



Artist's Impression

FIRST B2 RAMP-UP STRATA-TITLED INDUSTRIAL DEVELOPMENT IN LOYANG

Designed for unmatched efficiency to help you stay ahead of the competition.



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Map is not drawn to scale.

AHEAD OF TIME



- 01 First government strata-titled land release for the past half decade
- 02 Upcoming Eastern Region, Downtown Line (estimated completion in 2020)
- 03 9-min drive to Changi International Airport
- 04 11-min drive to Tampines Regional Centre/ Changi Business Park
- 05 Mins to major expressways: TPE/PIE/ECP
- 06 25-min drive to Central Business District

Estimated travelling time

OPPORTUNITIES AHEAD

Developed for B2 industrial uses:



- 01 **Industrial**
Cutting, grinding and polishing of marble and ceramic tiles
- 02 **Automotive services**
Vehicle repair and servicing
- 03 **Oil & gas**
Storage of chemicals, detergents, oils, solvents, pesticides and related products filling/bottling of inert industrial gases such as nitrogen, helium and argon
- 04 **Lighting fixture manufacturers**
Manufacture of emergency lighting and power supply systems
- 05 **Laundry services**
Industrial laundry services without scheduled boilers
- 06 **Furniture services**
Manufacturing of furniture and fixtures, except those primarily made of metal

AHEAD OF TRENDS

New-generation design features transcend expectations



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- 01 **First B2 ramp-up strata** title in Loyang
- 02 **Dual-key concept** flexible layout
- 03 Heavy floor loading of up to **20kN/m²**
- 04 **Regular floor plate** with various sizes
- 05 Floor-to-floor height of **6.2 - 8.6m**

- 06 Electrical provision of up to **2 x 200 amp, 3-phase**
- 07 **Direct** loading and unloading at doorstep
- 08 Up to **11m wide driveway**
- 09 Only **101** factory units



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10 ancillary **canteen**



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LOYANG ENTERPRISE

Stay Ahead of the Competition



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