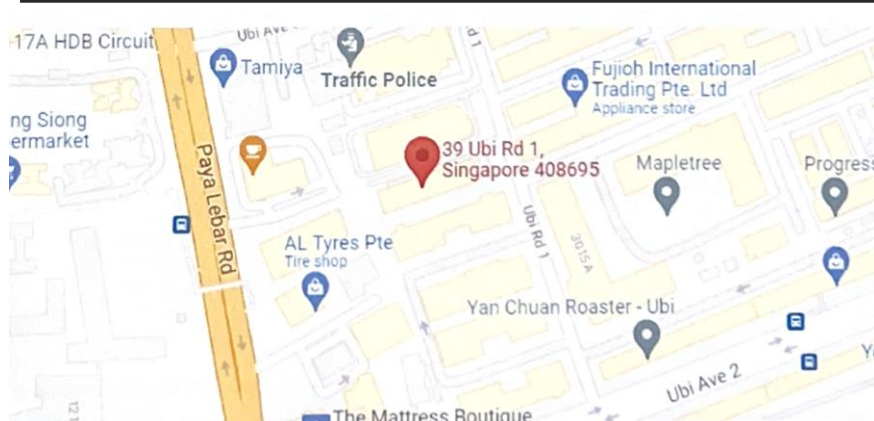


# 39 Ubi Road 1 For Lease



Located within the Ubi Industrial Estate, 39 Ubi Road 1 is an 8-storey light industrial building with a refreshed new look. It is centrally located and is well served by major roads to the city area. It is also within walking distance to Macpherson MRT.



## Accessibility

- Accessible by MacPherson MRT station along the Circle Line
- Well-served by Pan-Island Expressway

# Building Specifications

## Unit Size

- Ranges from 200 - 18,000 sf

## Lifts

- 2 Passenger lifts (750 kg)
- 2 Cargo lifts (1,995 kg)

## Unit Electrical Provision

- 63 to 600 amps 3 phase

## Floor Loading

- 1st – 8<sup>th</sup> storey ancillary office – 3.5 kN/m<sup>2</sup>
- 1st – 8<sup>th</sup> storey warehouse – 10.0 kN/m<sup>2</sup>
- 7<sup>th</sup> storey warehouse - 5.0 kN/m<sup>2</sup>
- 8<sup>th</sup> storey warehouse - 7.5 kN/m<sup>2</sup>

## Loading/Unloading

- 3 loading/unloading bays

## Security

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

## Ceiling Height

- 1st storey ancillary office – 3.5 m
- 1st storey warehouse - 6.0 m
- 2nd storey ancillary warehouse – 3.6m
- 3<sup>rd</sup> to 8<sup>th</sup> storey ancillary warehouse – 3.6m
- 3<sup>rd</sup> – 8<sup>th</sup> storey warehouse – 4.6m

## Car Parking

- 45 lots

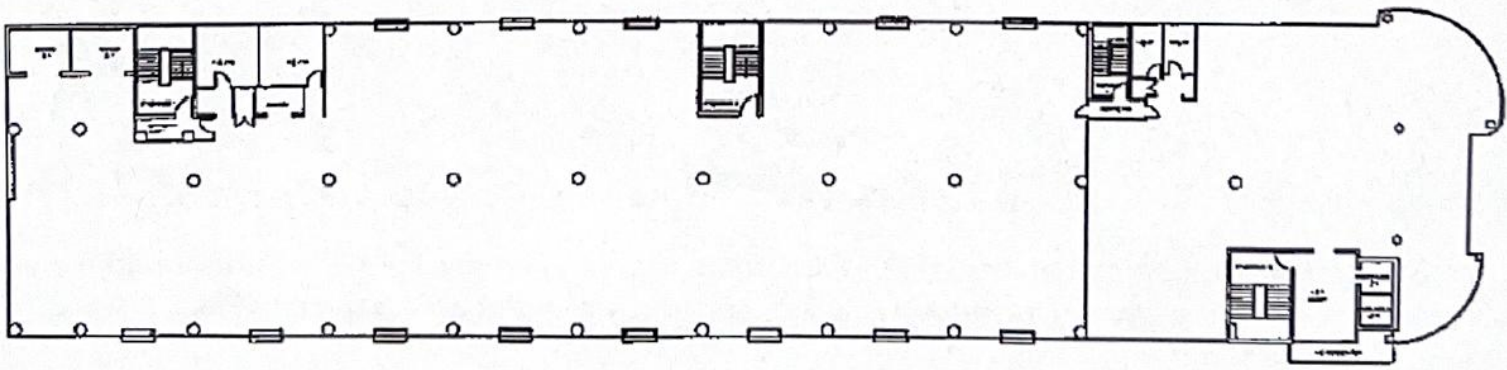
## Amenities Around

- Numerous eateries within walking distance
- 2 bus stops away from Paya Lebar Central

## Signage

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

## Typical Floor Plan



**CONTACT US**

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