

508 CHAI CHEE LANE

FOR LEASE - B1 HIGH-TECH INDUSTRIAL



Situated in the eastern part of Bedok, 508 Chai Chee Lane is a 7-storey light industrial building with two basement storeys. With high power provision and large floor plates, it can cater to a wide range of industrial activities such as cold room, R&D, high-tech industrial and warehousing.



ACCESSIBILITY

- Well-served by the Pan-Island and Kallang-Paya Lebar Expressways
- Accessible by Bedok and Kembangan MRT stations along the East-West line, and the Bedok North MRT station along the Downtown line

BUILDING SPECIFICATIONS

Unit Size

- Ranges from 1,000 - 132,000 sf

Lifts

- 3 passenger lifts
(2 x 1,360 kg and 1 x 3,000 kg)
- 1 fireman lift (3,000kg)
- 1 cargo lift (5,000 kg)

Unit Electrical Provision

- From 63 amps 3 phase onwards

Floor Loading

- Basement - 2.5kN/m²
- 1st storey production - 15.0 kN/m²
- 1st storey mezzanine - 7.5 kN/m²
- 2nd - 6th storey ancillary office - 5.0 kN/m²
- 3rd - 6th storey production - 10.0 kN/m²
- 7th storey canteen - 5.0 kN/m²

Loading/Unloading

- 5 loading/unloading bays

Security

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

Ceiling Height

- Basement - 4.2 m
- 1st - 7th storey - 5.5 m

Car Parking

- 135 sheltered lots

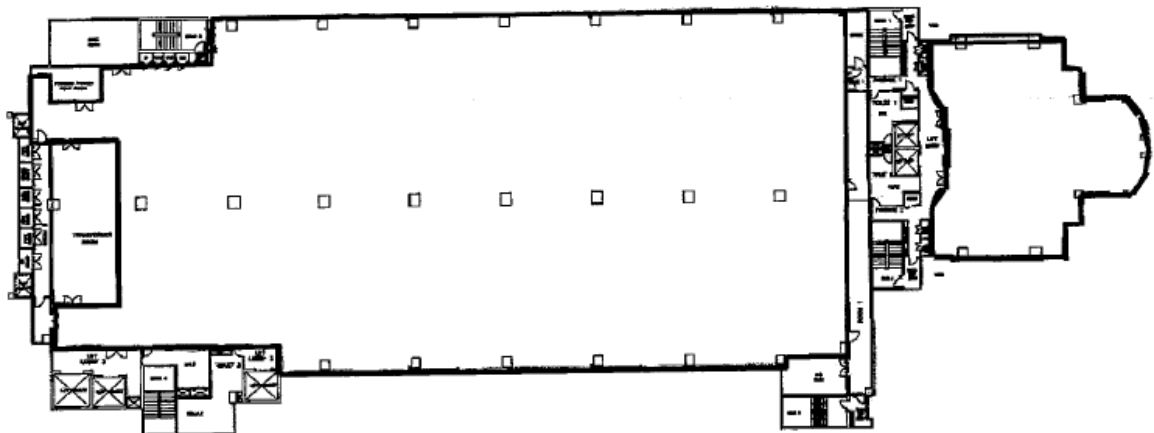
Amenities Around

- Eateries nearby

Signage

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

TYPICAL FLOOR PLAN



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