



WOODLANDS NORTH COAST

1 & 7 NORTH COAST (TOP 3Q 2021)



1 NORTH COAST

Unit Size : 2,377 sqft to 26,990 sqft

7 NORTH COAST

Size: 1,894 to 30,730 sqft

Property Brief

1 North Coast is a nine-storey B1 light industrial building. It offers first-of-its-kind flexible space usage that allows businesses to house non-industrial functions and manufacturing operations under one roof.

Property Brief

7 North Coast is a eight-storey B2 clean & light industrial development, for general manufacturing and generic industrial uses.

The precinct also boasts a bustling campus-like environment, complete with amenities such as a food court, restaurants, take-away kiosks and a convenience store. Both buildings have been designed for optimal integration. For example, a shared basement carpark, plus loading and unloading bays, help to relieve ground level and optimise land use.

The development is also located near to the upcoming RTS and Woodlands Integrated Transport Hub to connect WNC to key business districts in Singapore, and Republic Polytechnic which JTC is partnering to encourage collaboration & innovation. We are targeting companies looking at co-locating knowledge intensive, service-oriented activities alongside manufacturing operations.

The enhanced local and regional connectivity is 1 North Coast's biggest draw. It is a five-minute drive to Seletar Expressway (SLE), while Woodlands North MRT station is nearby. More importantly, the RTS Link and Johor-Singapore Causeway are just minutes away, bringing businesses from both sides of the straits even closer.

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SINGAPORE'S LARGEST
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Location Map



Source: Street Directory SG

1 NORTH COAST

PARAMETERS	DESCRIPTION
Site Area	Approx. 1.46 ha
Plot Ratio	3.0
Land Use	B1+ White
Industry	Manufacturing Services (Manu-Services)
GFA	43,340.14 sqm
NLA	28,718.36 sqm
No. of Storeys	9
Clear Headroom	Experience Centre (1 st storey) : 7m Typical factory units (3 rd storey) : 5m Anchor unit (7 th - 8 th storey) : 6m
Floor Loading Provision	Experience Centre (1 st storey) : 12.5 kN/m ² Typical factory units (3 rd storey) : 10 kN/m ² Anchor unit (7 th - 8 th storey) : 10 kN/m ²
Column Grid	11m x 11m
Vertical Access	Goods Lifts (3 tonnes) & Passenger Lifts
Cargo Lift Dimensions	3m x 3m x 2.7m (L X B X H)
Car Parking	189 lots*
HGV Parking	28 lots
GM Certification	Platinum

7 NORTH COAST

PARAMETERS	DESCRIPTION
Site Area	Approx. 1.53 ha
Plot Ratio	3.0
Land Use	B2
Industry	General Manufacturing
GFA	44,490.65 sqm
NLA	31,900.19 sqm
No. of Storeys	8
Clear Headroom	Warehouse (1 st storey) : 7m Typical factory units (2 nd - 8 th storey) : 4.5m to 5m
Floor Loading Provision	Warehouse (1 st storey) : 20 kN/m ² Typical factory units (2 nd - 5 th storey) : 15 kN/m ² Typical factory units (6 th - 8 th storey) : 10 kN/m ²
Column Grid	11m x 11m
Vertical Access	Goods Lifts (5 tonnes) & Passenger lifts
Cargo Lift Dimensions	3m x 3m x 2.7m (L X B X H)
Car Parking	189 lots*
HGV Parking	28 lots
GM Certification	Platinum

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