

SMART FOOD

@ mandai

FREEHOLD



**Artist's Impression*

**B2
FOOD
INDUSTRY**

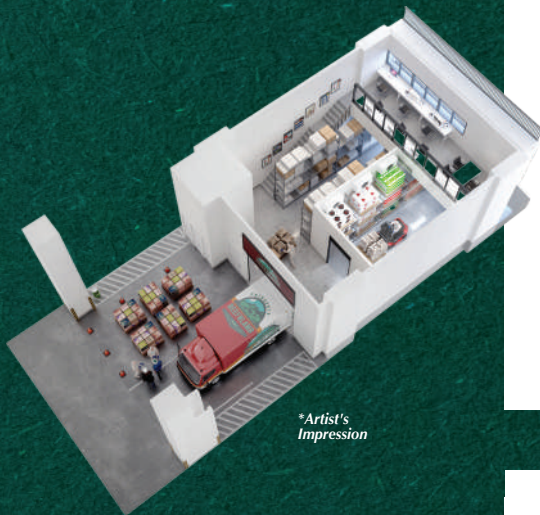
**FOREIGNERS
ELIGIBLE**

**FULL
RAMP-UP
DESIGN**

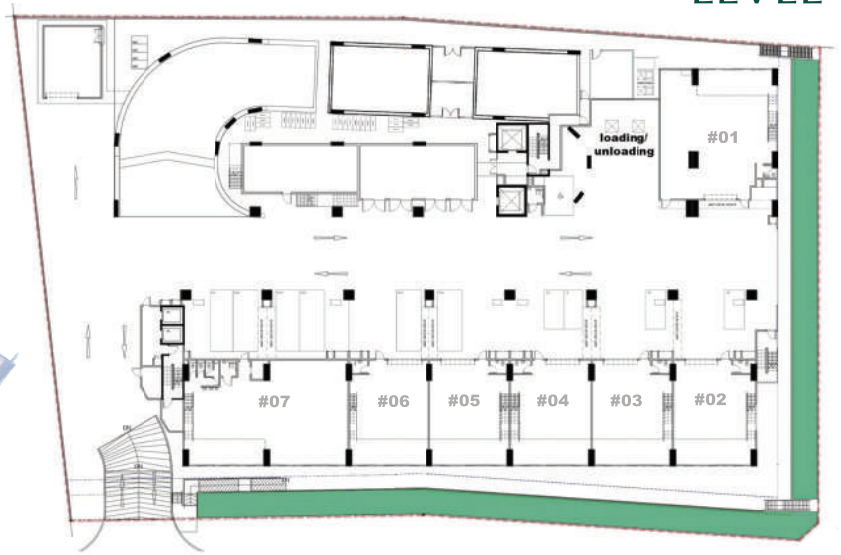
**NO
ABSD**

**LTV
UP TO
90%**

FLOOR PLANS



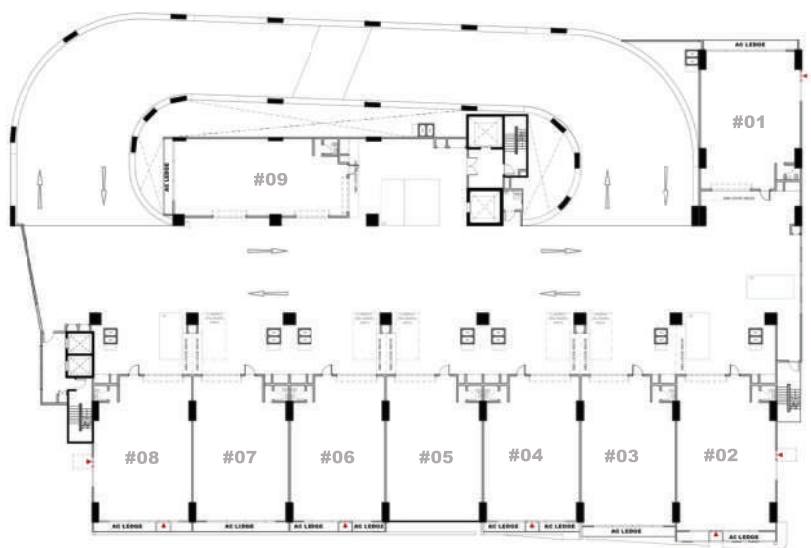
LEVEL 1



LEVEL 2



LEVEL 3/6/8/9

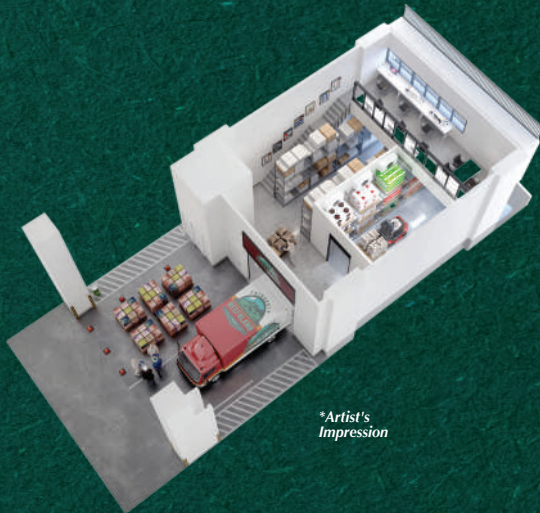


Disclaimer : Above plans and drawings are for informational purposes only. Floor areas are approximate measurements only and are subjected to final survey and approval from the relevant authorities or the developer.

FLOOR PLANS



**Artist's Impression*

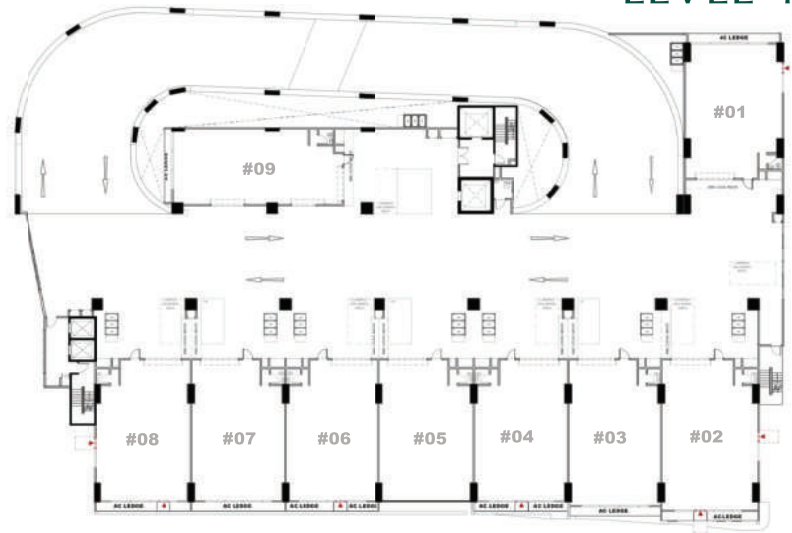


**Artist's Impression*

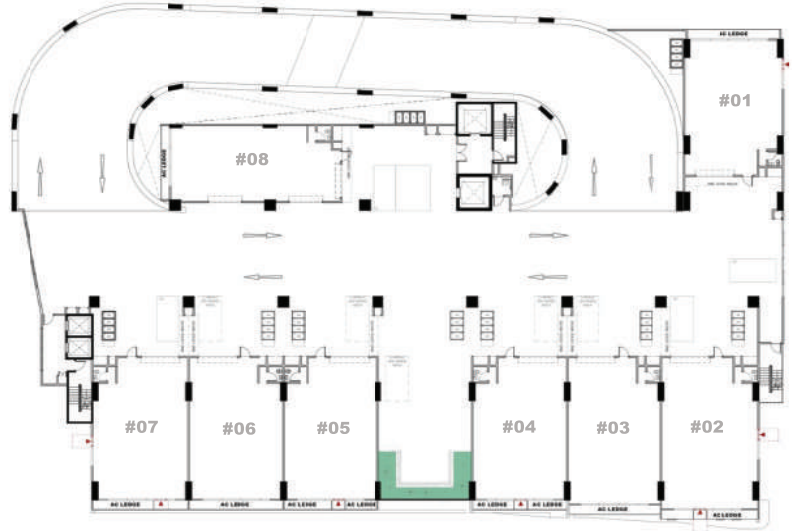


**Artist's Impression*

LEVEL 4/7



LEVEL 5



LEVEL 10



Disclaimer : Above plans and drawings are for informational purposes only. Floor areas are approximate measurements only and are subjected to final survey and approval from the relevant authorities or the developer.

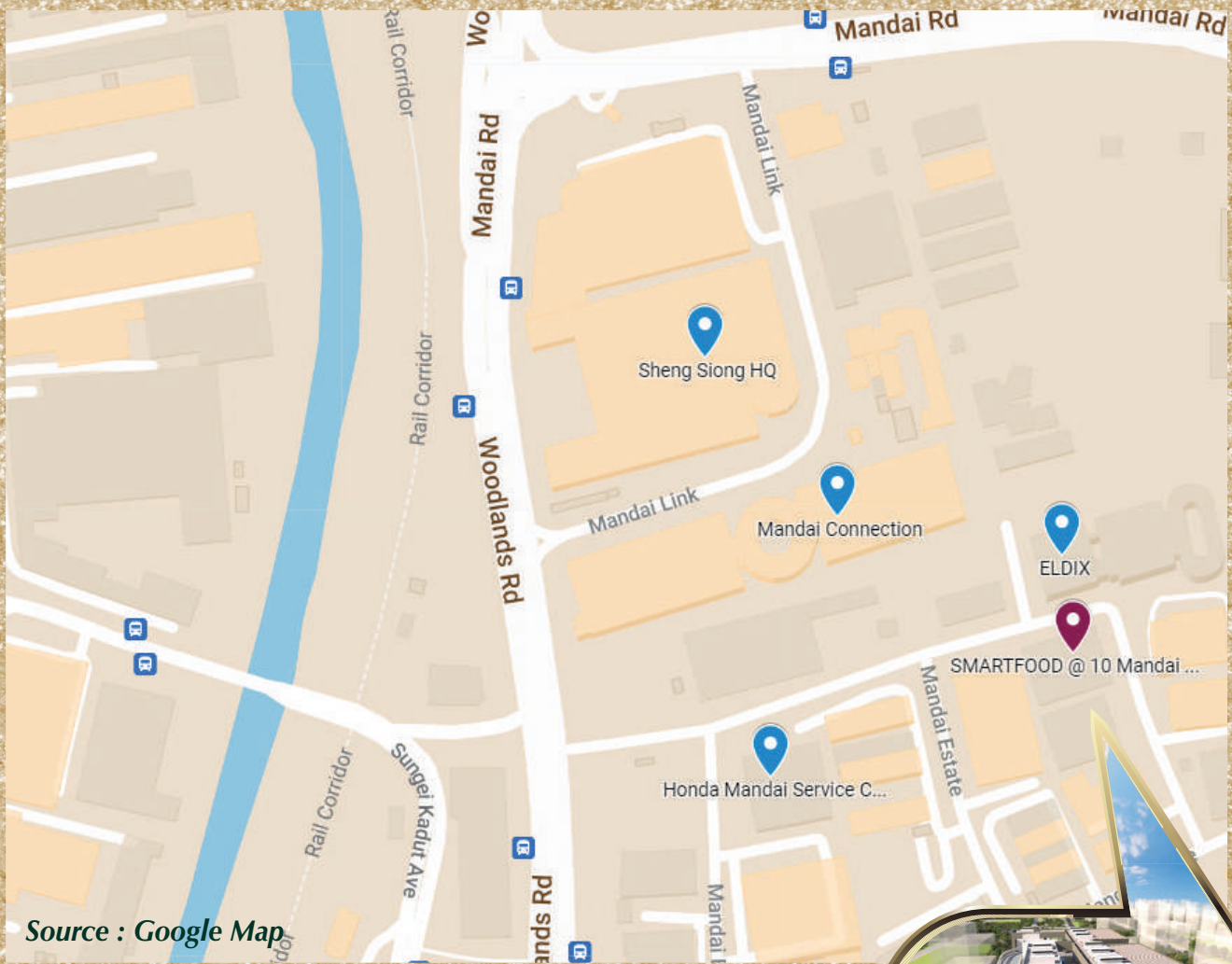


*Artist's Impression

SCHEMATIC DIAGRAM

Level 10	#10-01 Factory 1,862	#10-02 Factory 1,948	#10-03 Factory 1,841	#10-04 Factory 1,776		#10-05 Factory 1,787	#10-06 Factory 1,787	#10-07 Factory 1,841	#10-09 Factory 1,776
Level 09	#09-01 Factory 1,873	#09-02 Factory 1,959	#09-03 Factory 1,851	#09-04 Factory 1,787	#09-05 Factory 1,798	#09-06 Factory 1,787	#09-07 Factory 1,798	#09-08 Factory 1,830	#09-09 Factory 1,787
Level 08	#08-01 Factory 1,884	#08-02 Factory 1,970	#08-03 Factory 1,862	#08-04 Factory 1,798	#08-05 Factory 1,808	#08-06 Factory 1,798	#08-07 Factory 1,808	#08-08 Factory 1,841	#08-09 Factory 1,798
Level 07	#07-01 Factory 1,894	#07-02 Factory 1,981	#07-03 Factory 1,873	#07-04 Factory 1,808	#07-05 Factory 1,819	#07-06 Factory 1,808	#07-07 Factory 1,819	#07-08 Factory 1,851	#07-09 Factory 1,808
Level 06	#06-01 Factory 1,905	#06-02 Factory 1,991	#06-03 Factory 1,884	#06-04 Factory 1,819	#06-05 Factory 1,830	#06-06 Factory 1,819	#06-07 Factory 1,830	#06-08 Factory 1,862	#06-09 Factory 1,819
Level 05	#05-01 Factory 1,916	#05-02 Factory 2,002	#05-03 Factory 1,894	#05-04 Factory 1,830		#05-05 Factory 1,830	#05-06 Factory 1,841	#05-07 Factory 1,873	#05-08 Factory 1,830
Level 04	#04-01 Factory 1,927	#04-02 Factory 2,013	#04-03 Factory 1,905	#04-04 Factory 1,841	#04-05 Factory 1,851	#04-06 Factory 1,841	#04-07 Factory 1,851	#04-08 Factory 1,884	#04-09 Factory 1,841
Level 03	#03-01 Factory 1,938	#03-02 Factory 2,024	#03-03 Factory 1,916	#03-04 Factory 1,851	#03-05 Factory 1,862	#03-06 Factory 1,851	#03-07 Factory 1,862	#03-08 Factory 1,894	#03-09 Factory 1,851
Level 02	#02-01 Factory 1,948	#02-02 Factory 2,034	#02-03 Factory 1,927	#02-04 Factory 1,862		#02-05 Factory 1,873	#02-06 Factory 1,873	#02-07 Factory 1,905	#02-08 Factory 1,862
Level 01	#01-01 Factory + Mezz 5,156	#01-02 Factory + Mezz 3,197	#01-03 Factory + Mezz 3,100	#01-04 Factory + Mezz 3,100	#01-05 Factory + Mezz 3,100	#01-06 Factory + Mezz 3,100	#01-07 Canteen 6,265		

DESCRIPTION	DESIGN PROVISIONS
ARCHITECT	AC Consortium
SITE AREA	6,054 sqm (65,165 sqft)
GROSS FLOOR AREA	15,135 sqm (162,912 sqft)
NO. OF LEVELS	10 Storeys
NO. OF UNITS	84 Food Factory Units + 1 Ancillary Canteen
UNIT SIZES	Between 1,776 to 5,165 sqft Whole Level Approx 17,000 sqft
FLOOR TO FLOOR HEIGHT	Ground Level: 7.0m Upper Floor: 5.95m- 7.0m
HEIGHT BARRIER CONTROL	4.0 to 4.5m
FLOOR LOADING	Ground Level: 20 KN/sqm + Mezz 5 KN/sqm Upper Floors: 12.5 KN/sqm
POWER SUPPLY (WITH ELECTRICAL ISOLATOR)	L1: 150-200 Amp, 3-phase L2: 125 Amp, 3-phase L3 to L10: 100 Amp, 3-phase
NUMBER OF LIFTS	2 x Service Lift (3.5m x 3.2m) & 2 x Passenger Lift (2.1m x 2.5m)
LOADING BAY	2 x Scissors Lift
EXHAUST DUCT PROVISION	Dedicated Shaft for every unit
REFUSE PROVISION	Bin Centre
TOILET PROVISION	1 per unit
DRIVEWAY WIDTH	9.0m to 10.2m
VEHICULAR ACCESS	Ground Level: 20 Footer Upper Floor: 7.5m Rigid Frame Vehicl
COMMUNAL GREENERY	At 2F, 5F, 10F



Source : Google Map

FUTURE GROWTH POTENTIAL

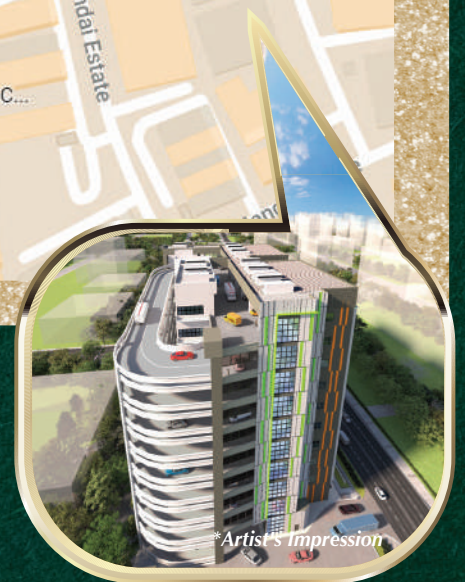
Near Future JTC Sungei Kadut Eco-District with Agro-Food Processing & High Tech Farming precincts.

WITHIN ESTABLISHED FOOD ZONE

Next to other Dedicated Food Factory Developments and Sheng Siong HQ.

STRATEGIC LOCATION FOR FOOD INDUSTRY

Near Woodlands Causeway to tap on workforce from Malaysia and within half an hour to almost everywhere in Singapore



SMART FOOD
@ mandai

OFFICIAL MARKETING AGENCY

Huttons

SINGAPORE'S LARGEST
PRIVATE REAL ESTATE AGENCY

ESTATE AGENT LICENCE NO.: L3008899K

HTNS-2024-01-0005