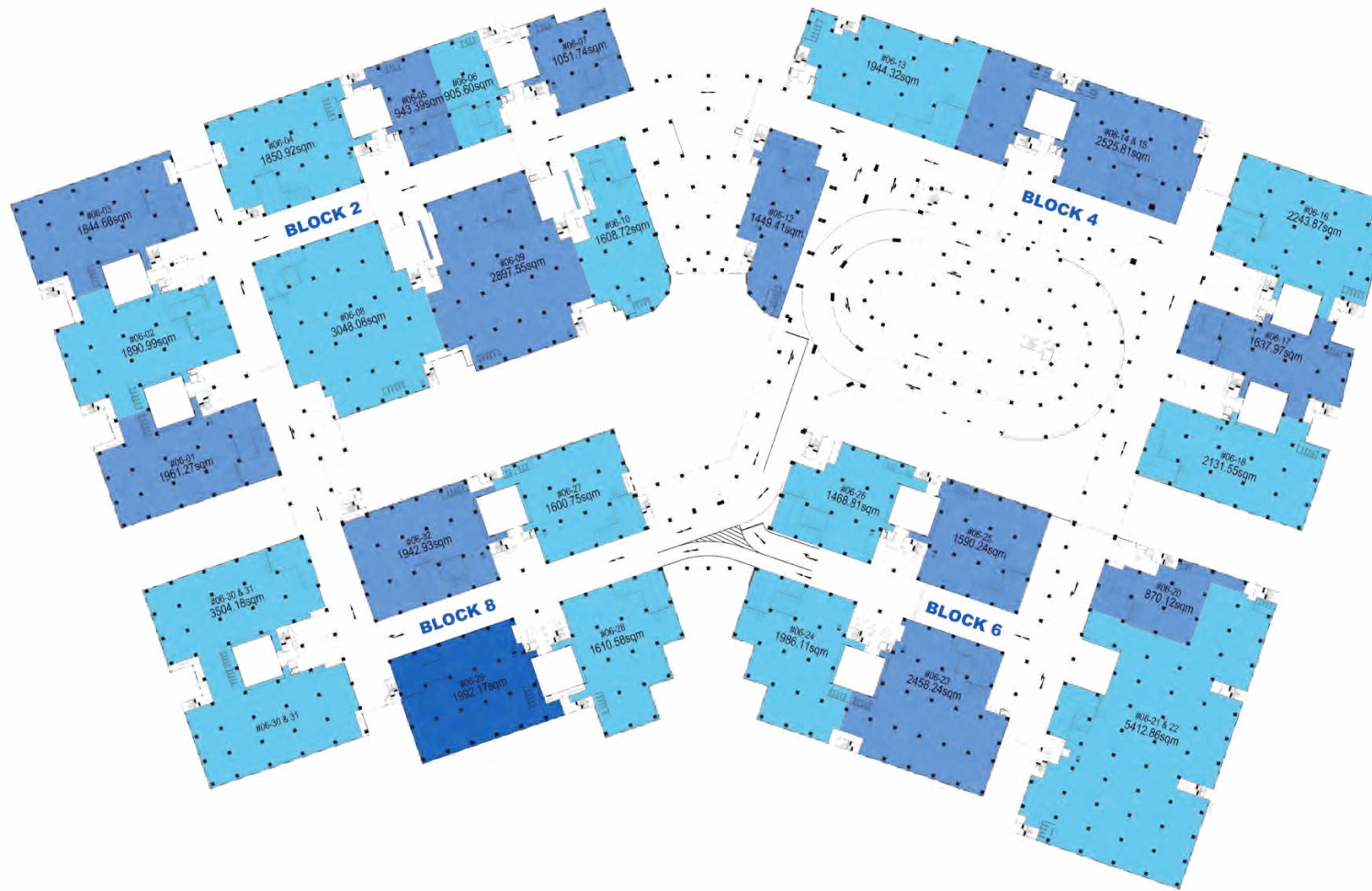


NOTES:

- Area of unit indicated production/storage floor, toilet, ledge, mezzanine office, internal staircase, private parking space and loading platform, where applicable.
- Area of unit indicated are correct of printing and subject to final calculation by Surveyor.



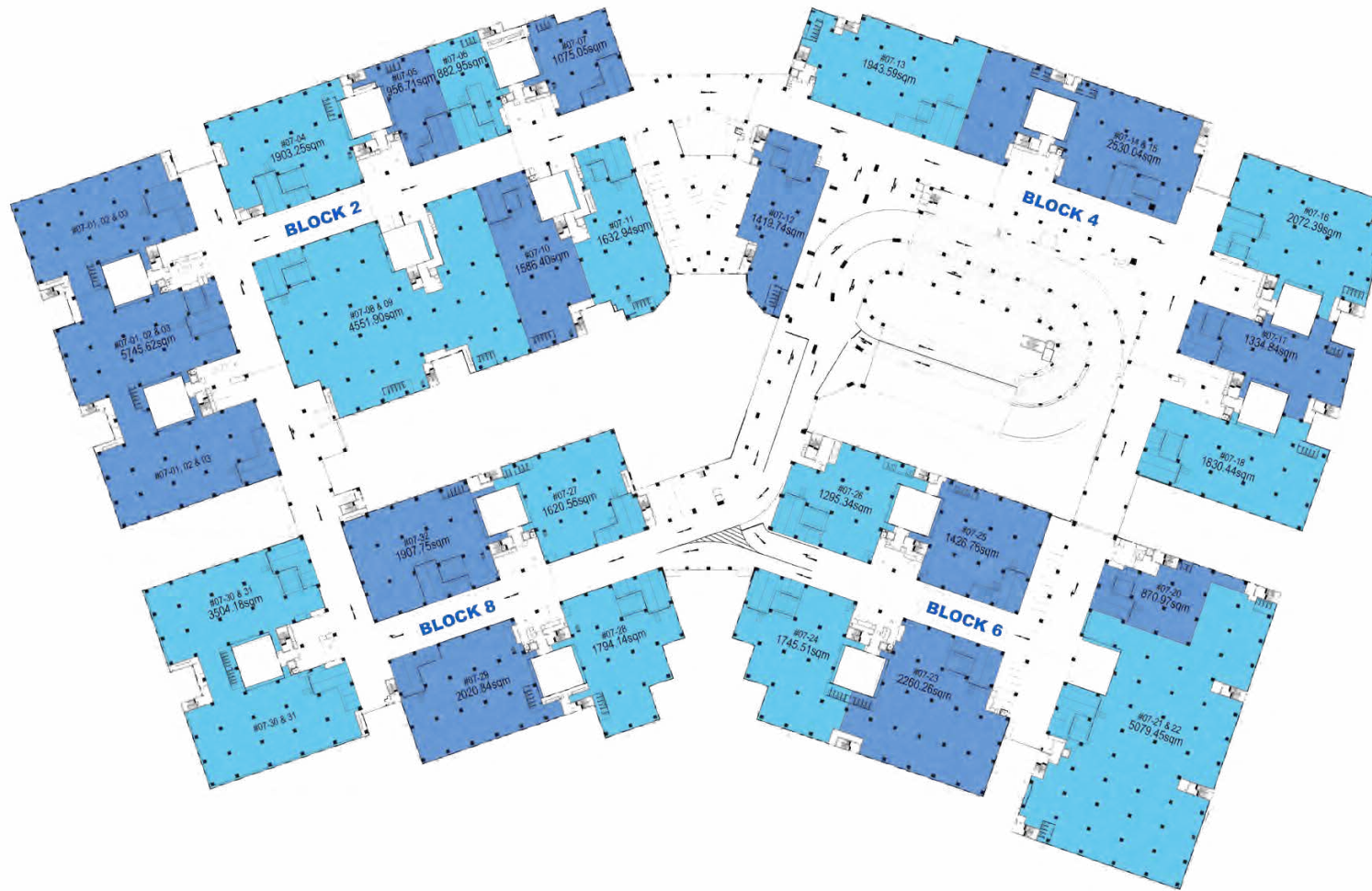
6TH STOREY FLOOR PLAN



- NOTES:**
- Area of unit indicated production/storage floor, toilet, ledge, mezzanine office, internal staircase, private parking space and loading platform, where applicable.
 - Area of unit indicated are correct of printing and subject to final calculation by Surveyor.



7TH STOREY FLOOR PLAN

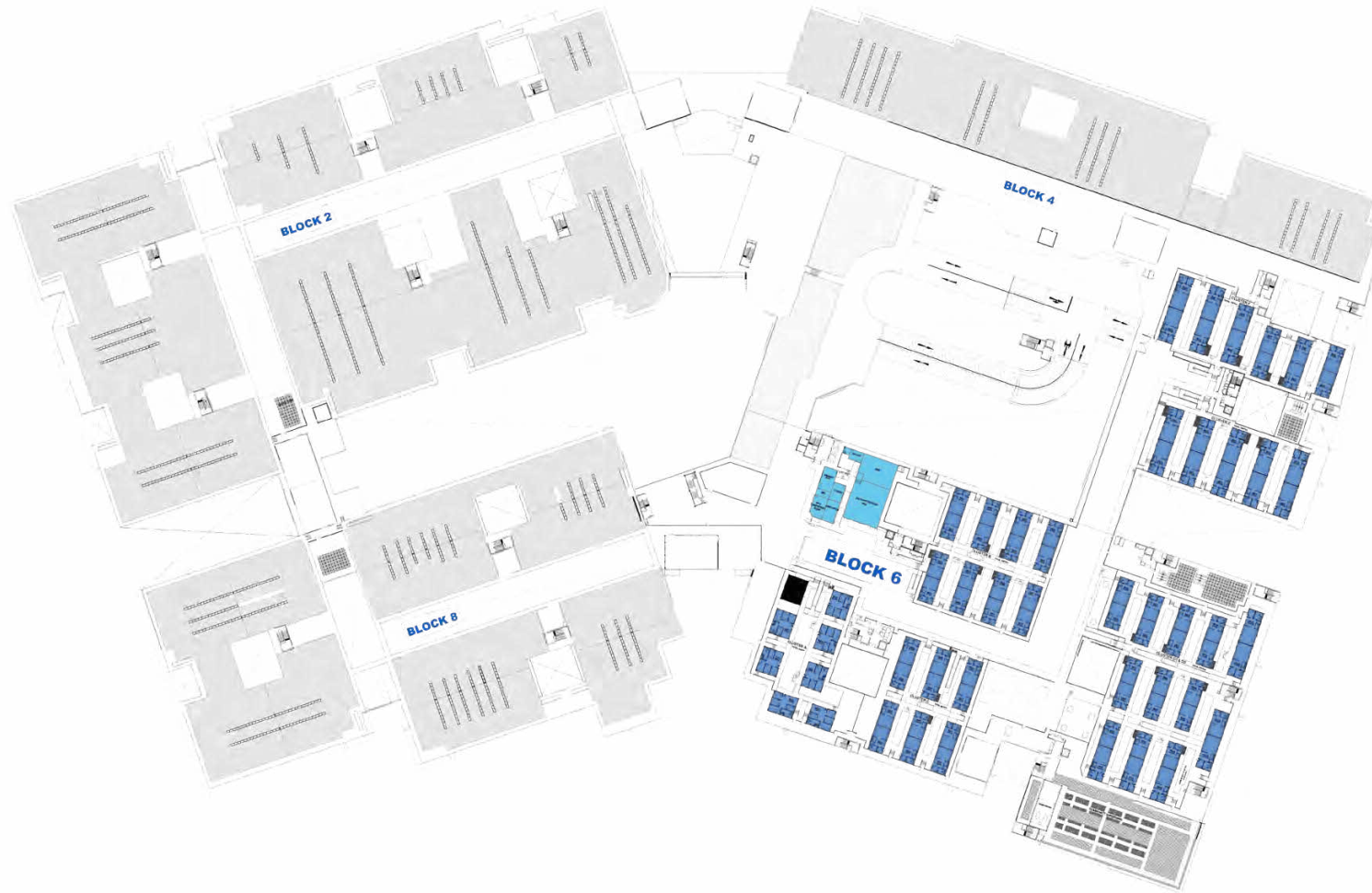


NOTES:

- Area of unit indicated production/storage floor, toilet, ledge, mezzanine office, internal staircase, private parking space and loading platform, where applicable.
- Area of unit indicated are correct of printing and subject to final calculation by Surveyor.



8TH STOREY FLOOR PLAN



- NOTES:**
- Area of unit indicated production/storage floor, toilet, ledge, mezzanine office, internal staircase, private parking space and loading platform, where applicable.
 - Area of unit indicated are correct of printing and subject to final calculation by Surveyor.





Get in touch with us

Leasing Enquiries:

FOO_Li_Hui@jtc.gov.sg

FONG_Kim_Yaw@jtc.gov.sg

Disclaimer

JTC makes no representations or warranties, conditions, undertakings or terms either expressed or implied as to the condition, quality, accuracy, fitness for purpose, completeness of the information contained herein or that such information will be accurate, up to date, or free from error. All art renderings and pictures herein are artist's impressions only and all specifications stated herein are subject to re-survey and approval from the relevant authorities. The information and specifications contained herein do not form part of an offer or a contract and JTC will not be held for any inaccuracies, changes, losses or damages arising therefrom.