

## LOCATION MAP



## 6 SERANGOON NORTH



This development is a modern 6-storey Hi-Tech industrial facility with 24/7 security and with floor plates of up to 7,300 sqm for warehousing or factory use and up to 9,200 sqm for offices. There are ample loading and unloading bays with cargo lifts.

6 Serangoon North is suitable for tenants in light and clean industries such as printing, publishing, precision engineering, electronics, logistics and warehousing.

For the convenience of tenants, a food court is located within the building. A wide variety of amenities such as supermarkets (e.g., Sheng Siong, NTUC FairPrice), food centres (e.g., Chomp Chomp Food Centre) and shops are also available due to its proximity to Serangoon Gardens, Hougang and Ang Mo Kio Town Centres.

**Mapletree Industrial Trust**  
10 Pasir Panjang Road, #13-01, Mapletree Business City, Singapore 117438

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### ADDRESS

6 Serangoon North Ave 5  
Singapore 554910

### ACCESSIBILITY

6 Serangoon North is centrally located and easily accessible to other parts of Singapore via the Central Expressway (CTE) & Seletar Expressway (SLE). Public transport is also available and the Ang Mo Kio MRT station is located close by.

### GENERAL INFORMATION

Building Type	Hi-Tech Building
Total Units	70
Gross Floor Area	72,885 sqm
Land Area	29,175 sqm
Unit Sizes	475 – 2,000 sqm
Parking Lots	317

### TECHNICAL SPECIFICATIONS















Floor Loading	10 - 20 KN/sqm
Floor to Beam Height	Warehouse 5.9 m Factory area 4.3 m
Floor to Floor Height	Warehouse 6.5 m Factory area 5.1 m
Power Supply Allocation	Warehouse 80 VA/sqm Factory area 240 VA/sqm
Passenger Lift	8 units with 29 pax capacity
Cargo Lift	8 units with capacity of 3000 kg; 4 units with capacity of 4000 kg
Loading / Unloading	1 <sup>st</sup> Floor 32 bays with 14 dock levellers  2 <sup>nd</sup> Floor 16 bays with 5 dock levellers
Fire Protection	Automatic fire alarm system, automatic sprinkler system, fire hydrant, hose reel and dry riser Alarm bells, smoke detectors & manual call points
Air-Conditioning	Factory area, lift lobbies & corridors – Served by central air-conditioning
Emergency Systems	2 units of 800 KVA diesel generator sets
Building Security	24-hr security with guards & CCTV at staircase exits, lift lobbies and strategic locations

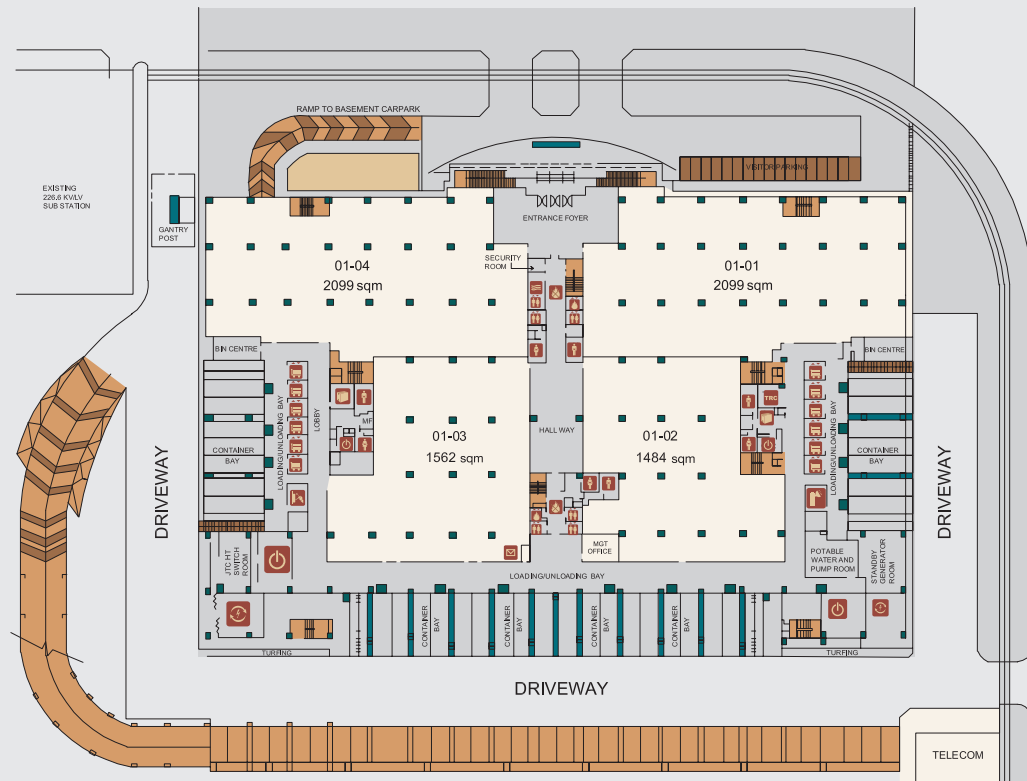
 **6377 8000**

 **industrial@mapletree.com.sg**

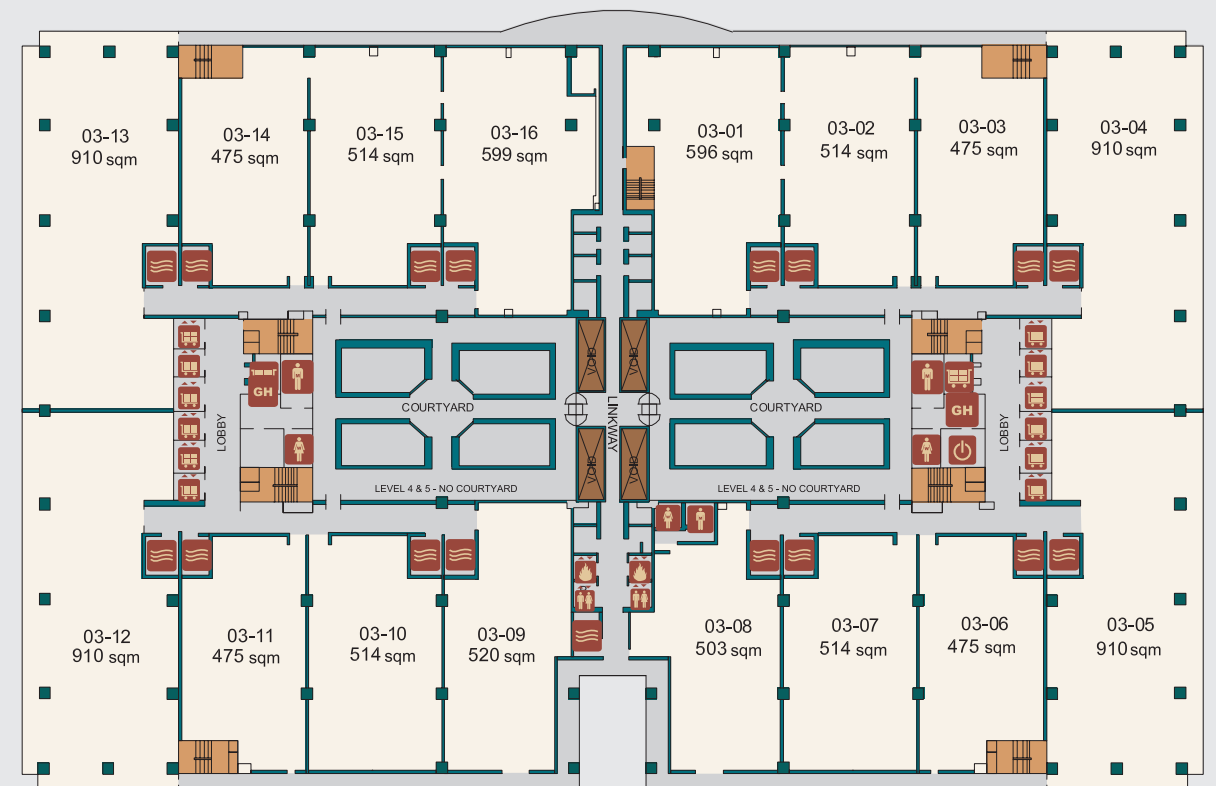
 **www.mapletreeindustrialtrust.com**

**BLK 6 - LEVEL 1 TYPICAL FLOOR PLAN**

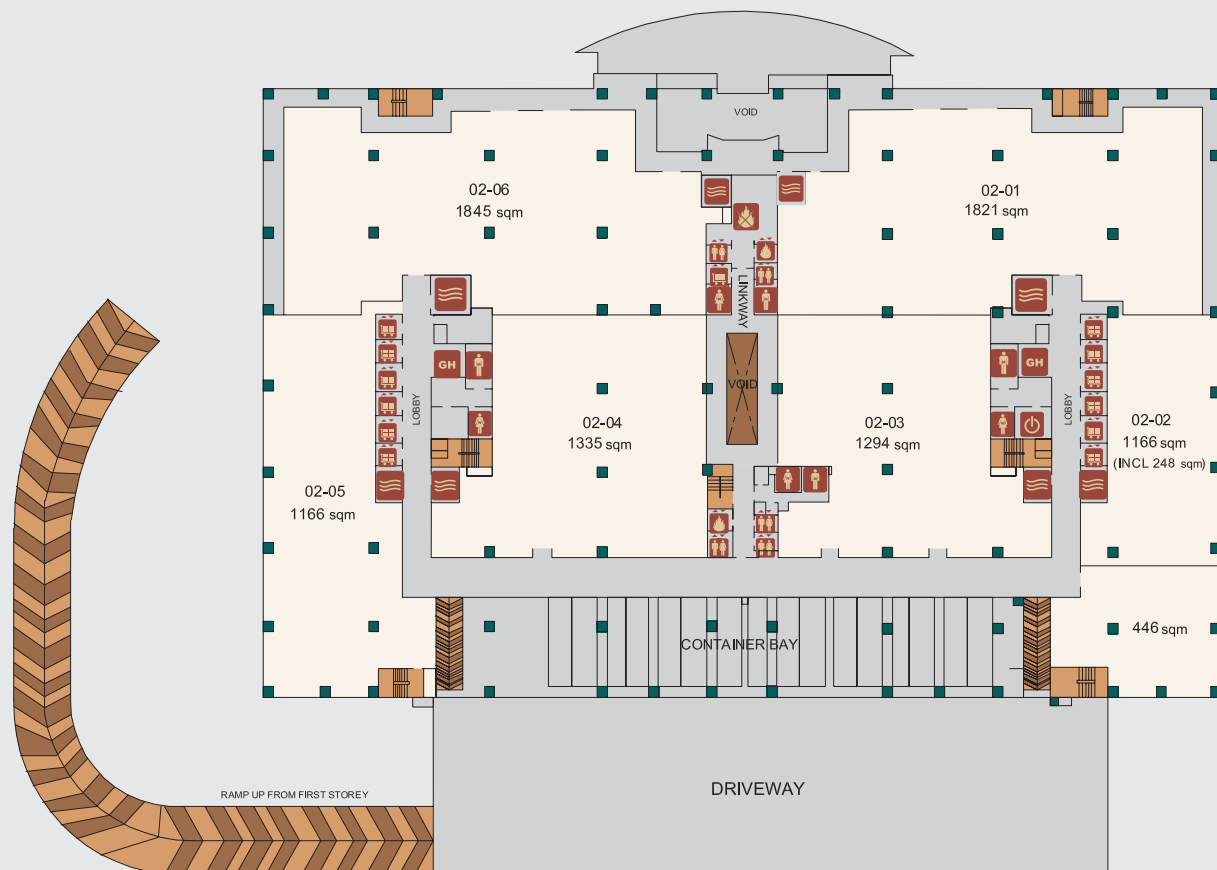
-  Male Toilet
-  Female Toilet
-  Executive Male Toilet
-  Executive Female Toilet
-  Pump Room
-  Transformer Room
-  Condenser Room
-  Switch Room
-  Passenger Lift
-  Goods Lift
-  Management Office
-  Store
-  Generator Room
-  Fire Lift



**BLK 6 - LEVEL 3, 4 & 5 TYPICAL FLOOR PLAN**



**BLK 6 - LEVEL 2 TYPICAL FLOOR PLAN**



**BLK 6 - LEVEL 6 TYPICAL FLOOR PLAN**

