

B1 LIGHT INDUSTRIAL

PAYA LEBAR 178

For Sale — 3 Adjoining Units

548 sqm **FH** **4.8m**

Combined GFA

Freehold

Floor Height

#03-06

#03-08

#03-09

 178 Paya Lebar Road | 5 min walk to Macpherson MRT



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BUILDING PROFILE

Paya Lebar 178

Tenure

Freehold

Completion

2004

Land Size

6,327 sqm

GFA

15,819 sqm

Plot Ratio

2.5

Carpark Lots

115 lots

Electrical

60A / 3-Phase

Loading Bays

6 + 2 scissor lifts

Cargo Lifts

2 × 4,000 kg

MRT Access

~5 min walk

Downtown Line · Circle Line

UNIT COMPARISON

Three Adjoining Units · 3rd Storey · Paya Lebar 178

#03-06

VACANT

Floor Area

157 sqm / 1,690 sf

MCST / Sinking Fund (Qtrly)

\$1,512.00 / \$216.00

Annual Property Tax

\$4,590

Largest unit on floor

#03-08

LEASE EXP: JUN 2026

Floor Area

131 sqm / 1,410 sf

MCST / Sinking Fund (Qtrly)

\$1,260.00 / \$180.00

Annual Property Tax

\$3,810

Currently tenanted at \$4,653/mth (\$3.3psf)

#03-09

LEASE EXP: AUG 2026

Floor Area

130 sqm / 1,399 sf

MCST / Sinking Fund (Qtrly)

\$1,247.40 / \$178.20

Annual Property Tax

\$3,780

Currently tenanted at \$4,616/mth (\$3.3psf)

Combined Floor Area: 548 sqm / 5,898.6 sf · Floor-to-Ceiling: ~4.8m · Floor Loading: 12.5 kN/sqm · WEF 1st Jul 2025

FLOOR PLAN

3rd Storey Layout

#03-06

157 sqm / 1,690 sf

#03-08

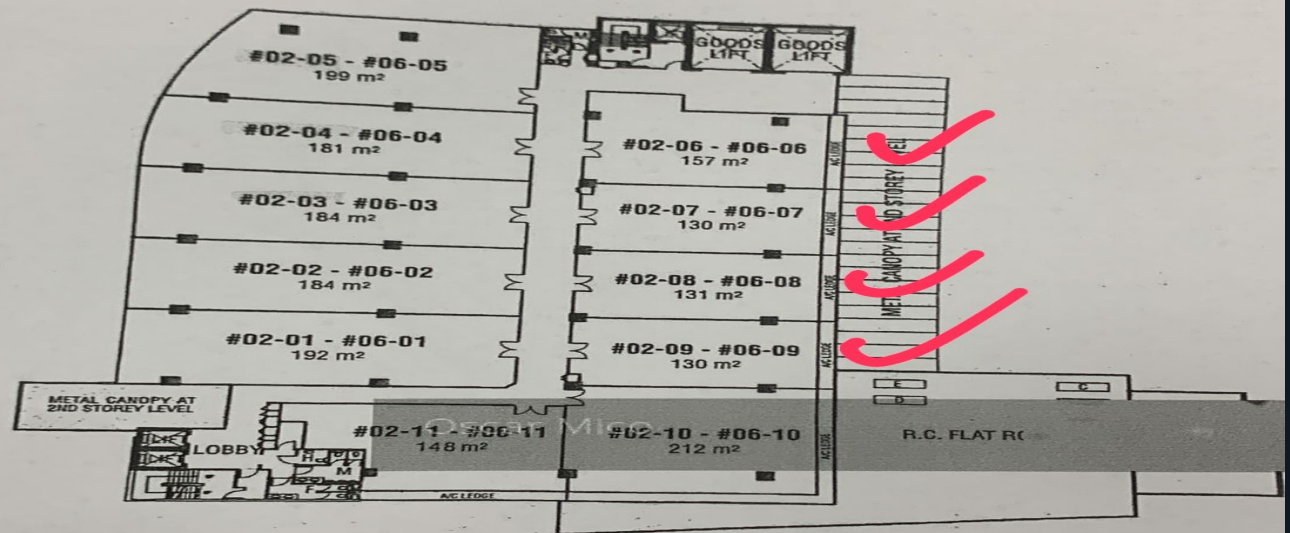
131 sqm / 1,410 sf

#03-09

130 sqm / 1,399 sf

Units are highlighted on plan.
Combined: 548 sqm / 5,899 sf

NB: Selling price are subjected to GST
Disclaimer: Above info are solely used as own's reference and may not reflect the true accuracy.
Caveat Emptor applies



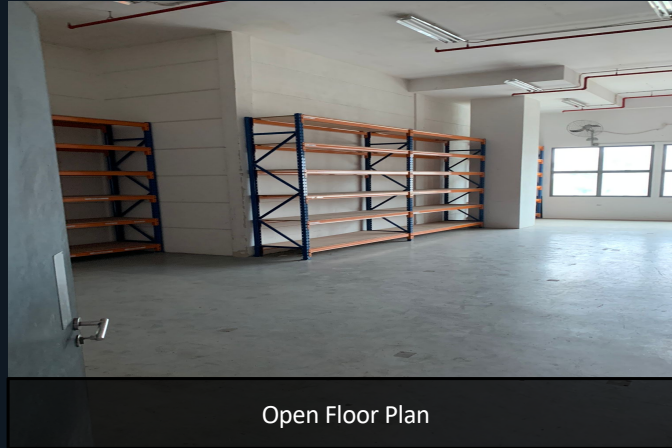
2nd-6th Storey
FLOOR PLAN
NOT TO SCALE

INTERIOR VIEWS

Warehouse · Office · Common Areas



Warehouse Shelving



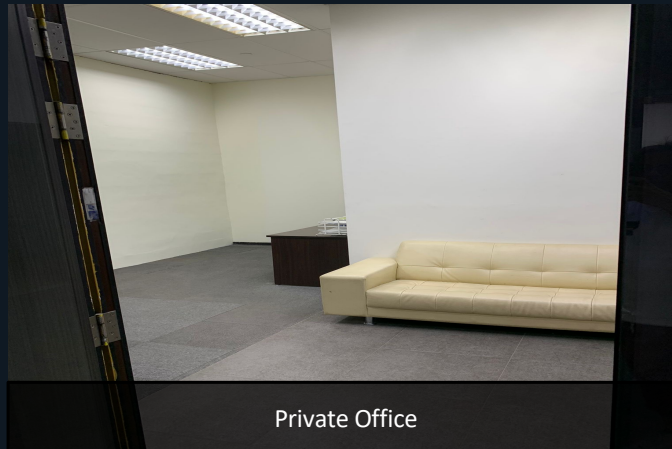
Open Floor Plan



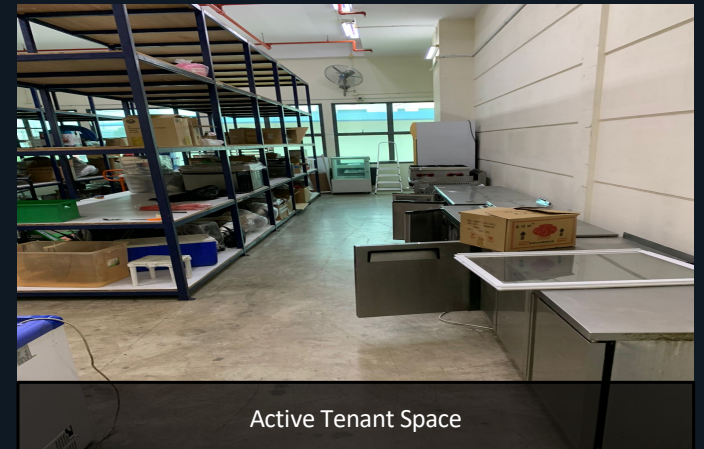
Window Frontage



Kitchen / Pantry



Private Office



Active Tenant Space

INTERIOR VIEWS

Training Room · Corridor · Tenanted Units



Storage / Rack System



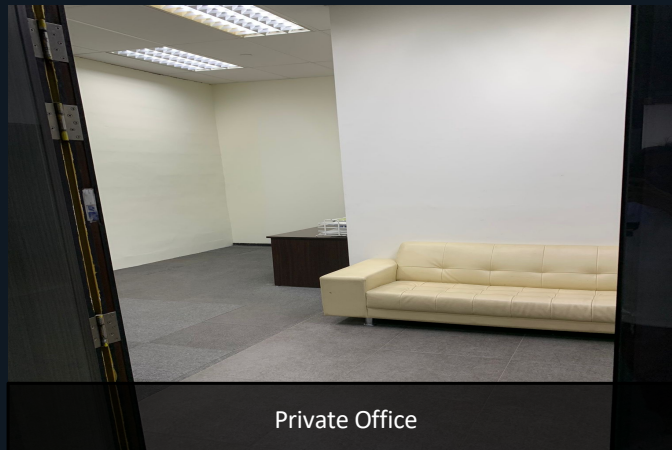
Tenanted Unit



Training Room Setup



Window Frontage



Private Office



Passenger Lift Lobby

WHY THIS ASSET

Key Investment Highlights



Freehold Tenure

Permanent land title — a rare attribute for B1 industrial in the core Paya Lebar corridor.



Flexible Zoning — B1 Light Industrial

Permitted for office, warehouse, light manufacturing, and a wide range of business uses.



5-Min Walk to Macpherson MRT

Excellent staff accessibility via Downtown Line & Circle Line interchange.



Operational Infrastructure

60A 3-phase power, 4.8m ceiling height, 12.5 kN/sqm floor loading, cargo lifts.



Built-In Rental Income

#03-08 & #03-09 leased until Jun/Aug 2026 at \$3.3psf — immediate yield from day one.



Vacant Possession Available

#03-06 is immediately available for owner-occupation or fresh lease.





CONNECT WITH ME

Paya Lebar 178

#03-06 · #03-08 · #03-09

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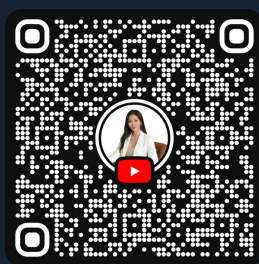
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NB: Prices subject to GST. Info for reference only. Caveat Emptor applies.