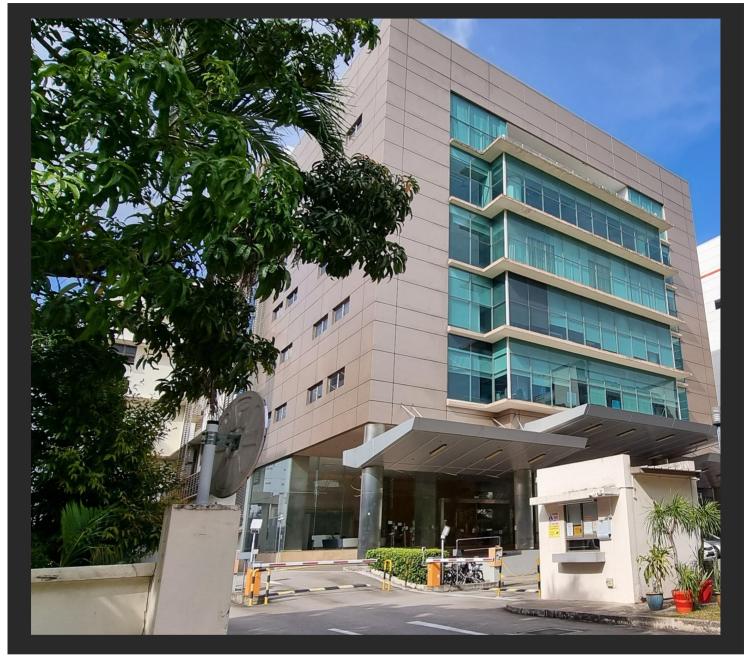
## 23 Serangoon North Ave 5

## For Lease





Located in the Ang Mo Kio district, 23 Serangoon North Avenue 5 is a 5-storey industrial building with a mezzanine level. With its well decorated lobby and high-power provision, it is a magnet for companies in the semi-conductor industry. This is complemented by a wide array of eateries and a 24-hour supermarket in its vicinity.



### accessibility

- Well-servedbyCentral Expresswayand Seletar Expressway
- Accessible by Ang Mo Kio MRT station along the North-South line

### BuildingSpecifications

#### **Unit Size**

• Ranges from 1,900 - 23,000 sf

#### Floor Loading

- 1ststoreylobby- 5.0 kN/m<sup>2</sup> 2nd
- 6th storey ancillary office
  - 2.5kN/m<sup>2</sup>
- 1ststorev production 15.0 kN/m²
- 2nd 6th storey production
  - 10.0 kN/m<sup>2</sup>

#### Ceiling Height

- 1st- 6th storey ancillary office 4.0 m 1st
- storey production 7.0 m
- \* 2nd 3rd storey production 6.0 m
- 5th storey production 4.0 m
- 6th storey production 6.0 m

#### Lifts

- 2Passenger lifts (900 kg)
- 2Cargo lifts (3,000 kg)

#### Loading/Unloading

4loading/unloading bayswith dock levellers

# Unit Electrical Provision

63to 200 amps 3 phase

#### **Security**

- CCTV cameras complete with digital video recorder
- 24hr security surveillance

#### Car Parking

23lots

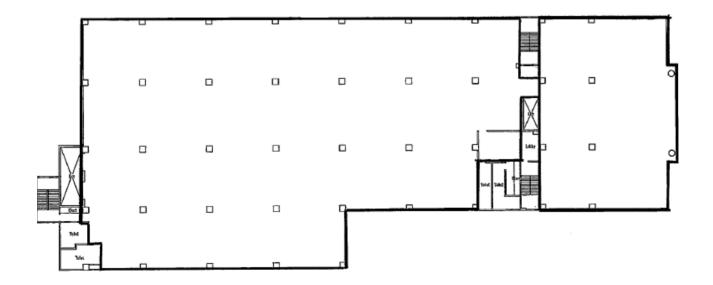
#### Amenities Around

Eateries & 24hr supermarket available nearby

#### Signage

• Signage rights available to selected tenants, subject to payment of license fee

#### **TYPICALFLOORPLAN**



## **CONTACT US**

+65 89606388 leasing@ ai-reit.com