

LOCATION MAP



THE SYNERGY INTERNATIONAL BUSINESS PARK



Located within a 37-ha business park, The Synergy, developed in 1997, comprises a 10-storey tower block with a five-storey podium. The building provides ready-built business park space within the International Business Park for companies which require quick set-up, state-of-the-art infrastructure, tasteful furnishings and beautiful landscaping.

The flexible and column-free layout allows optimal spatial planning and configuration of workflow operations. This allows high-tech manufacturing, research and development, sales and marketing and ancillary activities to be sited in the building. Landscaped gardens, high-tech electronic support systems and 24-hour security are incorporated in this development. Shuttle bus services are provided at regular intervals from Jurong East MRT station to the building for your convenience.

MARKETING CONTACT

Mapletree Trustee Pte Ltd
(as Trustee of Mapletree Industrial Trust)
1 Maritime Square, #13-01, HarbourFront Centre, Singapore 099253

Tel: 65 6377 6000 | Fax: 65 6273 2753
Email: industrial@mapletree.com.sg | www.mapletreeindustrial.com

While every reasonable care has been taken in preparing this fact sheet, neither Mapletree Investments Pte Ltd nor their appointed marketing agents can be held responsible for any inaccuracy or changes and any loss or damage arising therefrom. All information and specifications are subject to changes as may be approved or required by the relevant authorities and shall not form part of an offer or contract. All interested parties should satisfy themselves by inspection and enquiry as to the accuracy of the particulars which are believed to be correct but are not regarded as statements or representations of fact.

ADDRESS

Blk 1 International Business Park
Singapore 609917

ACCESSIBILITY

Bounded by Boon Lay Way and Jurong East Street 11, The Strategy is conveniently accessible via Ayer Rajah and Pan Island Expressway. It is approximately 14 km from the City Centre.

GENERAL INFORMATION

Building Type	Business Park
Total Units	79
Gross Floor Area	41,363 sqm
Land Area	19,123 sqm
Unit Sizes	131 – 2,623 sqm
Parking Lots	244
Amenities	Cafeteria, shops, restaurant, beer garden, clinic, gym & childcare centre

TECHNICAL SPECIFICATION

Floor Loading	Tower block : 5 KN/sqm Podium block : 7.5 KN/sqm
Floor to Floor Height	2.8 m
Power Supply Allocation	250 VA/sqm
Lift	4 passenger lifts with 2000 kg capacity 4 passenger lifts with 1350 kg capacity 1 service lift with 2000 kg capacity 5 cargo/passenger lifts with 2500 kg capacity
Fire Protection	Fully automatic fire sprinkler system, analog addressable fire alarm system, firemen's lift, dry rising main, hoses/reels & external fire hydrants.
Air-Conditioning	Each unit is equipped with air handling unit and Variable Air Volume boxes. The building uses a built-in air purging system to draw out the stagnant air
Emergency Systems	2 units of 1,000 KW diesel generators
Building Security	CCTV system installed at all lobbies at goods lift & carpark areas
Building Management	Building services are automated and monitored on a centralised system



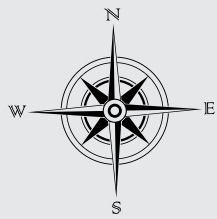
6377 6000















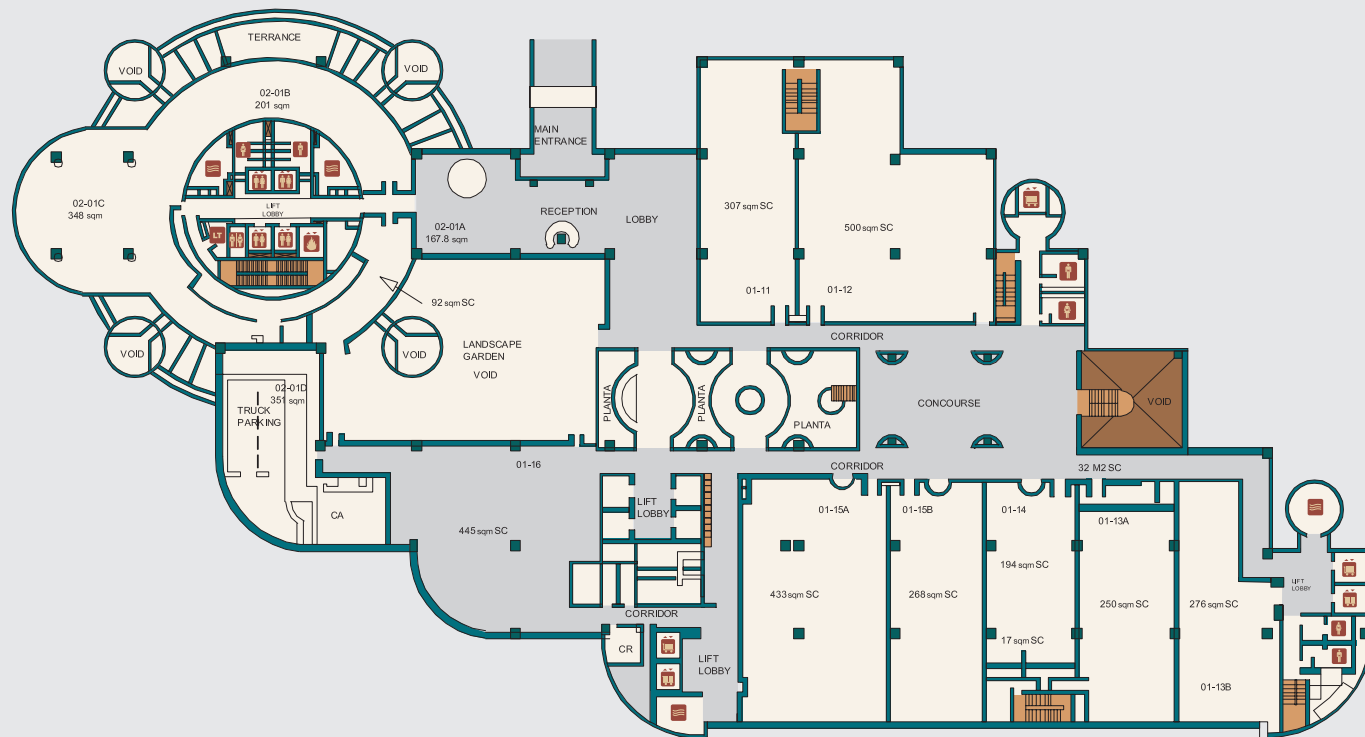
industrial@mapletree.com.sg



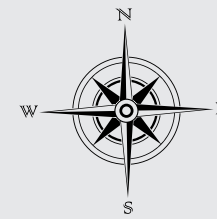
www.mapletreeindustrial.com















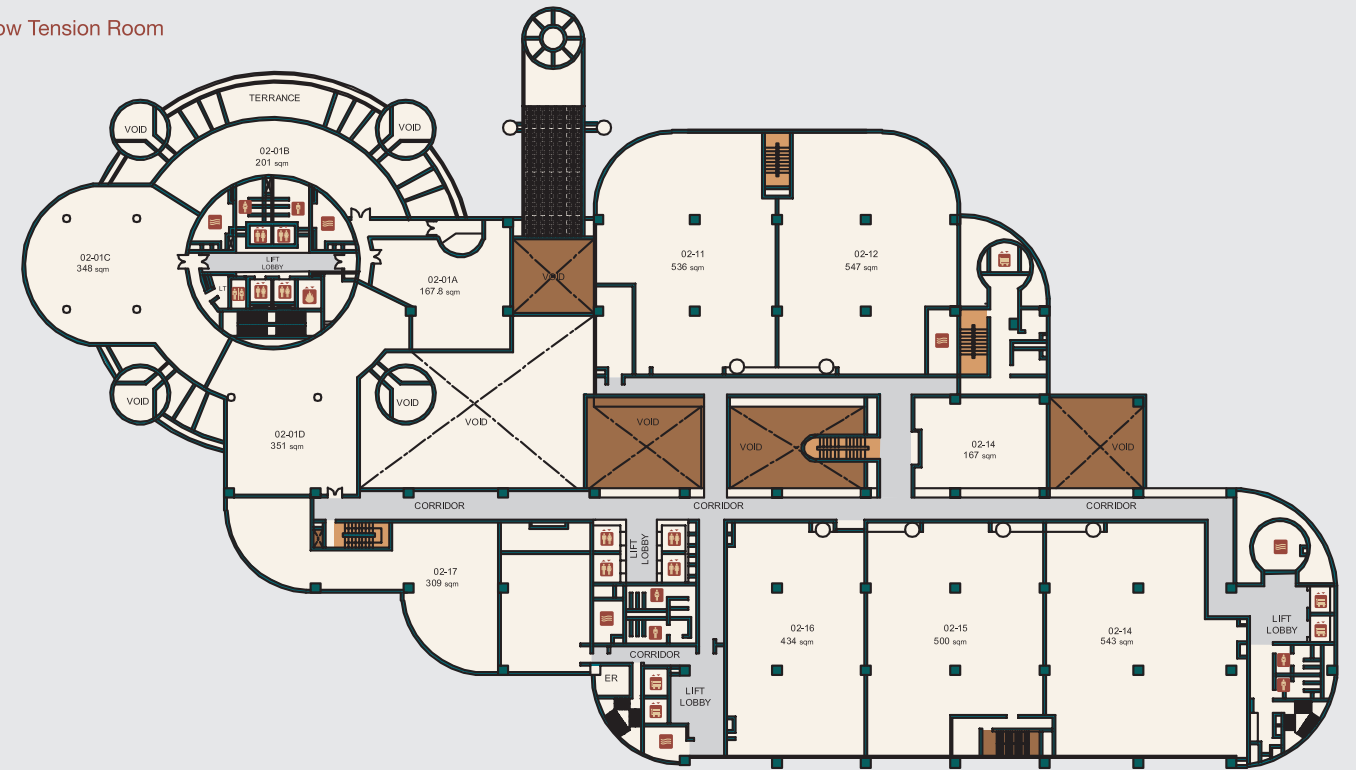
-  Male Toilet
-  Female Toilet
-  Executive Toilet
-  Fire Lift
-  Goods Lift
-  Generator Room
-  Air Handling Unit
-  Riser Main (Tas Riser)
-  MDF Room
-  Cleaners' Room
-  Electrical Room
-  Low Tension Room



THE SYNERGY - GROUND LEVEL FLOOR PLAN



-  Male Toilet
-  Female Toilet
-  Executive Toilet
-  Fire Lift
-  Goods Lift
-  Generator Room
-  Air Handling Unit
-  Riser Main (Tas Riser)
-  MDF Room
-  Cleaners' Room
-  Electrical Room
-  Low Tension Room



THE SYNERGY - UPPER LEVEL FLOOR PLAN