



23 Defu South Street 1, Singapore 533847

Tel: (65) 6542 2882 Fax: (65) 6543 1818 Email: enquiries@soilbuild.com Website: www.soilbuild.com

**INDUSTRIAL SPACE FOR LEASE**

**WEST PARK BIZCENTRAL**



Location	Zone / Description	Sizes Available (approx.)	Specifications	Factsheet	Contact Person(s)
22, 24, 26, 28, 32 Pioneer Crescent	Business 2  Stack-up / Ramp-up	16,000 ft <sup>2</sup> to 44,500 ft <sup>2</sup>	<ul style="list-style-type: none"> <li>- Immediate occupation</li> <li>- Direct loading / unloading @ door step</li> <li>- High power supply of 400 A to 2,160 A, 3-phase</li> <li>- 26 nos of parking lots for 40-footer container</li> <li>- 35 nos of parking lots for lorry</li> <li>- Natural ventilation</li> </ul>	<b>Available Upon Request</b>	<b>Sik Boon 8869 0397</b>
20, 30 Pioneer Crescent	Business 2  Flatted Factories	1,400 ft <sup>2</sup> to 7,200 ft <sup>2</sup>	<ul style="list-style-type: none"> <li>- Immediate occupation</li> <li>- Air-con fitted ancillary office</li> <li>- Fully fitted &amp; bare condition units available</li> <li>- Almost move-in condition</li> <li>- Suitable for R&amp;D, E-commerce &amp; IT</li> <li>- Ample parking lots</li> <li>- Panoramic view of Pioneer from Blk 20</li> </ul>		



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WEST PARK BIZCENTRAL								
UNIT AVAILABILITY								
Floorplans	Storey	Unit No	Lettable Area (ft <sup>2</sup> )	Floor Loading	Floor-to-Floor Height (m)	Date Available	Asking Rental (psf / mth)	REMARKS
<b>Stack-up / Ramp-up</b>								
Available Upon Request	5th storey	#05-12	18,460	15.0 kN/m <sup>2</sup>	approx. 8.0 m	30-Jan-23	<b>\$1.75</b>	
<b>Flatted Factories</b>								
Available Upon Request	5th storey	#05-01/02/03/04/05	4,725	10.0 kN/m <sup>2</sup>	approx. 3.0 m to 3.5 m	Immediate	<b>\$1.60</b>	
	6th storey	#06-15/16/17	7,083					
	8th storey	#08-15/16/17	7,212					
	5th storey	#05-15/16/17 (Fitted Office)	7,007					
	9th storey	#09-01/02/03/04/05 (Fitted Office)	4,682					