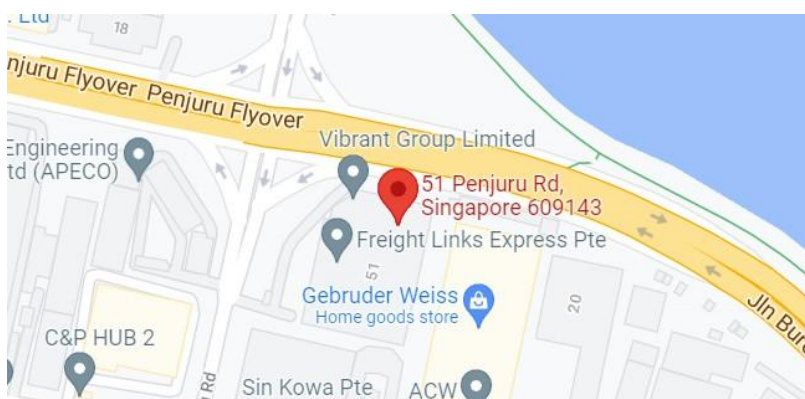


51 Penjuru Road For Lease



Located on the street of Penjuru Road, within the West Coast area, is 51 Penjuru Road - a purpose-built warehouse building, ideal for logistics and 3rd party logistics providers. It comes with large floor plates as well as an ASRS system (Automated Storage and Retrieval System).



Accessibility

- Close proximity to the PSA Terminals, Jurong Port and Jurong Island
- Accessible via Ayer Rajah Expressway (AYE)
- Accessible by Jurong East MRT station along the East-West Line

Building Specifications

Unit Size

- Ranges from 2,000 – 66,000sf

Floor Loading

- 1st – 4th storey ancillary office - 5.0 kN/m²
- 1st storey mezzanine - 5.0 kN/m²
- 2nd storey production – 7.5 kN/m²
- 1st – 3rd storey warehouse – 25.0 kN/m²
- 1st storey ASRS warehouse - 90.0 kN/m²
- 4th storey warehouse - 20.0 kN/m²

Ceiling Height

- 1st - 4th storey ancillary office - 4.5 m
- 1st storey mezzanine - 4.3 m
- 1st storey warehouse - 7.2 m
- 1st storey ASRS warehouse - 33.0 m
- 2nd - 3rd storey warehouse - 8.9 m
- 4th storey warehouse - 7.7 m

Signage

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

Lifts

- 1 Passenger lift (1,020 kg)
- 1 Fireman lift (750 kg)
- 2 Cargo lifts (6,000 kg)

Loading/ Unloading

- 1st – 4th storey ancillary office - 5.0 kN/m²

Car Parking

- 16 sheltered lots

Unit Electrical Provision

- 63 to 100 amps 3 phase

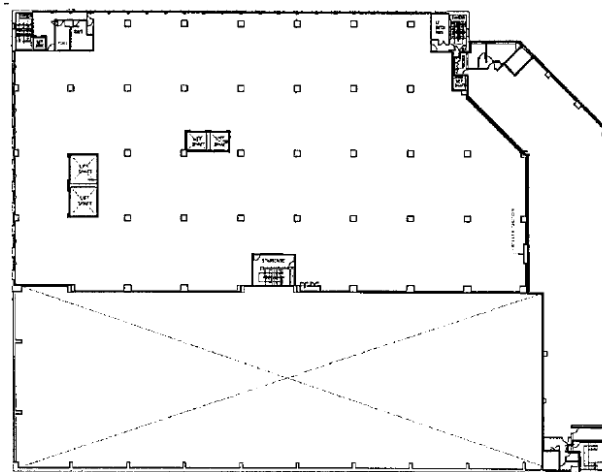
Security

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

Amenities Around

- Eateries nearby

Typical Floor Plan



CONTACT US

+ 65 8960 6388

leasing@ ai-reit.com