



21 CHANGI SOUTH AVENUE 2

Located at the fringe of Changi Business Park at Changi South Industrial Estate, 21 Changi South Avenue 2 is a logistics development comprising a four-storey warehouse with an ancillary showroom and a separate single-storey warehouse.

21 Changi South Avenue
2 Singapore 486630

With both warehouse and office facilities onsite, the property enables businesses to co-locate their offices with their warehouse operations. The ancillary showroom is also ideal for businesses that require a space to display their products.

21 Changi South Avenue 2 is well connected via the East Coast Parkway (ECP) and Pan-Island Expressway (PIE).





ACCESSIBILITY

- 5-minute drive to the East Coast Parkway (ECP)
- 10-minute drive to the Pan-Island Expressway (PIE)
- Easily accessible to Singapore Changi Airport

BUILDING SPECIFICATIONS

Type of Building

- 4-storey warehouse building with a single-storey warehouse
- BCA Green Mark Gold Award

Floor Area

- Total NLA: Approx. 11,440 sqm

Typical Floor Plate

- Approx. 3,710 sqm

Floor Loading

- Showroom: 7.5 kN/sqm
- 1st storey: 25.0 kN/sqm
- 2nd storey: 5.0 kN/sqm
- 3rd & 4th storeys: 20.0 kN/sqm
- Warehouse: 25.0 kN/sqm

Ceiling Height (Maximum Height)

- Floor-to-floor
 - Ancillary office
 - 1st storey: 4.4 m
 - 2nd storey: 3.6 m
 - Warehouse
 - 1st storey: 8.0 m
 - 3rd storey: 7.65 m
 - 4th storey: 9.34 m
 - Standalone warehouse: 8.84 m

Column Grid

- 1st to 4th storeys: Approx. 8.5 m x 8.5 m

Lifts

- Cargo lifts:
 - 1 x 3,000 kg
 - Dimensions: 2.3 m (W) x 2.5 m (D) x 2.6 m (H)
 - Lift car door size: 1.3 m (W) x 2.0 m (H)
 - 1 x 4,000 kg
 - Dimensions: 2.5 m (W) x 2.5 m (D) x 2.6 m (H)
 - Lift car door size: 1.8 m (W) x 2.5 m (H)
- Service lift:
 - 1 x 1,770 kg
 - Dimensions: 2.12 m (W) x 2.2 m (D) x 2.6 m (H)
 - Lift car door size: 1.3 m (W) x 2.2 m (H)

Loading Bay Facilities

- 9 loading/unloading bays with dock levellers

Parking Lots

- Car: 27
- Lorry: 5
- Parking lot allocation: 1 lot per 400 sqm leased

Power Supply Allocation

- 1st storey: Approx. 350 amps
- 2nd storey: Approx. 300 amps
- 3rd & 4th storeys: Approx. 100 amps + 800 amps spare each
- Warehouse: Approx. 100 amps

Provisions

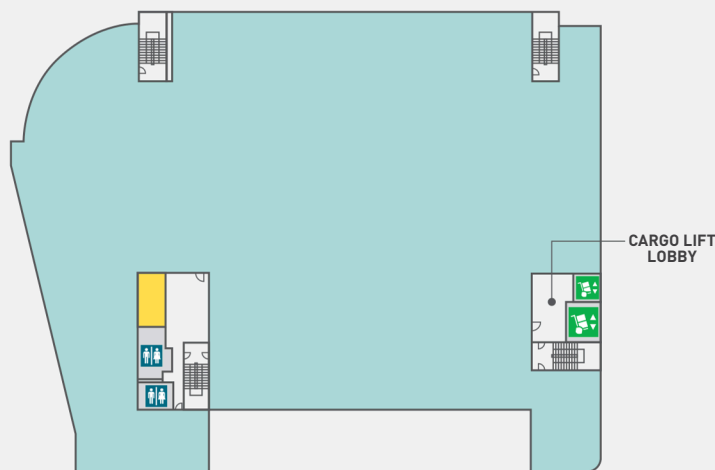
- Closed circuit TV system
- Fire protection system

Amenities

- Food centre at Changi Business Park
- Close proximity to Laguna Country Club

TYPICAL FLOOR PLAN

- Leasable Warehouse
- Area Landlord Services
- Cargo Lift
- Toilet



Leasing Enquiries sg.marketing@capitaland.com 6508 8686 9757 7000 (message-only service available on weekdays from 8.30am to 6pm)

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