



25 Changi South Street 1, SB Building, Singapore 486059

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Website: www.soilbuild.com

INDUSTRIAL SPACE FOR LEASE

BUKIT BATOK CONNECTION



Location	Zone / Description	Sizes Available (approx.)	Specifications	Factsheet	Contact Person(s)
2 Bukit Batok Street 23	Business 1 Light Industrial Usage Stack-up / Ramp-up Factories	2,200 sqft to 43,000 sqft	<ul style="list-style-type: none"> - Immediate occupation - Ramp-up with direct loading / unloading @ door step - High power supply up to 300amp, 3-phase - High floor-to-ceiling height of 6.0m - Toilet(s) within the units - Canteen & Childcare within the development - 5 bus stops to Bukit Batok MRT / Bukit Batok Central / Westmall 		<p>Gladys Tan 9792 9362</p> <p>Sarah Shah 9652 4479</p>

UNIT AVAILABILITY

Floorplans	Storey	Unit No	Lettable Area (sqft)	Floor Loading	Floor-to-Floor Height (m)	Date Available	Asking Rental (psf / mth)	REMARKS
	1st storey	-	2,237 to 8,947	15 kN/m2	6.0 m	Immediate	\$2.70	2 months commission for 3 years lease term
	2nd storey	-	2,237 to 2,266				\$2.20	
	6th storey	-	8,345 to 16,491				\$1.65	
	7th storey	-	42,976					
	9th storey	-	8,802 to 17,792		6.0 m to 11.0 m			



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TUAS CONNECTION								
Location	Zone / Description	Sizes Available (approx.)	Specifications				Factsheet	Contact Person(s)
Tuas Loop	Business 2 Semi-Detached 2-Storey Factory	44,500 sqft	<ul style="list-style-type: none"> - Immediate occupation - Semi-detached with compound and driveway - 1,500 kVA or 2,160 amp power supply - Floor loading of 12.5 kN/m2 to 20 kN/m2 					Sarah Shah 9652 4479 Gladys Tan 9792 9362
UNIT AVAILABILITY								
Floorplans	Storey	Unit No	Lettable Area (sqft)	Floor Loading (kN/m2)	Floor-to-Floor Height (m)	Date Available	Asking Rental (psf / mth)	REMARKS
	-	7	44,539	20 kN/m2 (1st floor)	12.0 m (1st floor)	Immediate	\$1.40	2 months commission for 3 years lease term
	-	14	44,472	12.5 kN/m2 (2nd floor)	6.0 m (2nd floor)			



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WEST PARK BIZCENTRAL



Location	Zone / Description	Sizes Available (approx.)	Specifications	Factsheet	Contact Person(s)
22, 26, 28, 32 Pioneer Crescent	Business 2 Stack-up / Ramp-up	16,000 sqft to 44,500 sqft	<ul style="list-style-type: none"> - Immediate occupation - Direct loading / unloading @ door step - High power supply of 400amp to 2,160amp, 3-phase - 26 nos of parking lots for 40-footer container - 35 nos of parking lots for lorry - Natural ventilation 		<p>Carmen Ho 9322 4318</p> <p>Clara Ng 9088 0251</p>
20, 30 Pioneer Crescent	Business 2 Flatted Factories	1,400 sqft to 7,200 sqft	<ul style="list-style-type: none"> *- Immediate occupation - Air-con fitted ancillary office - Fully fitted & bare condition units available - Almost move-in condition - Suitable for R&D, E-commerce & IT - Ample parking lots - Panoramic view of Pioneer from Blk 20 		



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-	2nd storey	#02-06	10,968	15.0 kN/m ²	approx. 8.8 m	May-17	\$1.50	2 months commission for 5 years lease term
	3rd storey	#03-14	23,519			1 month notice		
	3rd storey	#03-18/19	44,519			Apr-17		
	4th storey	#04-09	16,297			Jun-17		
	4th storey	#04-10	16,480			Jun-17		
	3rd storey	#03-01/02/03/04/05	4,725	10.0 kN/m ²	approx. 3.8 m to 5.0 m	Immediate	\$1.35	2 months commission for 3 years lease term
	4th storey	#04-15/16	4,338					
	7th storey	#07-05	1,410					
	7th storey	#07-16	2,368					
	9th storey	#09-15/16/17	7,223					
	10th storey	#10-01/02/03/04/05	4,682					
	11th storey	#11-01/02/03/04	2,551					



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72 LOYANG WAY



Location	Zone / Description	Sizes Available (approx.)	Specifications	Factsheet	Contact Person(s)
72 Loyang Way	Offshore Supply Base with Jetty & Slipway	312,096 sqft	<ul style="list-style-type: none"> - Immediate occupation - Easy access to TPE, PIE and ECP - Two blocks of 3-storey and 4-storey ancillary office - Two high ceiling single-storey production facility - Blasting and spray painting chamber - 160 capacity workers' dormitory - Jetty with 142 m of sea frontage - Electrical supply 2 nos. of 1,500 A SPPG L.T incoming at approved load of 2,000 kVA 		Gerald Ong 9487 8399

UNIT AVAILABILITY

Floorplans	Storey	Unit No	Lettable Area (sqft)	Floor Loading	Floor-to-Floor Height (m)	Date Available	Asking Rental (psf / mth)	REMARKS
-	-	-	312,096	3.0 kN/m2 to 80 kN/m2	4.0 m to 18.5 m	TBA	VTO	



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9 TAMPINES INDUSTRIAL DRIVE



Location	Zone / Description	Sizes Available (approx.)	Specifications	Factsheet	Contact Person(s)			
9 Tampines Industrial Drive	General Industrial Usage Warehouse	2,300 sqft to 14,000 sqft	<ul style="list-style-type: none"> - Immediate occupation - 1 nos of cargo lift and 1 nos of service lift - 2 nos of loading / unloading bay with dock levellers - Next to TPE - Close proximity to Ikea, Giant and Courts 		<p>Clara Ng 9088 0251</p> <p>Wendy Sng 9764 9942</p>			
UNIT AVAILABILITY								
Floorplans	Storey	Unit No	Lettable Area (sqft)	Floor Loading	Floor-to-Floor Height (m)	Date Available	Asking Rental (psf / mth)	REMARKS
	2nd storey	#02-02	18,463.81	20 kN/m2	5.95 m	Immediate	\$1.50	
	3rd storey	#03-02/03/04/05	7,180.45					
	3rd storey	#03-06/07/08/09	6,527.51					



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B-CENTRAL								
Location	Zone / Description	Sizes Available (approx.)	Specifications				Factsheet	Contact Person(s)
994, 996 Bendemeer Road	Light Industrial Usage Flatted Factories (Reserved)	2,627 sqft to 4,768 sqft	<ul style="list-style-type: none"> - Immediate occupation - 4 nos of lift per block - Ample parking lots - 3 mins to Boon Keng MRT - Opposite Bendemeer Market & Food Centre 					Wendy Sng 9764 9942 Chee Hwee 9768 5221
UNIT AVAILABILITY								
Floorplans	Storey	Unit No	Lettable Area (sqft)	Floor Loading	Floor-to-Floor Height (m)	Date Available	Asking Rental (psf / mth)	REMARKS
	2nd storey	#02-03	2647.92	10.0 kN/m2 to 15.0 kN/m2	3.6 m	Immediate	\$1.90	
	3rd storey	#03-07	4768.41					



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TAI SENG								
Location	Zone / Description	Sizes Available (approx.)	Specifications				Factsheet	Contact Person(s)
1020, 1022, 1026 Tai Seng Avenue	Business 2 Flatted Factory	2,066.67 sqft to 14,681.96 sqft	<ul style="list-style-type: none"> - Immediate occupation - 6 nos of lift per block - Ample parking lots - Staff canteen within development - 8 mins to Tai Seng MRT - 2 min drive to KPE 					Wendy Sng 9764 9942 Chee Hwee 9768 5221
<u>UNIT AVAILABILITY</u>								
Floorplans	Storey	Unit No	Lettable Area (sqft)	Floor Loading	Floor-to-Floor Height (m)	Date Available	Asking Rental (psf / mth)	REMARKS
	-	-	2067 - 14,681.96	7.5 kN/m2 to 15 kN/m2	3.6 m	Immediate	\$1.70	Short term leases available



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BUSINESS PARK SPACE FOR LEASE

SOLARIS								
Location	Zone / Description	Sizes Available (approx.)	Specifications				Factsheet	Contact Person(s)
1 Fusionpolis Walk	Business Park	3,000 sqft to 10,000 sqft	<ul style="list-style-type: none"> - Immediate occupation - Multi-award winning development - Ample F&B & amenities within One-North vicinity - Fitted unit 				-	Sarah Shah 9652 4479 Gladys Tan 9792 9362
<u>UNIT AVAILABILITY</u>								
Floorplans	Storey	Unit No	Lettable Area (sqft)	Floor Loading	Floor-to-Floor Height (m)	Date Available	Asking Rental (psf / mth)	REMARKS
	11th storey	#11-03	3,068	5.0 kN/m2	2.6 m to 3.1 m (floor to ceiling)	Immediate	\$6.50	-



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EIGHTRIUM								
Location	Zone / Description	Sizes Available (approx.)	Specifications				Factsheet	Contact Person(s)
15A Changi Business Park Central	Business Park	3,692 sqft to 12,217 sqft	<ul style="list-style-type: none"> - Immediate occupation - Fitted unit - Near to Expo MRT - Close proximity to F&B and shopping malls - Shuttle bus services available 					Sarah Shah 9652 4479 Gladys Tan 9792 9362
UNIT AVAILABILITY								
Floorplans	Storey	Unit No	Lettable Area (sqft)	Floor Loading	Floor-to-Floor Height (m)	Date Available	Asking Rental (psf / mth)	REMARKS
	3rd storey	#03-01	3,692	7.5 kN/m2 to 10.0 kN/m2	4.2 m to 5.0 m (floor to ceiling)	Immediate	from \$3.50	2.0 months commission for 3 years lease term
	3rd storey	#03-04	12,217					



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INDUSTRIAL SPACE FOR SALES

NORTH VIEW BIZHUB



Location	Zone / Description	Sizes Available (approx.)	Specifications	Factsheet	Contact Person(s)
6 Yishun Industrial Street 1	Business 1 Light Industrial Usage Ramped-up Factories	2,600 sqft to 18,300 sqft (exclude void)	<ul style="list-style-type: none"> - Wide driveway up to 9.0m - Ramp-up with direct loading / unloading @ door step - Ample parking lots - Wide ramp width up to 12.0m (2-way) 	-	<p>Clara Ng 9088 0251</p> <p>Peh Jia Li 6415 5982 (ext. 312)</p>

UNIT AVAILABILITY

Floorplans	Storey	Unit No	Lettable Area (sqft)	Floor Loading	Floor-to-Floor Height (m)	Date Available	Asking Price (psf)	REMARKS
	1st Storey	-	2626.42 sqft to 18,352 sqft	12.5 kn/m2 (Mezzanine floor 3 kn/m2)	6.3m (Mezzanine floor 3.15m)	Immediate	from \$350	



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RESIDENTIAL SPACE FOR LEASE

LEONIE PARC VIEW



Location	Zone / Description	Sizes Available (approx.)	Specifications	Factsheet	Contact Person(s)		
22 Leonie Hill Road	High-end Condo (D.09)	2,013 sqft to 2,906 sqft	- Full condo facilities	-	Clara Ng 9088 0251		
<u>UNIT AVAILABILITY</u>							
Floorplans	Storey	Unit No	Lettable Area (sqft)	Description	Date Available	Asking Price (psf)	REMARKS
-	High Floor		2,013 sqft	- 4-BR Typical Unit - High Floor	end May-17	TBA	



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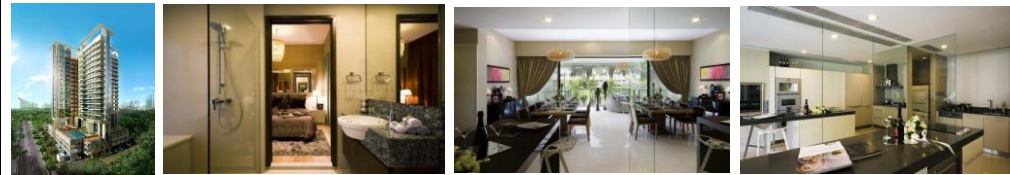
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MEIER SUITES



Location	Zone / Description	Sizes Available (approx.)	Specifications	Factsheet	Contact Person(s)
10 Margate Road	High-end Condo (D.015)	1,798 sqft to 4,166 sqft	- full condo facilities		Clara Ng 9088 0251

UNIT AVAILABILITY

Floorplans	Storey	Unit No	Lettable Area (sqft)	Description	Date Available	Asking Price (psf)	REMARKS
	High Floor		2,207 sqft	- 4-BR Typical Unit - High Floor	May-17	TBA	