

## **Sabana@1TA4** **1 Tuas Avenue 4**

A 3-storey warehouse,  
production with ancillary  
office facility.



Picture for reference only

Artist's impression only. Subject to changes and finalisation.



# Asset Enhancement Initiatives

**Warehouse, Production And Ancillary Offices**

An artistic rendering of the Sabana@ITA4 building, a large industrial structure with a modern, dark facade featuring vertical and horizontal metallic panels. The building has a prominent 'SABANA INDUSTRIAL REIT' logo on its upper right corner. A green, leafy canopy structure extends from the building's facade, partially covering the entrance area. In the foreground, there is a paved road with several cars and trucks, and a few pedestrians. The background shows some trees and a clear sky.

**Sabana@ITA4 incorporates solar panels and a verdant green drop-off canopy that integrates the building seamlessly with the surrounding public greeneries. With a targeted Temporary Occupational Permit in 1H 2024, Sabana@ITA4 has obtained the Green Mark 2021 Super Low Energy certification.**

Grant of Written Permission obtained on 20 February 2024

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# Loading Bay and Automated Storage and Retrieval System “ASRS” Facility



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## Green Mark 2021 Super Low Energy Certified Building



Situated amidst a highly industrialised region, the new warehouse and factory facility, Sabana@ITA4, will be a testament to Sabana Industrial REIT's commitment to sustainability. The warehouse will be fitted with rooftop solar panels that will potentially generate more than 1,000 MWh of energy per year.

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Main Office Lobby

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**Main Office Drop-off Point**

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# High Accessibility

8-min drive to Tuas 2<sup>nd</sup> Link,  
ease of transport to and from  
Malaysia

Easily accessible to arterial  
expressways such as AYE, KJE  
and PIE.

Proximity to Jurong and Tuas  
Mega Port

9km away from Jurong Lake  
District – Singapore's 2<sup>nd</sup> CBD



Picture for reference only



# Proximity to Amenities

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3-min walk to (EW31)  
Tuas Crescent MRT



Walking distance to the  
nearest eatery



# Easy Ingress & Egress

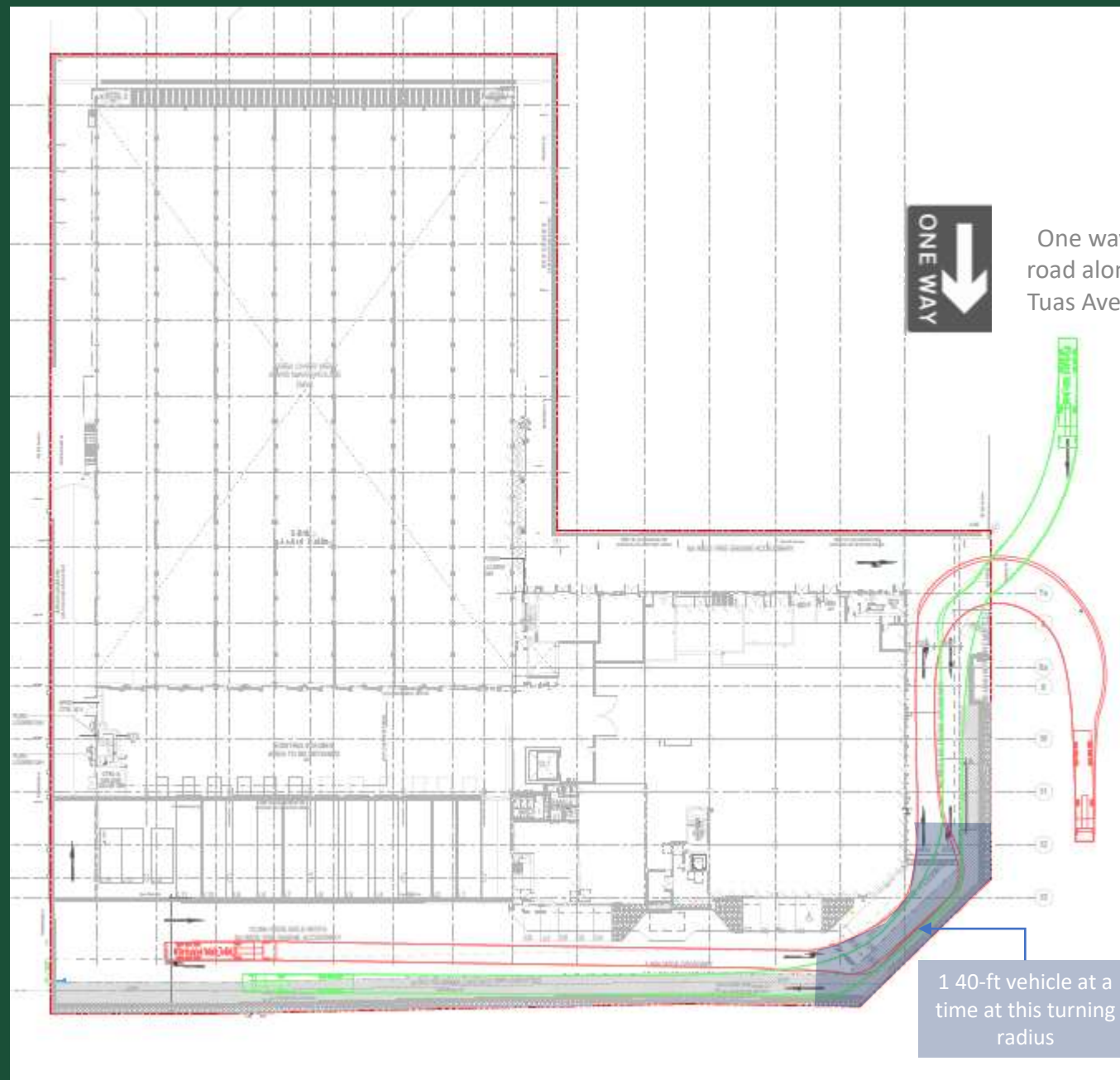


Smooth turning radius in  
& out  
*(even for 40-footer truck)*



One way along Tuas Ave 4

Single directional road  
along Tuas Ave 4  
enhances ease of turning  
in & out of building



Picture for reference only





Picture for reference only

**Strategically  
Located**



## Unique Selling Points

Signage  
opportunity  
along main  
road

Walking  
distance to  
Tuas  
Crescent  
MRT

Ideal space for  
Corporate  
Headquarters

Established,  
listed  
Landlord

High floor  
loading  
cater to  
storage  
needs

High  
power  
provision  
for  
production  
& storage

Strategically  
located  
within  
industry  
clusters

High  
ceiling  
height

Green Mark  
Certified SLE  
Building

Opportunity  
for Master  
Lease of  
entire  
building



# Building Specifications

<b>Building Description</b>	<b>A 3-storey general industrial building located at the northern Junction of Tuas Avenue 4 and Pioneer Rd.</b>
<b>Proposed Use</b>	<b>Warehouse and production with ancillary facilities. <sup>(1)</sup></b>
<b>Total Site Area</b>	<b>13,039.2 sqm (140,353 sqft)</b>
<b>Total Gross Floor Area</b>	<b>14,505.8 sqm (156,139 sqft)</b>
<b>Zoning</b>	<b>Business 2</b>
<b>Expected TOP</b>	<b>June 2024</b>
<b>Lots Provision</b>	<b>8 car lots + 1 accessible lot, 15 heavy vehicle lots &amp; 27 bicycle lots</b>
<b>Loading Bays</b>	<b>12 loading/unloading bays with dock levellers</b>

<b>Flooring</b>	<b>Power float concrete floor with liquid hardener and dust proofer</b>
<b>Lifts</b>	<b>1 Passenger Lift – 1,000 kg (1500W x 1500D x 2250H)</b>
	<b>1 Service Lift – 4,500 kg (2450Wx3200Dx2500H)</b>
	<b>1 Cargo Lift – 5,000 kg (2600Wx3400Dx2500H)</b>
<b>Fire Protection System</b>	<b>Automatic Fire Sprinkler System, hose reel, dry riser, fire extinguisher, hydrant and an automatic fire alarm system with manual break-glass points</b>

# Building Specifications

Floor  
Loading

ASRS Facility <sup>(2)</sup>	55.0 kN/m2
Annex 1st Storey Office	3.0 kN/m2
Annex 1st Storey Warehouse	7.5 – 30.0 kN/m2
Annex 2nd Storey Office	3.0 kN/m2
Annex 2nd Storey Warehouse	15.0 – 30.0 kN/m2
Annex 3rd Storey Warehouse	5.0 – 15.0 kN/m2

Ceiling  
Height

ASRS Facility <sup>(2)</sup>	~23.5 – 25.0 m
Annex 1st Storey Office	~4.5 m
Annex 1st Storey Warehouse	~7.0 m
Annex 2nd Storey Office	~4.1 m
Annex 2nd Storey Warehouse	~5.5 m
2 <sup>nd</sup> Storey <i>(above loading bays)</i>	~8.0 m
Annex 3rd Storey Warehouse	~6.7 m

Column  
Grids

7.3 – 10.5 m

Power  
Provision

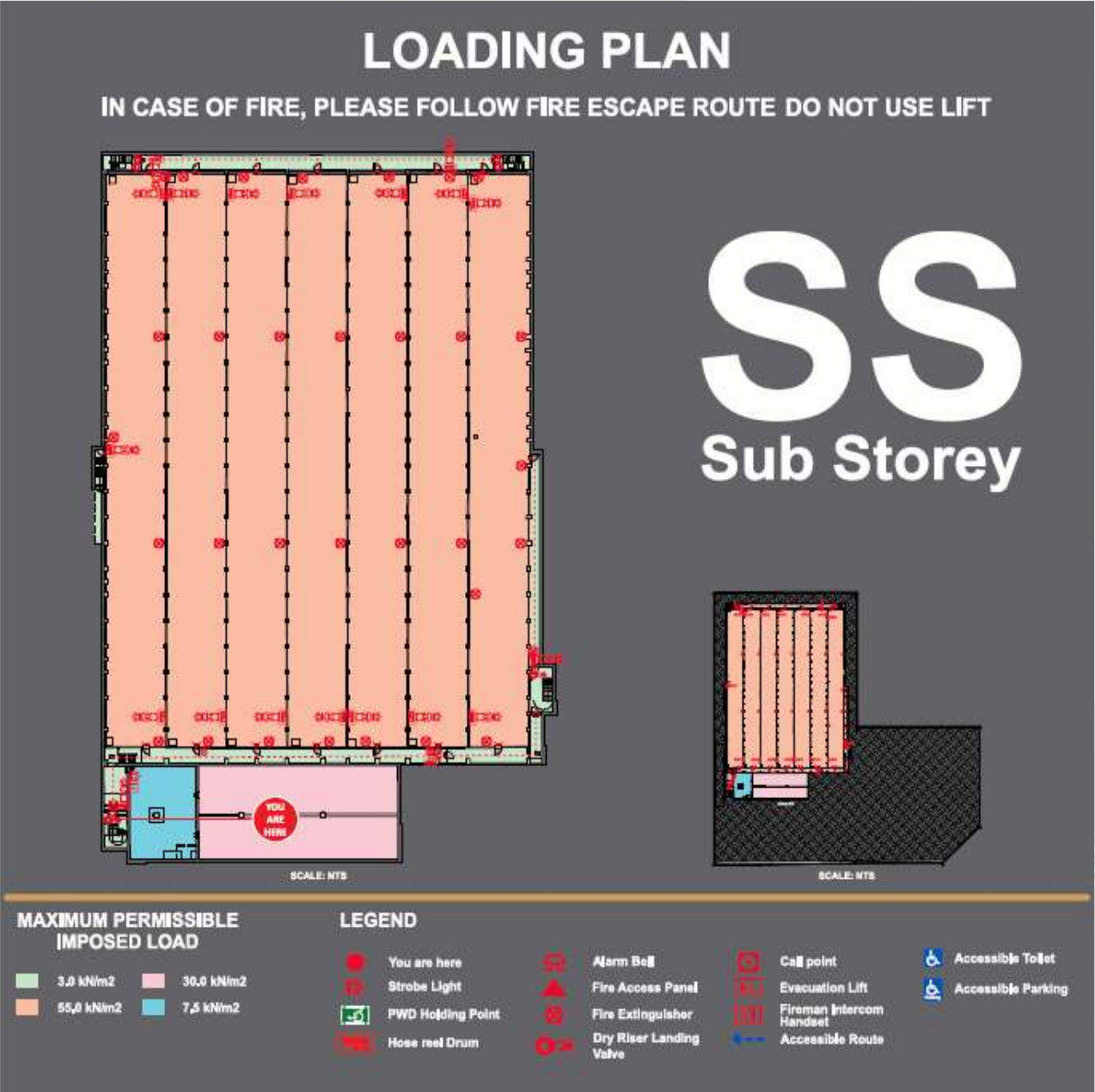
3MVA

Solar  
System

System Size: Approx. 1,018 kWp  
First-year Generation: Approx. 1,238 MWh



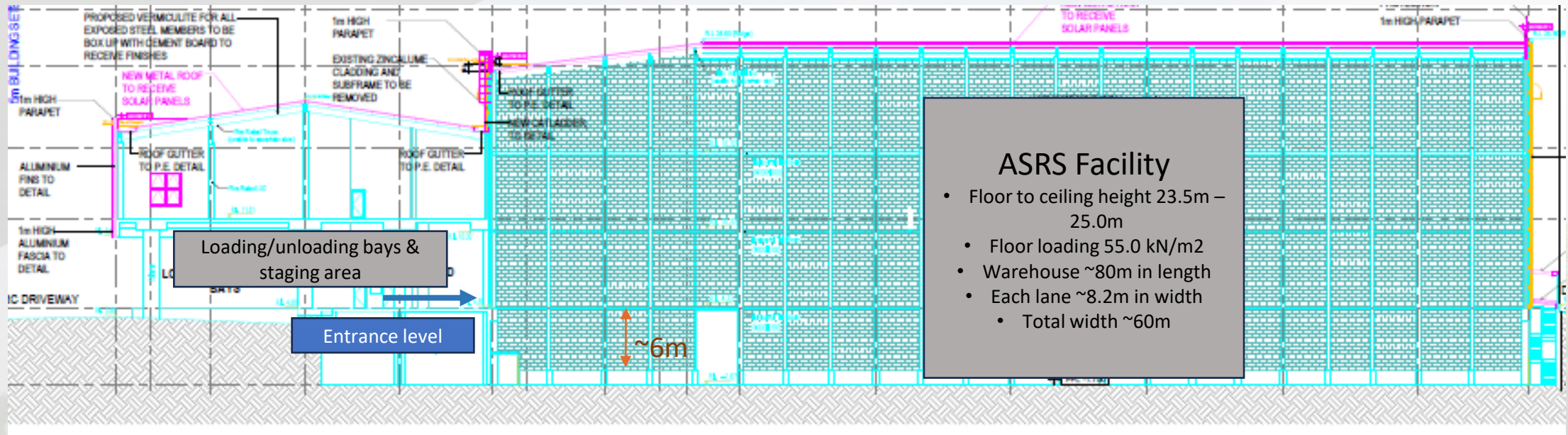
# Floor & Loading Plan



Picture for reference only



## Sectional View





## POSSIBLE SOLUTIONS

### Option 1. The Future of Warehousing: Automated Warehouse Technology or ASRS



Picture for reference only

#### Specifications

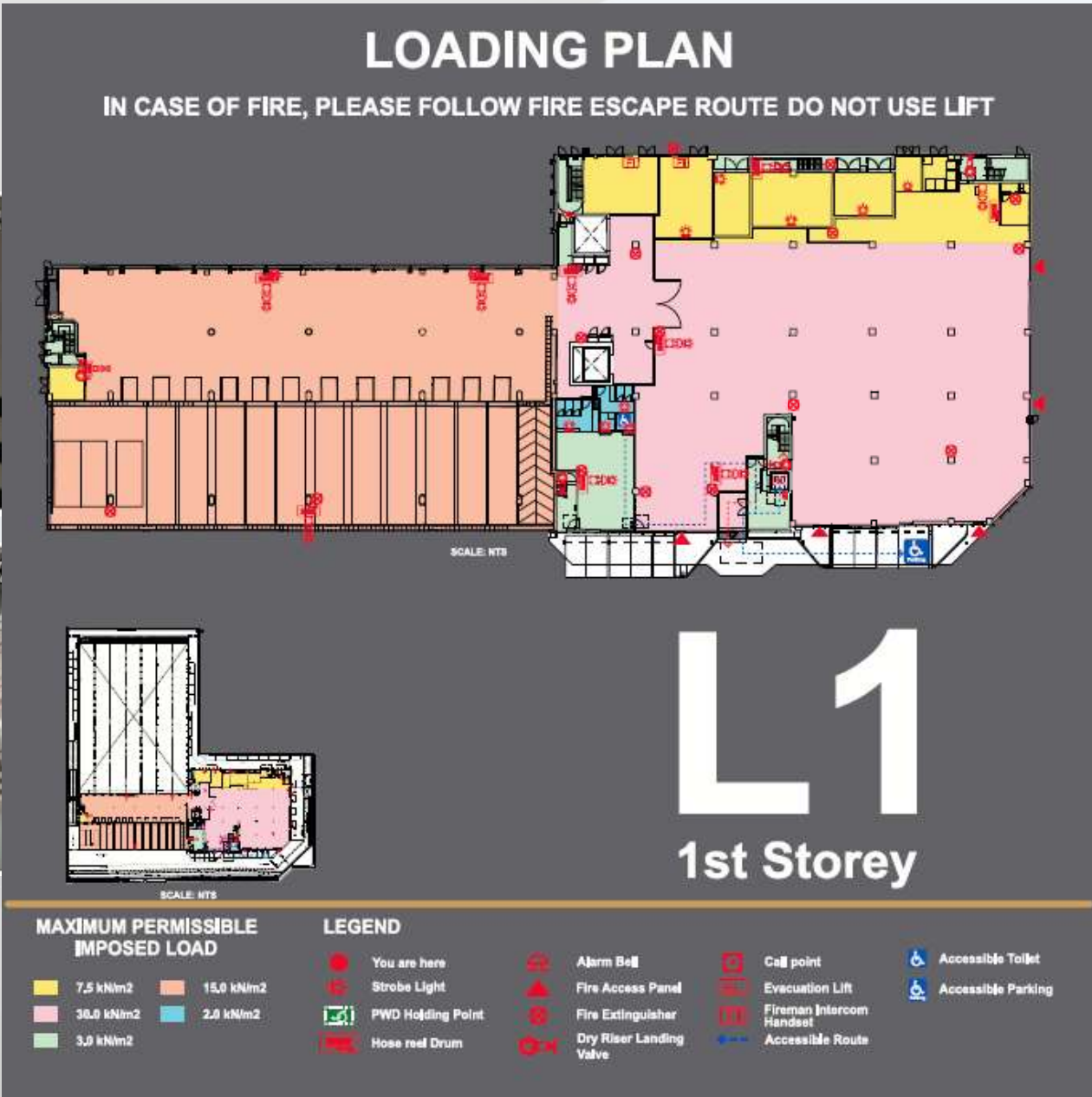
- ✓ Floor to ceiling height 23.5m – 25.0m
- ✓ Floor loading 55.0 kN/m<sup>2</sup>
- ✓ Warehouse ~80m in length
- ✓ Each lane ~8.2m in width
- ✓ Total width ~60m

### Option 2. Conventional Warehouse: Installation of **platform lift(s)** (up to 5-ton each) to transfer goods between loading/unloading bays and warehouse



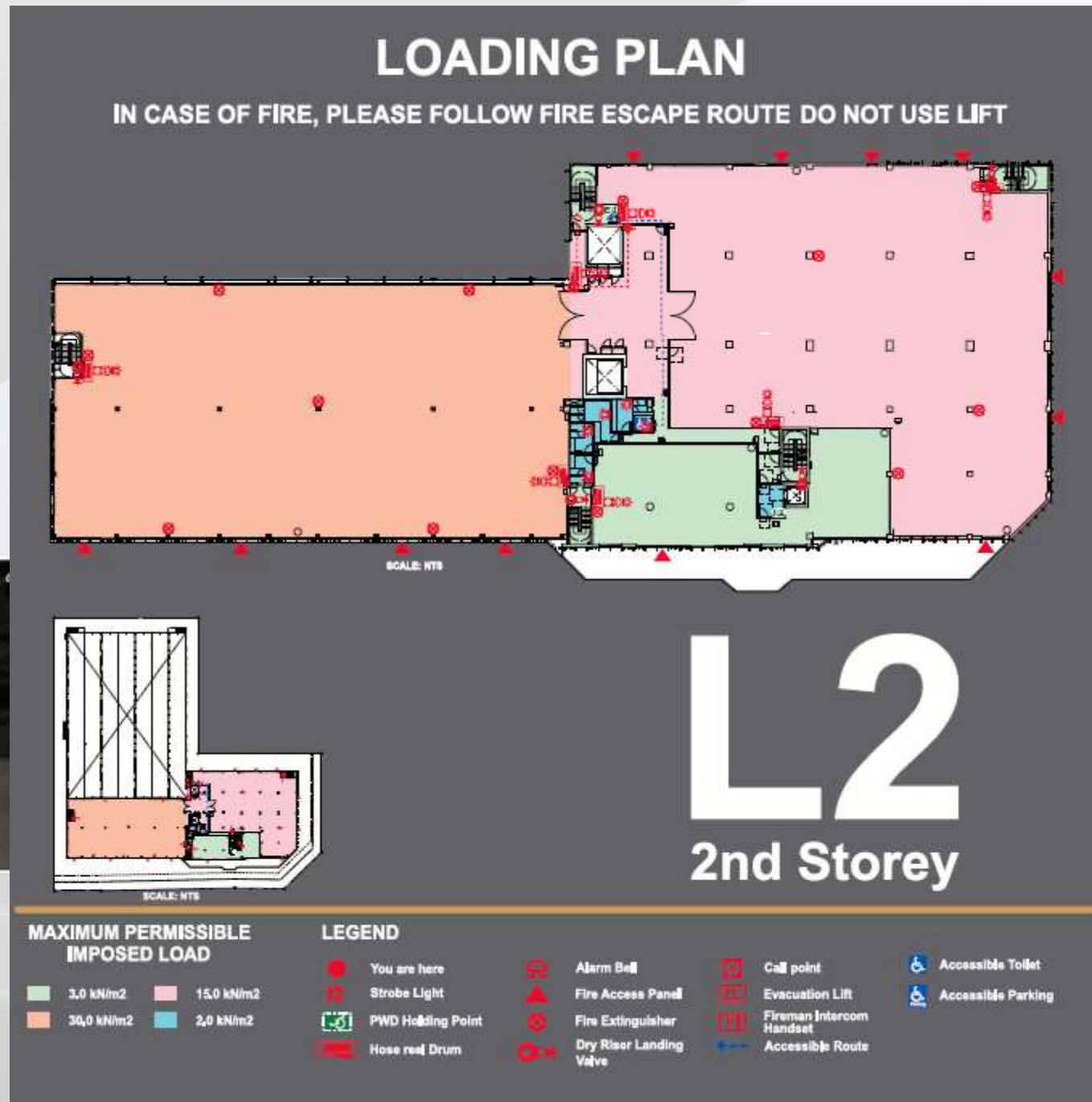
Perspective of platform lift in warehouse  
Picture for reference only

# Floor & Loading Plan





## Floor & Loading Plan

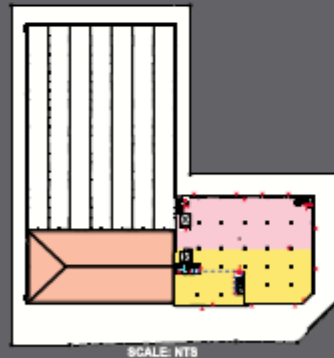
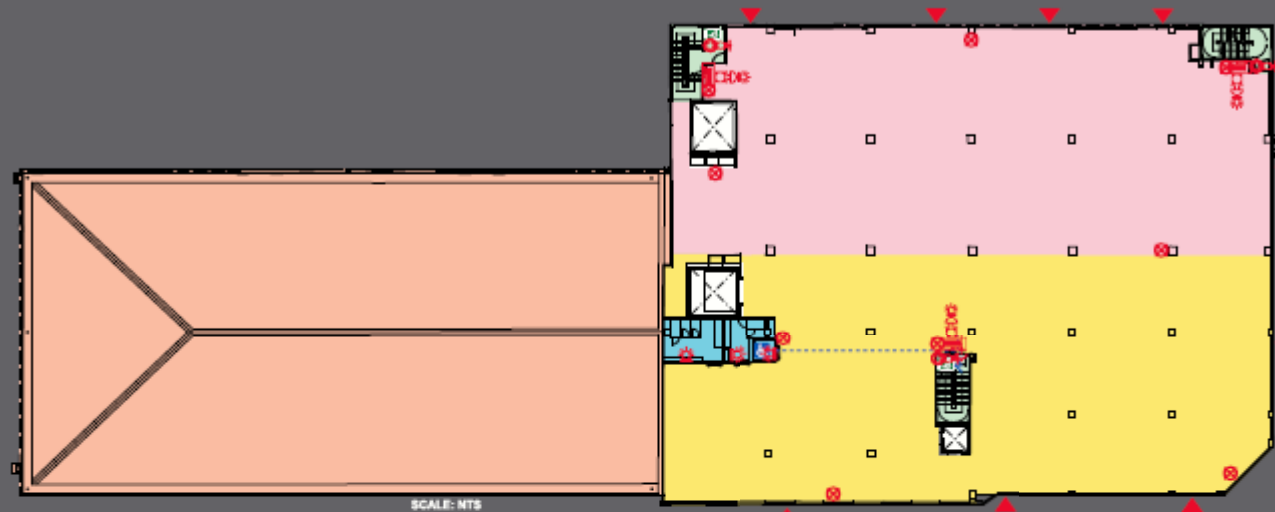


## Floor & Loading Plan



# LOADING PLAN

IN CASE OF FIRE, PLEASE FOLLOW FIRE ESCAPE ROUTE DO NOT USE LIFT



# L3

3rd Storey

### MAXIMUM PERMISSIBLE IMPOSED LOAD

3.0 kN/m <sup>2</sup>	15.0 kN/m <sup>2</sup>
0.5 kN/m <sup>2</sup>	2.0 kN/m <sup>2</sup>
5.0 kN/m <sup>2</sup>	

### LEGEND

You are here	Alarm Bell	Call point	Accessible Toilet
Strobe Light	Fire Access Panel	Evacuation Lift	Accessible Parking
PWD Holding Point	Fire Extinguisher	Fireman Intercom Handset	
Hose reel Drum	Dry Riser Landing Valve	Accessible Route	



## Photos





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