

**WEST
PARK**
BIZCENTRAL

@ Pioneer Crescent



High-tech ramp-up industrial development
Home to high-value manufacturing and assembly, energy and
petrochemical-related industries

Leasing Hotline:
(65) 8363 8558

20 to 32 (Even No.) Pioneer Crescent
Singapore 628555 to 628561

Owned by:



SoilBuild
BUSINESS SPACE REIT

SPECIFICATIONS

Type of Building

- 6-storey ramp-up factories with direct access and 11-storey flatted factories
- Suitable for engineering, manufacturing, logistics & warehousing
- Zoned Business 2 - General Industries

Net Lettable Area

- 1,210,000 sqft

Unit Sizes

- Ramp-up factories : 15,000 sqft to 45,000 sqft
- Flatted factories : 1,300 sqft to 7,200 sqft

Floor-to-Floor Height

- Ramp-up factories : 9.1 m to 11.0 m
- Mezzanine : 3.5 m
- Flatted factories : 3.8 m to 5.0 m

Floor Loading

- Ramp-up factories : 15.0 kN/m²
- Mezzanine : 5.0 kN/m²
- Flatted factories : 10.0 kN/m²

Electrical Supply

- Ramp-up factories : from 200 A to 2,200 A
- Flatted factories : from 40 A to 100 A

Vehicle Lots

- 542 car park lots
- 297 lorry / container lots
- 104 motorcycle lots

Lifts

- 13 passenger lifts with a capacity of 1,600 kg
- 2 fireman lifts with a capacity of 1,600 kg to 2,000 kg



ADDITIONAL FEATURES

- Wide range of sizes with flexible layouts and high ceiling
- Dedicated container parking lots at the doorstep of every unit
- 18 m wide driveway with single loading for smooth traffic flow
- 40-ft container access to all ramp-up factories

LOCATION & ACCESSIBILITY

- Located at the junction of Tanjong Kling and Pioneer Road, close to Jurong Port and Jurong Island
- Well connected with public transportation
- Near to Joo Koon & Boon Lay MRT stations
- Easy access to major expressways - PIE, AYE, KJE



Managed by:

SB Property Services Pte Ltd
a subsidiary of Soilbuild Group Holdings Limited

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Information contained herein is subject to change without prior notice.


SoilBuild
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