

ASKING RENTAL GUIDE

Factory space/food factory space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
Central		
Acetech Centre	19 Jalan Kilang Barat	\$3.00
East		
Tampines Biz-Hub	11 Tampines Street 92	\$1.80
North/Northeast		
Woodlands Spectrum I/II	2 Woodlands Sector 1 / 201~211 Woodlands Avenue 9	\$1.50-\$1.70
-	56 Serangoon North Avenue 4	\$1.80
-	61 Yishun Industrial Park A	\$1.60

Notes: *Terms and conditions apply
All rents stated are in per sq ft/month. All rents are as of January 2015. Source: Colliers International Singapore

Warehouse space		
BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
West		
IMM – Warehouse	2 Jurong East Street 21	\$2.60-\$3.20*

Notes: *Rental inclusive of centralized air-con. All rents stated are in per sq ft/month. All rents are as of January 2015.
Source: Colliers International Singapore

Space in science parks/business parks/high-specifications industrial buildings		
BUILDING NAME	ADDRESS	ASKING RENTS (\$ PER SQ FT PER MONTH)
Central		
The Kendall	50 Science Park Road	\$4.30
East		
Akzonobel House	3 Changi Business Park Vista	\$4.00
Honeywell	17 Changi Business Park Central 1	\$4.20
The Signature	51 Changi Business Park Central 2	\$3.70-\$4.00
North/Northeast		
Woodlands Central	33, 35 Marsiling Industrial Estate Road 3	Upper: \$1.80-\$2.60 Ground: \$2.40-\$2.65
-	6 Serangoon North Avenue 5	\$2.50-\$2.60

West		
Icon@IBP	3A International Business Park	\$4.50
The Strategy	2 International Business Park	\$4.50
The Synergy	1 International Business Park	\$4.20

Notes: All rents stated are in per sq ft/month. All rents are as of January 2015. Source: Colliers International Singapore

TRANSACTION DATA

Strata office space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
MANHATTAN HOUSE	151 Chin Swee Road #13-13	99 Yrs From 15/10/1969	527	\$650,000	\$1,232	21-Jan-15
MANHATTAN HOUSE	151 Chin Swee Road #10-09	99 Yrs From 15/10/1969	463	\$555,000	\$1,199	12-Jan-15
THE ADELPHI	1 Coleman Street #05-13A	999 Yrs From 12/05/1828	549	\$1,273,680	\$2,320	05-Jan-15

Note: Based on available sales caveats lodged in January 2015. Source: Urban Redevelopment Authority/Colliers International Singapore Research

Strata factory space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
AZ @ PAYA LEBAR	140 Paya Lebar Road #06-16	Freehold	1,206	\$1,419,462	\$1,177	05-Jan-15
TRIVEX	8 Burn Road #10-11	60 Yrs From 20/05/2008	775	\$550,000	\$710	13-Jan-15
UBI CENTRE	57 Ubi Avenue 1 #06-15	60 Yrs From 10/03/1997	915	\$446,888	\$488	05-Jan-15
VERTEX	33 Ubi Avenue 3 #08-40	60 Yrs From 01/01/2007	2,185	\$1,157,520	\$530	02-Jan-15

East						
ENTERPRISE ONE	1 Kaki Bukit Road 1 #05-17	60 Yrs From 09/07/1996	2,411	\$1,700,000	\$705	12-Jan-15

North						
HARVEST @ WOODLANDS	280 Woodlands Industrial Park E5 #03-31	60 Yrs From 05/10/2009	2,164	\$750,000	\$347	15-Jan-15
NORDIX	7 Woodlands Industrial Park E2	60 Yrs From 25/09/2006	7,319	\$2,880,000	\$393	08-Jan-15
NORTH POINT BIZHUB	2 Yishun Industrial Street 1 #01-04	57 Yrs From 18/09/2012	2,734	\$1,330,000	\$486	06-Jan-15
WOODLANDS BIZHUB	190 Woodlands Industrial Park E5 #07-15	57 Yrs From 09/04/2011	1,604	\$665,660	\$415	12-Jan-15
WOODLANDS EAST INDUSTRIAL ESTATE	15 Woodlands Loop #04-54	30 Yrs From 01/05/1997	3,208	\$450,000	\$140	13-Jan-15

West						
8 @ TRADEHUB 21	8 Boon Lay Way #09-01/02/03	60 Yrs From 10/12/2003	6,254	\$3,302,112	\$528	05-Jan-15
ISPACE	7 Soon Lee Street #03-31	30 Yrs From 05/03/2012	1,733	\$637,702	\$368	15-Jan-15
ISPACE	7 Soon Lee Street #03-23	30 Yrs From 05/03/2012	1,711	\$601,400	\$351	12-Jan-15
ISPACE	7 Soon Lee Street #01-01	30 Yrs From 05/03/2012	2,971	\$1,485,500	\$500	12-Jan-15
LAM SOON INDUSTRIAL BUILDING	63 Hillview Avenue #09-10	Freehold	3,132	\$1,941,840	\$620	09-Jan-15
PIONEER CENTRE	1 Soon Lee Street #02-13	30 Yrs From 10/03/2010	1,722	\$592,800	\$344	09-Jan-15
TRADEHUB 21	18 Boon Lay Way #10-158	60 Yrs From 10/12/2003	2,002	\$1,021,020	\$510	02-Jan-15
UNITY CENTRE	51 Bukit Batok Crescent #07-24	60 Yrs From 13/03/1997	1,561	\$630,000	\$404	15-Jan-15

Note: Based on available sales caveats lodged in January 2015. Source: Urban Redevelopment Authority/Colliers International Singapore Research

Strata warehouse space						
PROJECT NAME	ADDRESS	TENURE	AREA (SQ FT)	TRANSACTIONED PRICE (\$)	UNIT PRICE (\$ PSF)	CONTRACT DATE
Central						
VERTEX	33 Ubi Avenue 3 #03-08	60 Yrs From 01/01/2007	7,007	\$3,550,000	\$507	15-Jan-15
West						
LINK@AMK	3 Ang Mo Kio Street 62 #01-61	60 Yrs From 28/06/2011	7,911	\$3,800,000	\$480	09-Jan-15
LINK@AMK	3 Ang Mo Kio Street 62 #01-60	60 Yrs From 28/06/2011	7,911	\$3,800,000	\$480	09-Jan-15

Note: Based on available sales caveats lodged in January 2015. Source: Urban Redevelopment Authority/Colliers International Singapore Research