



OPTION 3

Development Summary

Total Site Area:	184,608 sqm
Less:	
Estate Road 1 (22.5m Wide)	9,208 sqm
Local Road (12m Wide)	2,074 sqm
Drainage Reserve	3,095 sqm

Total Developable Area: 170,231 sqm

Lot 1 Site Area	13,574 sqm
Warehouse Area	6,260 sqm
Office (2 Levels) Area	800 sqm
Lot 2 Site Area	12,385 sqm
Warehouse Area	5,300 sqm
Office (2 Levels) Area	600 sqm
Lot 3 Site Area	13,856 sqm
Warehouse Area	6,300 sqm
Office (2 Levels) Area	700 sqm
Lot 4 Site Area	13,753 sqm
Warehouse Area	6,400 sqm
Office (2 Levels) Area	700 sqm
Lot 5 Site Area	23,897 sqm
Warehouse Area	11,500 sqm
Office (2 Levels) Area	1,000 sqm
Lot 6 Site Area	11,666 sqm
Warehouse Area	5,000 sqm
Office (2 Levels) Area	500 sqm
Lot 7 Site Area	13,148 sqm
Warehouse Area	6,400 sqm
Office (2 Levels) Area	600 sqm
Lot 8 Site Area	25,505 sqm
Warehouse Area	12,500 sqm
Office (2 Levels) Area	1,200 sqm
Lot 9 Site Area	22,276 sqm
Warehouse Area	12,000 sqm
Office (2 Levels) Area	1,200 sqm
Lot 10 Site Area	20,171 sqm
Warehouse Area	10,000 sqm
Office (2 Levels) Area	1,000 sqm
Total Warehouse Area	81,660 sqm
Total Office Area	8,300 sqm
Estate Efficiency	52.8%

