



# JTC DEFU INDUSTRIAL CITY

2, 4, 6, 8 DEFU SOUTH STREET 1



**DEFU INDUSTRIAL CITY**  
YOUR GATEWAY TO STRONGER BUSINESS CONNECTIONS



L8	ROOFTOP DORMITORY
L7	4.5 OR 7M $\Delta$ 15 kN/sqm
L6	7M $\Delta$ 15 kN/sqm
L5	7M $\Delta$ 15 kN/sqm
L4	7M $\Delta$ 15 or 20 kN/sqm
L3	8M $\Delta$ 20 kN/sqm
L1 & L2	COMMON PARKING SPACES F&B & SHARED FACILITIES

## Property Brief

JTC Defu Industrial City (DIC) is the one of the largest JTC B2 developments, meticulously designed and constructed with top-tier technical specifications tailored specifically for B2 workshops. This 7-storey development facilitates 40ft container access on each floor, enabling direct loading in front of every unit. A varied selection of sizes are available with options up to 5,000 sqm.

Located next to Paya Lebar Air Base, DIC enjoys direct connectivity to Bartley Viaduct and KPE, ensuring swift access to Tai Seng and Hougang. This strategic positioning brings businesses in closer proximity to both customers and suppliers.

For More Information:

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# Huttons

SINGAPORE'S LARGEST  
PRIVATE REAL ESTATE AGENCY

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## Location Map

### LEGEND

#### Commercial HQ

- 1 Charles & Keith
- 2 DHL Air Express
- 3 Sakae Sushi
- 4 BreadTalk

#### Industrial Developments

- 6 Eunoss Technolink
- 7 Enterprise One
- 8 Premier @ Kaki Bukit

#### Industrial Estates

- 9 Defu
- 10 Tai Seng
- 11 Kampong Ubi
- 12 Kaki Bukit

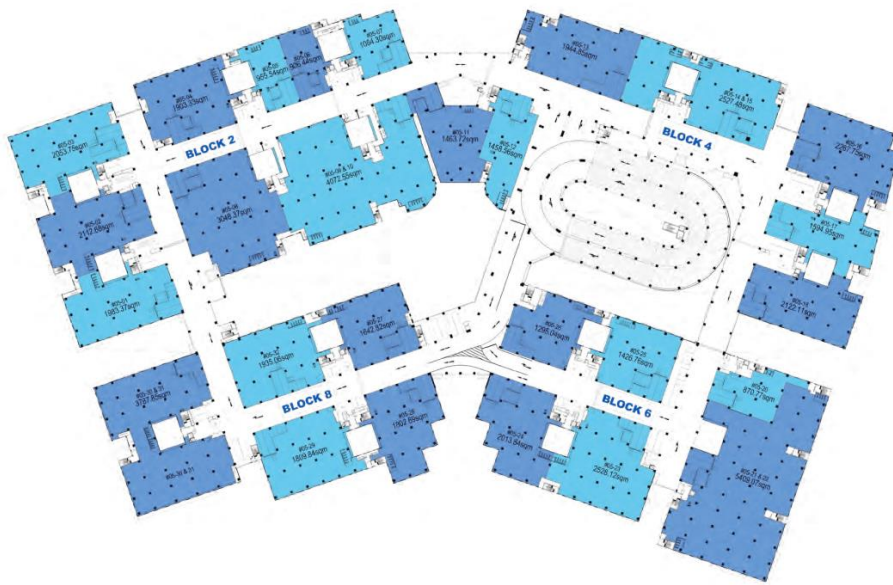


## SPECIFICATIONS

Land Zoning	B2
Expected TOP	2Q 2021
Site Area	130,832 m <sup>2</sup>
Gross Floor Area	327,080 m <sup>2</sup>
Gross Plot Ratio	2.5
No. of Blocks	4
No. of Industrial Units	133

Unit Sizes	400 to 5,000 m <sup>2</sup>
Exhaust Provision	Block 2 & 8
Dormitory	700 beds*
No. of Parking Lots	1,117 car lots 584 heavy vehicle lots
Electrical Loading	Up to 800A 3-Phase
Green Mark Certification	Platinum

Clear Ceiling Height	Level 3: 8m
	Level 4 - 6: 7m
	Level 7: 7m (Block 2 & 8)
	Level 7: 4.5m (Block 4 & 6)
Floor Loading	Level 3: 20 kN/sqm
	Level 4: 20 kN/sqm (Block 2 & 8)
	Level 4 - 7: 15 kN/sqm
	Mezzanine office in Production Units: 5 kN/sqm



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