Notes:
Area, Boundary and Dimension Shown here are Provisional and Subject to Alteration on Final Survey
Good Layout

Each unit comes with a gross floor area of approximately 1,400 square metres spread over two production floors and a mezzanine office floor for functional and efficient operations. It also has a high ceiling of 7 metres on the first storey production.
Quality Finishes

The exterior of the factory features aluminium and glass curtain walling, providing a good corporate image.
Built-in Features

Each unit has kitchenhood shafts with provision for a boiler to cater to the needs of companies in the food industry. A goods hoist facilitates easy movement of raw materials and finished food products.

Efficient Operations

The covered loading area, which can accommodate up to 40-foot container trucks, allows operations under all weather conditions.
Easy Accessibility

- Near to 2nd Causeway Link
- Proximity to amenities
- Close to expressways
- Near Tuas Bus Interchange
General Specifications

- **Land Area**: 988.999 sqm (Intermediate units)
  1,437 & 1,479 sqm (Corner units)
- **Floor area**: 1,417 sqm (All units except unit 1)
  1,429 sqm (Unit 1)

<table>
<thead>
<tr>
<th>Level</th>
<th>Floor Area (sqm)</th>
<th>Floor Loading (kN/sqm)</th>
<th>Ceiling Height (m)</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Storey (Production)</td>
<td>365-369</td>
<td>15.0</td>
<td>7.0</td>
<td>Floor to beam</td>
</tr>
<tr>
<td>Mezzanine (Office)</td>
<td>229-230</td>
<td>5.0</td>
<td>2.7</td>
<td>Floor to false ceiling</td>
</tr>
<tr>
<td>2nd Storey (Production)</td>
<td>552-554</td>
<td>12.5</td>
<td>5.0</td>
<td>Floor to false ceiling</td>
</tr>
<tr>
<td>Roof (RC areas only)</td>
<td>NA</td>
<td>10.0</td>
<td>NA</td>
<td>NA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location</th>
<th>Floor</th>
<th>Wall/Column/Beam</th>
<th>Ceiling</th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance Porch</td>
<td>Homogeneous tile</td>
<td>Homogeneous tiles</td>
<td>Aluminium strip</td>
</tr>
<tr>
<td>Reception Area</td>
<td>Homogeneous tile</td>
<td>Cement/sand plaster</td>
<td>Mineral fibre board</td>
</tr>
<tr>
<td>Ancillary Office</td>
<td>Trowel smooth</td>
<td>As above</td>
<td>As above</td>
</tr>
<tr>
<td>Lunch Room</td>
<td>Homogeneous tile</td>
<td>As above</td>
<td>Calcium silicate</td>
</tr>
<tr>
<td>Production Areas</td>
<td>Cement screed</td>
<td>As above</td>
<td>As above</td>
</tr>
<tr>
<td>Toilets</td>
<td>Non-slip</td>
<td>Homogeneous tiles</td>
<td>As above</td>
</tr>
</tbody>
</table>

**Features**

**Electric Provision**
- Design provides up to a max 600 amps per unit
- Low Tension Supply
- Tenants/Lessees shall supply, install & maintain the low voltage cable from Power Grid LV board to their main switchboard

**Mechanical Ventilation (MV)**
- MV provided to parts of the Production Area

**Flue Duct Openings**
- Provision for 2 kitchenhood flues and one boiler flue

**External Hoist Opening**
- 3.0m X 2.9m approx

**Goods Hoist**
- 3 landing stops at each floor, including office level
- Full panels including cage door for ease of cleaning
- Brand: MHE Demag
- Loading capacity: 2,000 kg
- Cage size: 1.8m X 1.8m X 2.0m
- Other features: Installed with scupper drain for Production Areas

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