

23 SERANGOON NORTH AVENUE 5 FOR LEASE - B1 HIGH-TECH INDUSTRIAL



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-served by Central Expressway and Seletar Expressway
- Accessible by Ang Mo Kio MRT station along the North-South line

BUILDING SPECIFICATIONS

Unit Size

- Ranges from 1,900 - 23,000 sf

Floor Loading

- 1st storey lobby - 5.0 kN/m²
- 2nd - 6th storey ancillary office - 2.5 kN/m²
- 1st storey production - 15.0 kN/m²
- 2nd - 6th storey production - 10.0 kN/m²

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

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

Loading/Unloading

- 4 loading/unloading bays with dock levellers

Car Parking

- 23 lots

Unit Electrical Provision

- 63 to 200 amps 3 phase

Security

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

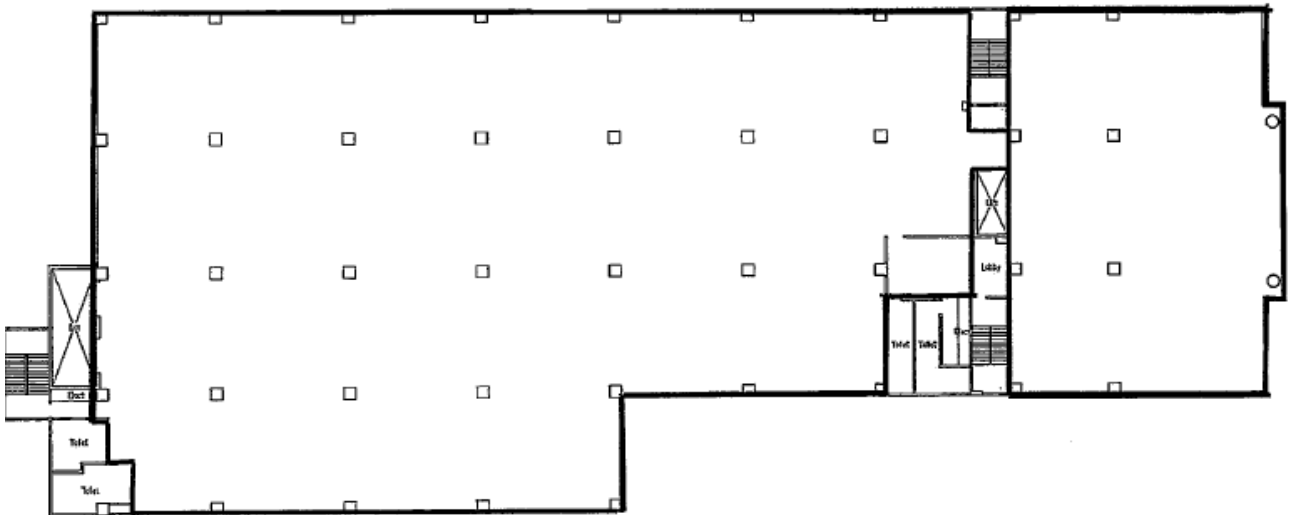
Amenities Around

- Eateries & 24 hr supermarket available nearby

Signage

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

TYPICAL FLOOR PLAN



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