



Artist's Impression

A PREMIUM SEAFRONT B2 INDUSTRIAL DEVELOPMENT TO JET SET YOUR BUSINESS.

Strategically located near the future Tuas Mega Port and maritime industry in western Singapore, Shine @ Tuas South stands out with its distinct wave-inspired design. The thoughtfully designed development offers ample infrastructure spaces and facilities, allowing you to enhance the efficiency of your operations and capitalise on the future connectivity plans between Singapore and Malaysia.



High Structural Ceiling
minimum of 8.8m tall
for selective units



Conveniently connected
to future Tuas West
Extension and Jurong
Region Line



Good size industrial canteen
and 4 shops (Minimarts)

- Well-positioned in the western maritime industrial cluster amidst upcoming Tuas Mega Port
- Easy access to Malaysia via Tuas 2nd Link and future Singapore-KL High-speed Rail terminus located at Jurong East
- Minutes' drive to AYE and PIE
- Efficient unit layouts and flexible usage of space
- B2 factory units with direct vehicle access
- 40 footer loading and unloading bay with raised platform and dock leveller on every floor
- Able to install over-head cranes for large, metal roofed units
- Close proximity to several workers' dormitories and related recreational facilities
- Ample parking lots for car and lorry

CAPITALISING ON SEA OF CHANGES TO LIGHT UP THE WESTERN PART OF SINGAPORE

With a vision of a vibrant hub, Tuas and its surrounding area are earmarked for major developments. You are well-poised to capitalise on a sea of opportunities that include:

- Tuas Mega Port
- Tuas West Extension
- Jurong Region Line
- Joo Koon Integrated Transport Hub
- More community spaces on the new port's fringes



Map is not drawn to scale

BUILDING SPECIFICATIONS

Type

A 6-storey multi-user ramp-up B2 Industrial Building with 174 units

Unit Sizes

From 155.10m² to 1278.70 m²

Floor-to-floor Height

1st to 5th Storey (partially)	- 6.65m
5th Storey (partially) and 6th Storey to underside of metal roof structure	- 8.80m (min.)
Industrial Canteen & Shops (Minimarts)	- 6.65m

Parking Lot

- 168 common car parking lots
- 11 private car parking lots
- 3 common accessible parking lots
- 151 common lorry parking lots
- 15 private lorry parking lots
- 16 motorcycle parking lots

Facilities

Industrial Canteen	- 1 no.
Shops (Minimarts)	- 4 nos.

Structural Floor Loading (live load)

1st Storey Factory	- 20 kN/m ²
2nd to 4th Storey Factory	- 15 kN/m ²
5th Storey under 1000m ² Factory	- 15 kN/m ²
5th Storey above 1000m ² Factory	- 20 kN/m ²
6th Storey Factory	- 20 kN/m ²
Industrial Canteen	- 7.5 kN/m ²
Minimart	- 20 kN/m ²
Ramp	- 15 kN/m ²
Detached Unit	- 20 kN/m ²
Detached Unit Mezzanine Floor	- 5 kN/m ²

Sales enquiries and bookings:

6344 0555 (Head Office)

A Quality Development By:



Marketed By:

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