

FOOD  ISION



Venture. Valour. Victory.

Global forces such as rapid urbanisation, population growth, changing consumer trends and technological advancements continue to transform the future of food. In alignment with Singapore's goal to strengthen food security and on-going efforts towards an innovative and productive food industry, Food Vision @ Mandai supports a rising demand for food facilities to deliver vital sustenance to our community and beyond.

THE PROPERTY

A 10-storey ramp-up B2 food factory development, Food Vision sits on an expansive land with 115 units. With common loading and unloading at each unit's doorstep and high floor-to-floor height, this lends greater convenience and higher visibility to your business operations.

We recognise that success depends on bridging business needs to maximise capability and sustainability. Food Vision offers efficient space solutions to foster such collaboration and growth.



YOUR BUSINESS VENTURE:
Meeting Needs, Expanding Possibilities.

RARE
FREEHOLD



THE LOCATION

Food Vision is located in close proximity to Sungei Kadut Eco-District, a part of the fast developing Northern Agri-Tech and Food Corridor. This corridor is an upcoming urban-nature region centred around food production and innovation, alongside biodiversity conservation efforts and high-tech farming activities. With major connections to Woodlands Regional Centre and other parts of Singapore, Food Vision is well-accessible to essential amenities. Nearby Woodlands Causeway allows easy manpower access and logistics, enabling a greater market reach. Be at the centre of everything needed for a thriving and holistic food business.



Woodlands Causeway



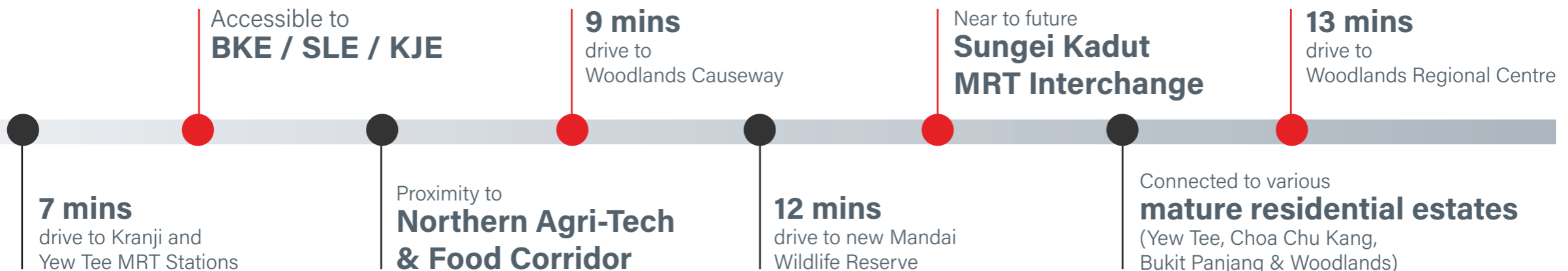
Hydroponic Farming



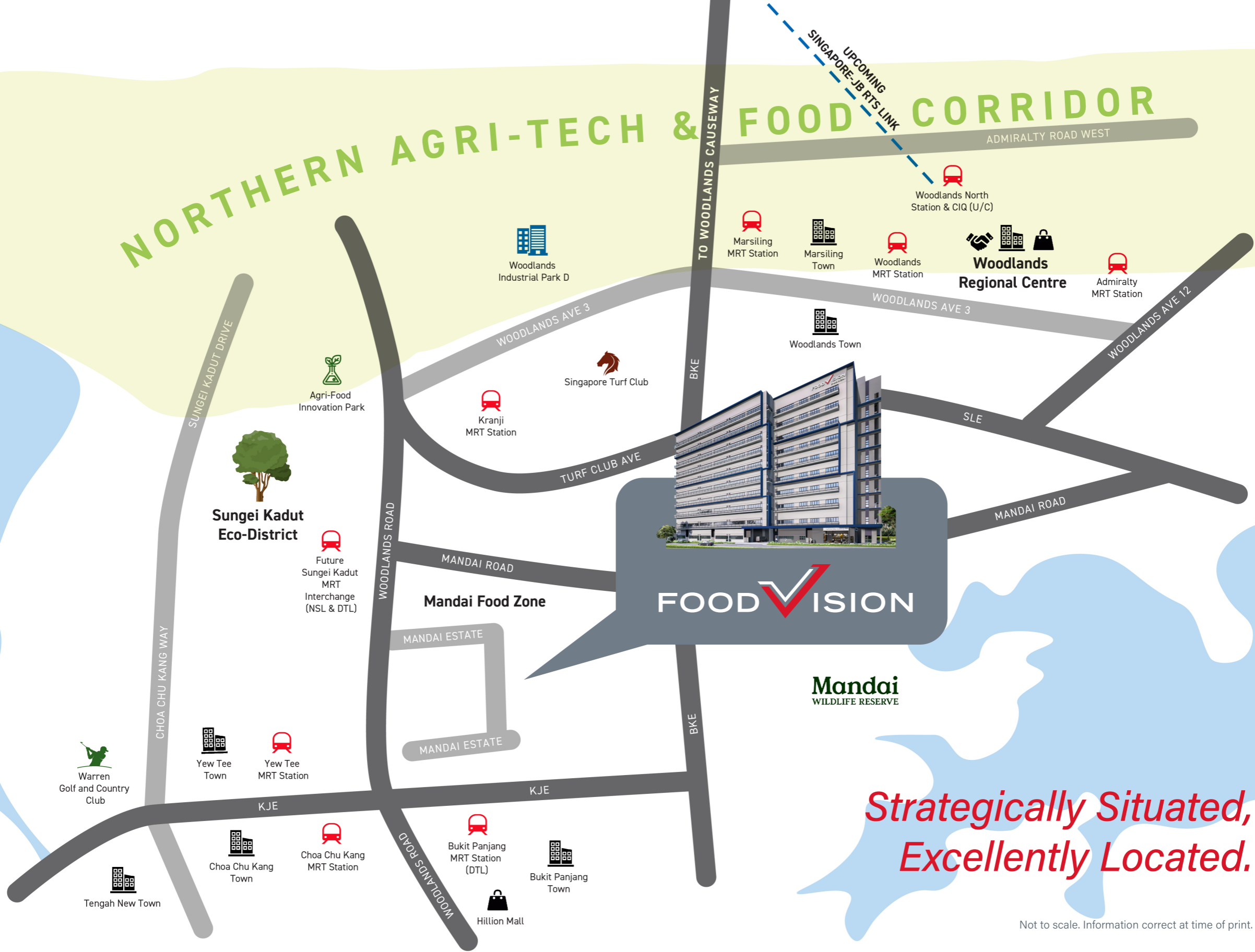
Kranji MRT Station



Artist's impression of Sungei Kadut Eco District (Photo: JTC)



NORTHERN AGRI-TECH & FOOD CORRIDOR



UPCOMING SINGAPORE-JB RTS LINK

WOODLANDS AVE 3

FOOD VISION

Mandai WILDLIFE RESERVE

*Strategically Situated,
Excellent Located.*

Not to scale. Information correct at time of print.

THE SPACE

Ensuring smooth workflow with space optimisation, units come with no void space featuring functional layouts that cater to varying operational types. Flexible and modular layouts allowing operations the flexibility to incorporate automation and technology, Food Vision provides an excellent platform to scale up your F&B business.

VALOUR:
Driving
Innovation,
Increasing
Efficiency.



The partitions, furniture, fittings appliances and renderings in the artist's impressions are inserted for purpose of perspective and are not included in the unit. All units are sold on a bare condition basis.

Available parking lots
at roof level

3 passenger lifts and
2 cargo lifts

No void space

Common loading and
unloading at doorstep

Direct vehicular
access to every level

High floor-to-floor
height up to 5.95m

Maximum floor loading
up to 15kN/m²

Lorry parking lots
available at 1st Storey



FLEXIBLE LAYOUT



Type A3 unit



2 Type A1 units combined

The partitions, furniture, fittings appliances and renderings in the artist's impressions are inserted for purpose of perspective and are not included in the unit. All units are sold on a bare condition basis.

- Dedicated kitchen exhaust shaft for each unit
- Roller shutter and separate door access for each unit
- Provision of sunken floor for cold room and kitchen operation
- Column-free interior space for each unit
- Suitable for food processing or packaging, central kitchen, cold room, food catering and others



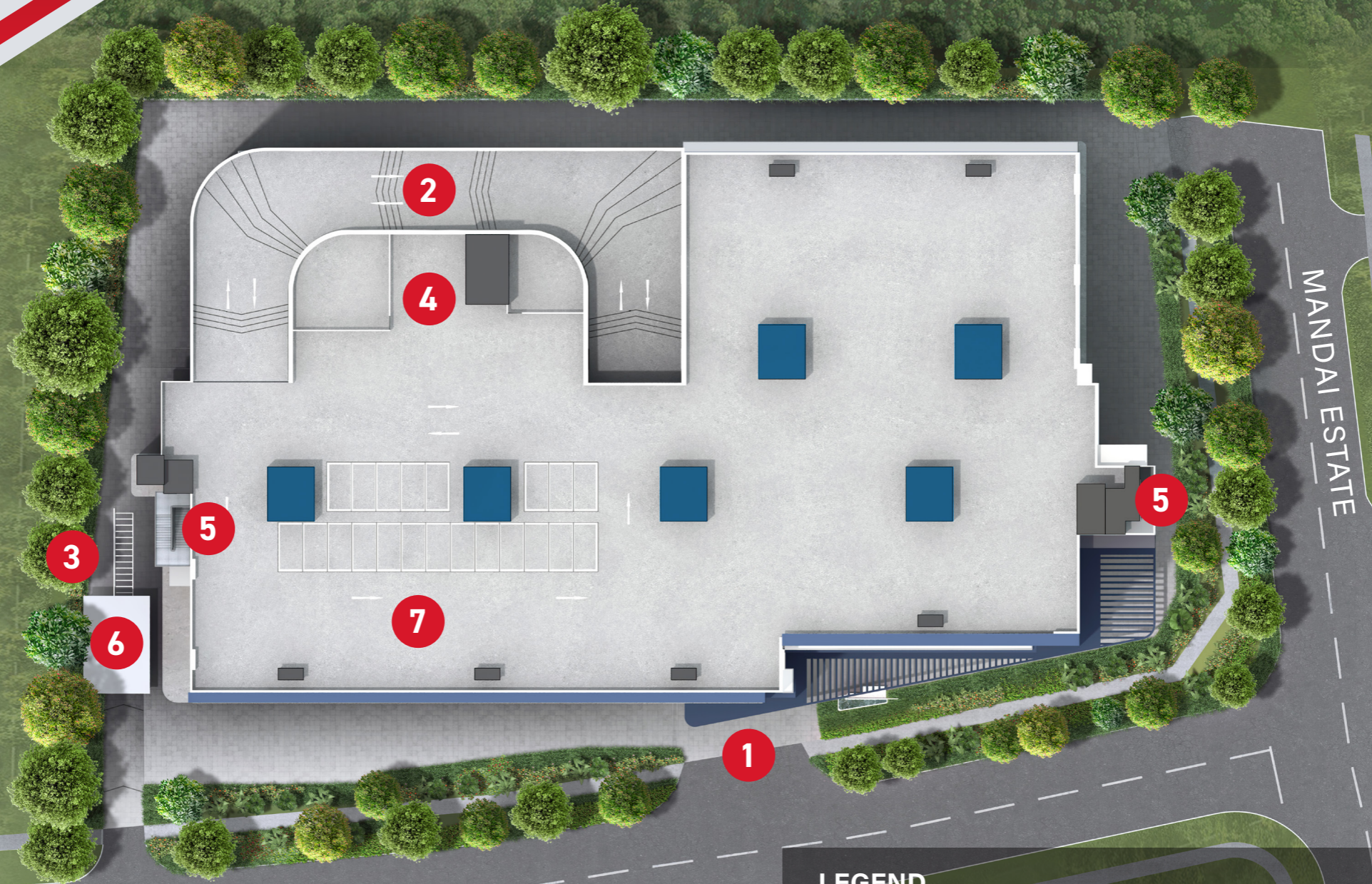
Artist's impression



Artist's impression

VICTORY:
Optimal
investments
for business
success!

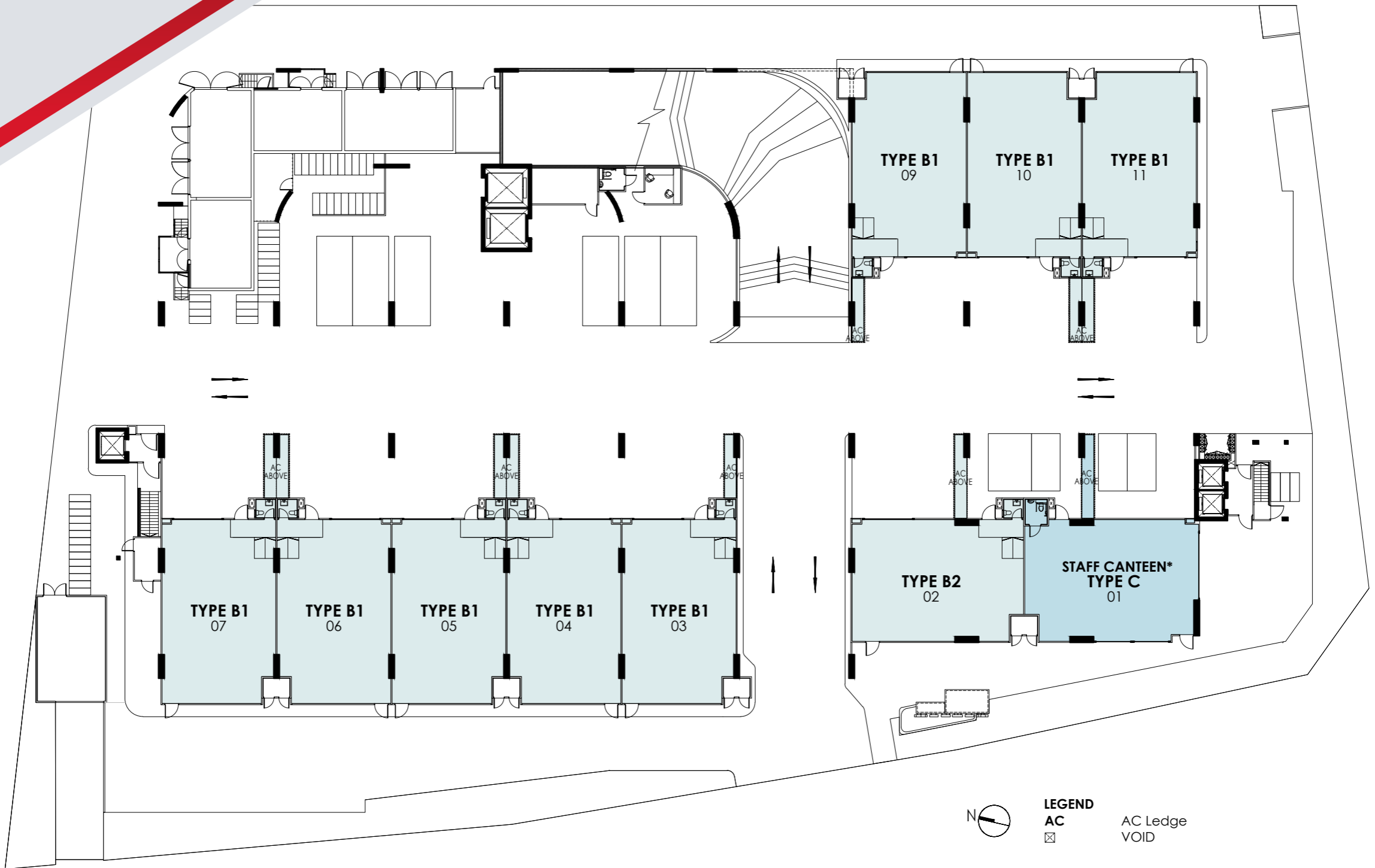
SITE PLAN



LEGEND

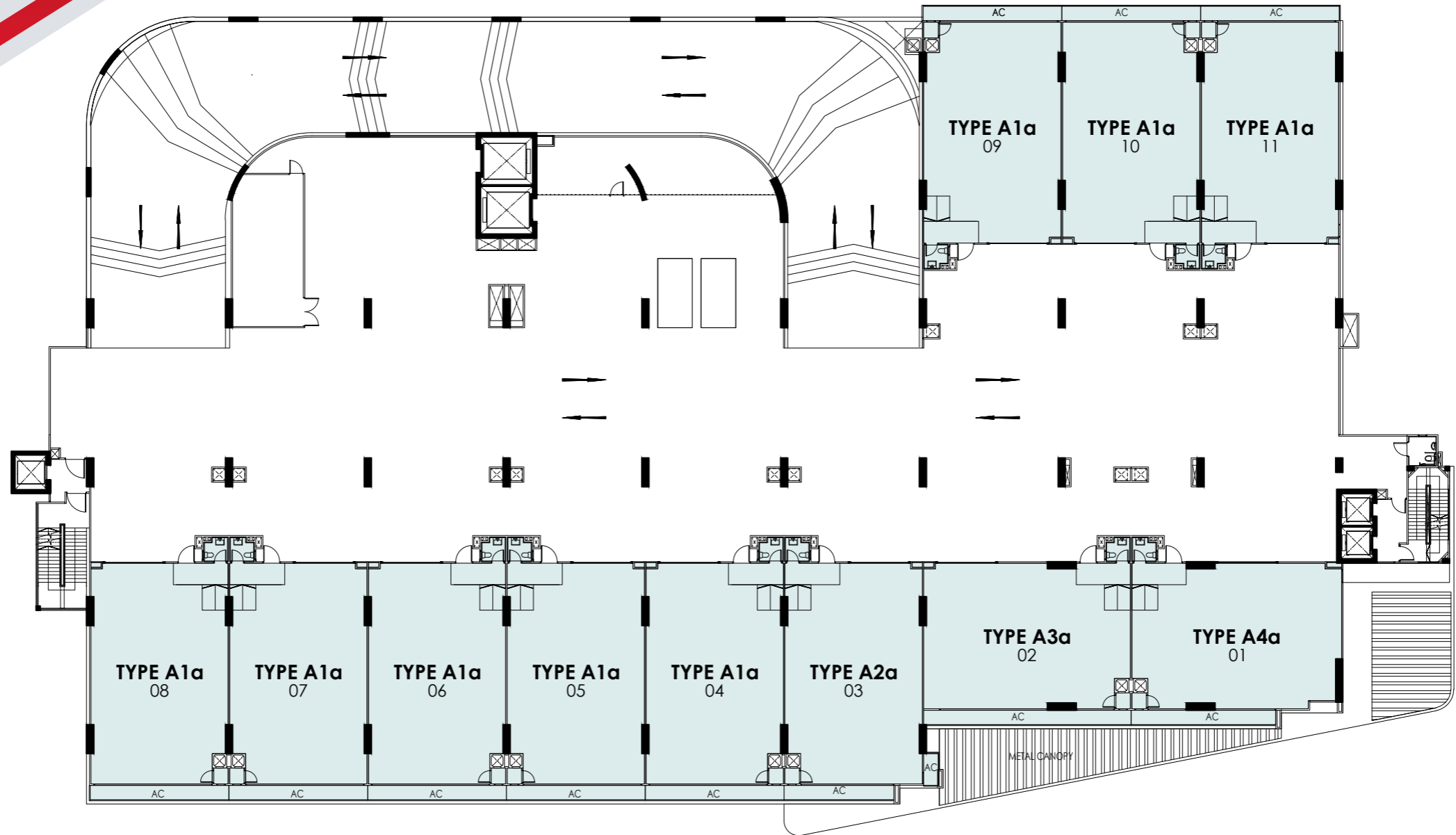
- | | |
|---|--|
| 1. Ingress/Egress | 5. External Staircase |
| 2. 2-Way Ramp | 6. Bin Centre @ 1 st Storey |
| 3. Bicycle Parking @ 1 st Storey | 7. Common Car Parking Lots |
| 4. M&E Space |  Kitchen Exhaust Duct |

1ST STOREY



*APPROVED FOR STAFF CANTEN USAGE TO 27 JULY 2027
RENEWABLE SUBJECT TO APPROVAL FROM THE COMPETENT AUTHORITY(IES)

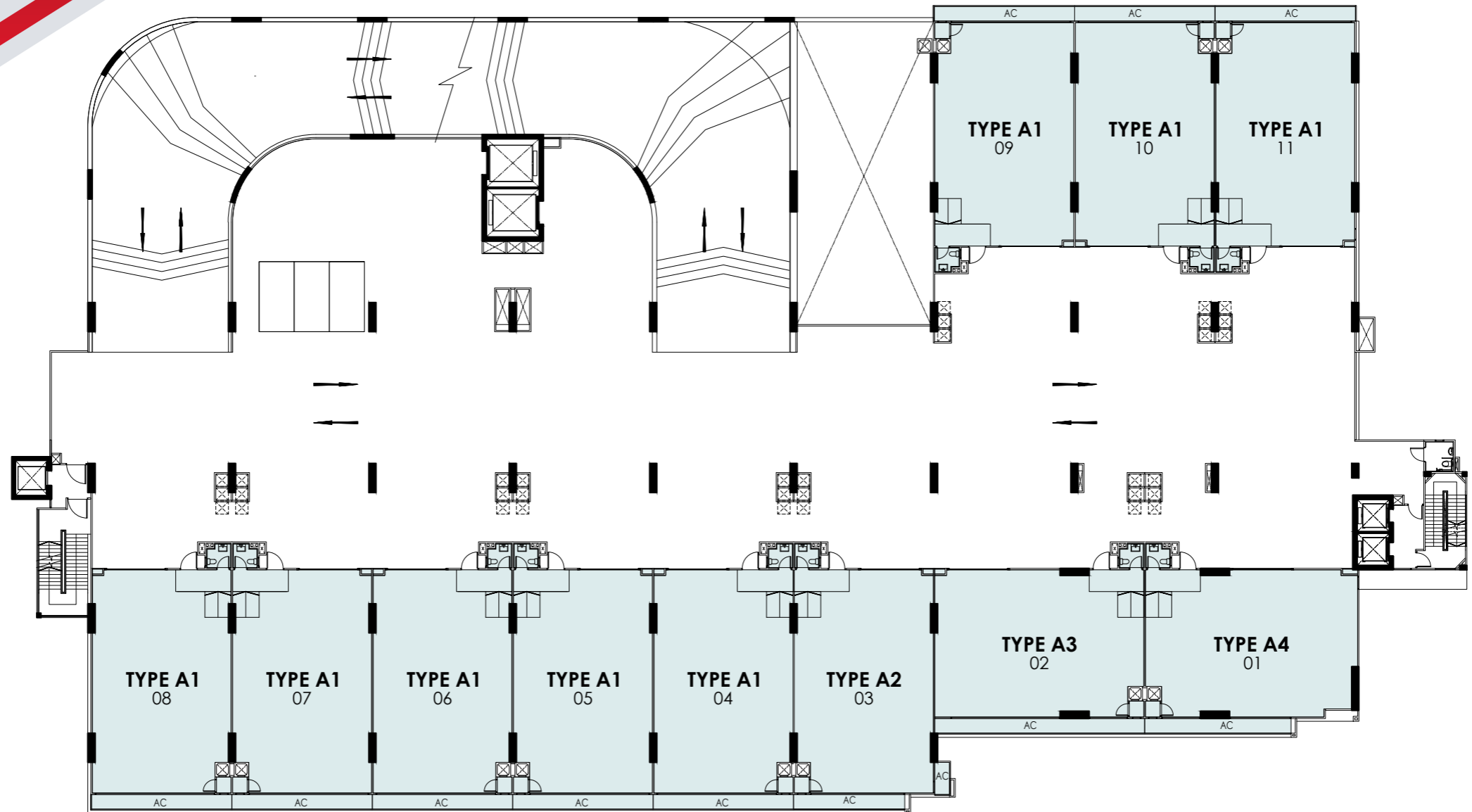
2ND STOREY



LEGEND

- AC AC Ledge
- ☒ VOID

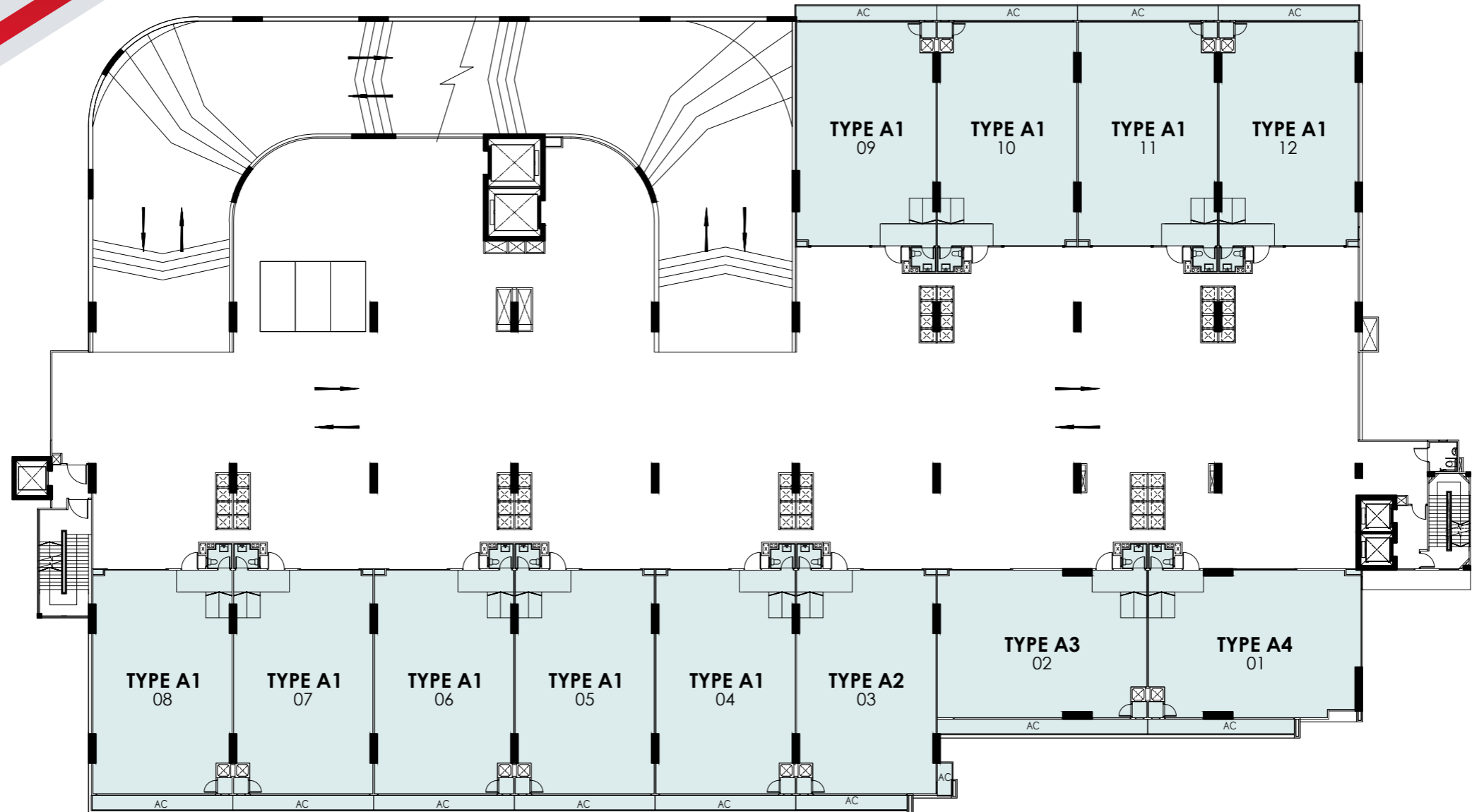
3RD - 4TH STOREY



LEGEND

- AC AC Ledge
- VOID VOID

5TH STOREY

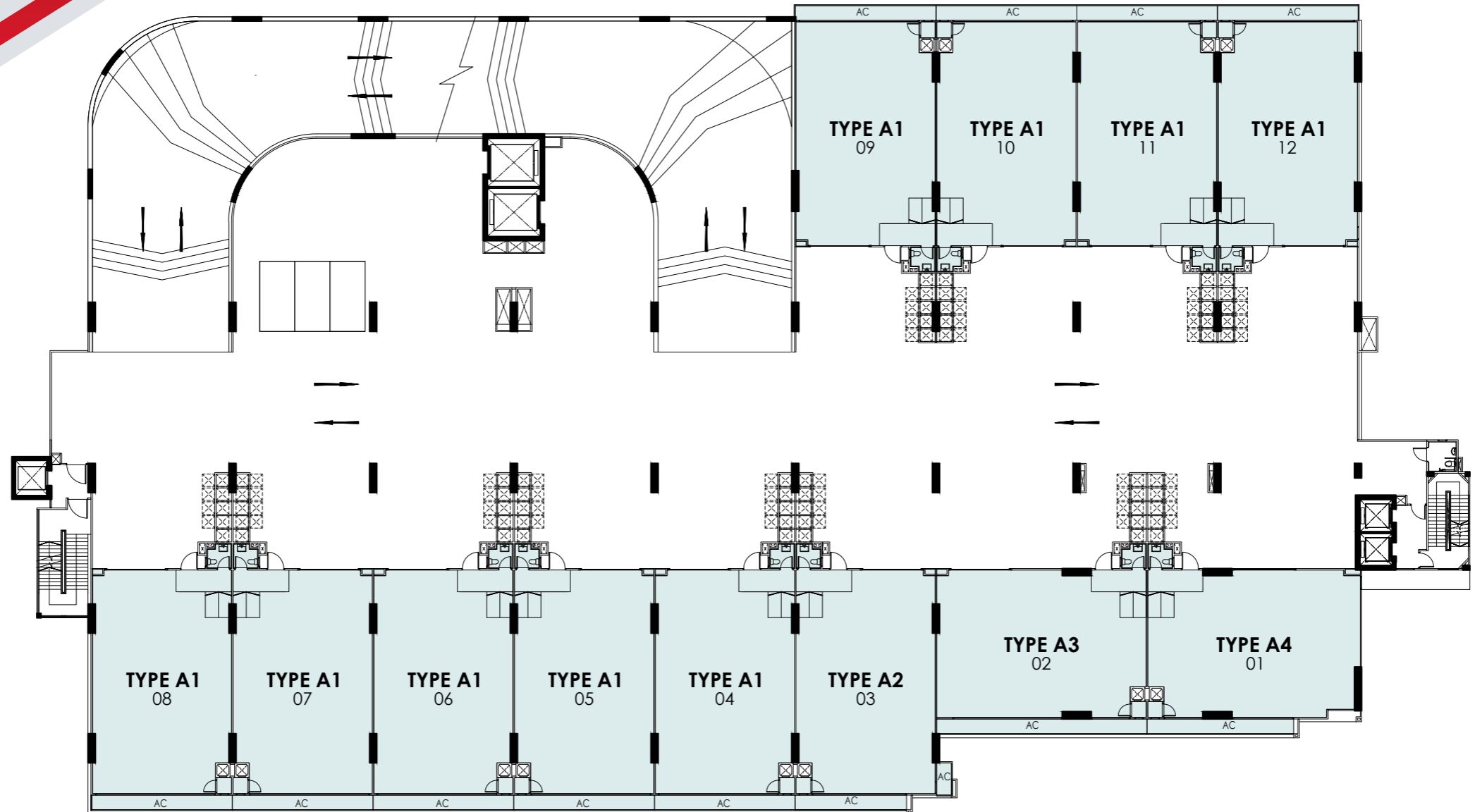


LEGEND

AC

AC Ledge
VOID

6TH - 10TH STOREY



*>1.8M VISUAL SCREENING/BARRIER AT AIRCON LEDGE FOR UNITS 9 TO 12 ON 9TH AND 10TH STOREY



LEGEND

AC



AC Ledge
VOID

SPECIFICATIONS

Foundation

Reinforced concrete piling and/or bored piling and/or any approved foundation system

Structure

Reinforced concrete structure and/or precast concrete structure and/or steel structure and/or any approved structure

Walls

Precast concrete wall panels and/or dry wall partition and/or reinforced concrete and/or brick wall and/or block wall

Roof

Reinforced concrete flat roof and/or precast concrete roof slab with appropriate waterproofing and/or metal roof with appropriate insulation at designated areas

Structural Floor-to-Floor Height:

1st and 2nd Storey : 5.95m

3rd to 10th Storey : 5.25m

Internal floor levels of units are by design sunken by approximately 175mm from common loading/unloading areas

Floor Loading

All Driveway/Ramp/Loading/Unloading Areas : 10kN/m²

1st Storey Units : 15kN/m²

2nd Storey Units : 12.5kN/m²

3rd to 10th Storey Units : 10kN/m²

Ceiling

Skim coat with emulsion paint and/or false ceiling in emulsion paint finish at designated areas

Finishes

a Walls

- i. Common areas: Skim coat and/or plastering with emulsion paint finish and/or spray-textured coating finish and/or tiles at designated areas
- ii. Units: Skim coat and/or plastering with emulsion paint finish and/or tiles at designated areas

Note: No wall finishes will be provided above false ceiling at designated areas

b. Floors

- i. Lift lobbies and Toilets: Tile finish
- ii. Driveway, Ramps, and Loading/Unloading Areas: Concrete and/or screed finish and/or bitumen premix
- iii. Units: Concrete finish

Windows

Aluminium framed glass windows

Doors

- a. Lift lobbies : Glass and/or timber door
- b. Units : Roller shutter, timber and/or metal door with quality lockset
- c. Unit Toilets : PVC doors

Plumbing and Sanitary

Plumbing and sanitary installation are provided in accordance with statutory requirements

Electrical Supply

1st and 2nd Storey : 150A (3 Phase)

3rd to 10th Storey : 100A (3 Phase)

Lightning Protection

Lightning protection system is provided in accordance with statutory requirements

Painting

Weather resistant paint and/or spray textured coating to the external surfaces; emulsion and/or acrylic paint to the internal surfaces

Waterproofing

Waterproofing is provided to toilets with 300mm upturn

Mechanical Ventilation

Mechanical ventilation is provided in accordance with statutory requirements

Lifts

3 nos. of passenger lifts and 2 nos. of cargo lifts

Fire Protection

Fire protection is provided in accordance with statutory requirements

Telecommunication

Common cable trays for telecommunication services are provided on each floor

Gas Supply

Town gas

Waste Disposal System (for General Waste)

Individual refuse chute is provided to every unit at 2nd to 10th Storey and 1 designated bin point for each unit at 1st Storey

Exhaust Duct

Exhaust shafts are provided to every factory units up to the roof. Wet chemical suppression system, exhaust fans, hood, fresh air fans & air cleaner and accessories are to be provided by Purchaser to comply with NEA requirements. To ensure good performance of the exhaust system, maintenance for respective unit's exhaust system to the external shall be done by unit owner.

Loading/Unloading Areas

Common loading/unloading areas are provided at every floor

Vehicular Height Access Restriction

Vehicular access to 3rd to 10th Storeys is restricted to vehicles not exceeding maximum height of 3.8m. Drop barrier will be installed at entrance of 2nd Storey ramp at 3.8m height.

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Name of Developer: Mandai Estate Development Pte Ltd (UEN: 202200149Z) ▪ Tenure: Estate in Fee Simple ▪ Lot No: MK 14 LOT 00894A, 00895K & 00253A ▪ Address: 21 Mandai Estate, Singapore 729913 ▪ Expected Date of Vacant Possession: 31 December 2026 ▪ Expected Date of Legal Completion: 31 December 2029 ▪ Building Approval no: A1525-00005-2021-BP01 dated 30 September 2022

JOINTLY DEVELOPED BY



SIM LIAN

www.foodvision.com.sg