



JTC CHEMICALS HUB @ TUAS SOUTH

4 TUAS SOUTH DRIVE, SINGAPORE (637048)



Property Brief

JTC Chemicals Hub @ Tuas South is Singapore's first high-rise multi-tenanted development designed to house companies in the manufacturing, blending and distribution of chemicals, including chemicals classified as Dangerous Goods.

JTC Chemicals Hub is well located near the Tuas Megaport in the Tuas Industrial zone. It is a high rise multi-user property catered for businesses focused on the chemical industry. The building comprises of two blocks consisting of one block of production space and one block of ancillary office cum light industrial storage space.

There are many multi-national companies operating larger stand-alone factories in chemical related trades in the nearby vicinity, thus offering a convenient synergy for smaller suppliers and distributors of such companies to be located within JTC Chemicals Hub for logistic convenience.

Short driving distance to Tuas Megaport further facilitates chemical companies involved in trading and distribution related activities to transport their goods to and from the Megaport.

Tuas is further connected via the Ayer Rajar Expressway (AYE) to Changi International Airport for direct access to Air Cargo terminal.

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Location Map



Source: Street Directory SG

Zoning	Business 2
No. of Floors	Production Block: 3 floors Annex Block: 7 floors
No. of Units	Production Block: 14 units (8 Solvent-based units + 6 Water-based units) Annex Block: 37 units
Unit Sizes	Production Units: 579 – 687 sqm Dangerous Goods Storage Units: 192 – 281 sqm Light Industrial Units: 154 – 224 sqm
Floor Loading	Production Units: 20 kN/sqm Dangerous Goods Storage Units: 30 kN/sqm Light Industrial Units: 7.5 kN/sqm
Floor-to-Ceiling Height	Production Units: 5.5 m Dangerous Goods Storage Units: 7.6 m – 9.4 m Light Industrial Units: 3 m – 4 m
Electrical Loading	Production Block: 160 amp per unit Annex Block: 63 amp per unit
Chilled Water	Supply Temperature: 8°C
Vertical Transport	Production Block <ul style="list-style-type: none"> • 6 x 5 tonnes Cargo Lifts <ul style="list-style-type: none"> - Car Size: 2,200 mm (W) x 3,500 mm (D) x 3,000 mm (H) - Door Size: 2,000 mm (W) x 3,000 mm (H) • 5 x 2.5 tonnes Goods Hoists <ul style="list-style-type: none"> - Car Size: 1,500 mm (W) x 1,700 mm (D) x 2,000 mm (H) - Door Size: 1,500 mm (W) x 2,000 mm (H) Annex Block <ul style="list-style-type: none"> • 2 x 2.5 tonnes Cargo Lifts <ul style="list-style-type: none"> - Car Size: 2,000 mm (W) x 2,450 mm (D) x 2,500 mm (H) - Door Size: 1,800 mm (W) x 2,400 mm (H) • 3 x Passenger/Fireman Lifts
No. of Parking Lots	Car: 93 lots Lorry: 10 lots Motorcycle: 20 lots

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