



FOR IMMEDIATE RELEASE

RARE INDUSTRIAL SITE WITH PROMINENT FRONTAGE AT LOYANG FOR SALE BY EXPRESSION OF INTEREST



SINGAPORE, 8 August 2023 – ERA Realty Network (“ERA”) has been exclusively appointed to launch for sale, via Expression of Interest, a rare opportunity for a terrace factory with prominent frontage located at 53 Loyang Way, at a guide price of SGD4.5 million.

The site area is 1,401.30 sq m (15,083 sq ft, approximately) with a remaining tenure of about 29 years, and under the Master Plan 2019, it is zoned under Business 2 at Plot Ratio 2.5. The factory has a built-up area of 1,542.52 sq m (16,604 sq ft, approximately).





53 Loyang Way is a two-storey terrace factory comprising a production/storage area with mezzanine floor, office with partition rooms, meeting room furnishings, a loading dock and 5 parking lots with awning cover.

The industrial property is accessible via Tampines Expressway (TPE), Kallang Paya Lebar Expressway (KPE) and Pan-Island Expressway (PIE). It is also well-supported by eateries and amenities in the area.

Desmond Lim, Director and Head of Workspace from ERA's Capital Markets and Investment Sales commented that the remaining tenure is ideal for businesses with long-term plans and there is untapped floor area as the existing floor area is below the permissible maximum floor area.

The sale of this property is subject to JTC's sale of approval.

ERA is the exclusive marketing agent for the EOI exercise, closing on Thursday, 7 September 2023, 3pm.

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About ERA Singapore

ERA Singapore is the largest international agency in Singapore and has been setting and redefining industry standards through the pioneering of real estate concepts, technologies, initiatives and services since its inception in 1982. As a wholly-owned subsidiary of SGX mainboard listed APAC Realty Limited, ERA Asia Pacific is on track to reach 25,000 trusted advisers by 2024 across 11 countries: Singapore, Cambodia, China, Indonesia, Japan, Laos, Malaysia, South Korea, Taiwan, Thailand and Vietnam.





In Singapore, we provide a diverse range of professional services and solutions for: Private and HDB residential resale, residential leasing, project marketing, commercial and industrial, property management, auction, valuation and research. Through Ultimate Agent Training Programme, a series of specially-curated training courses developed for ERA trusted advisers, they are able to revolutionise their skills, equip themselves with the latest trends and insights of the property market, and stay ahead of the competition. With close to four decades of experience, extensive network and innovative technological tools, the company has secured innumerable dream homes for its customers in Singapore and around the world.

Recent accolades are testaments to the company's diligence - ERA Singapore was the first and only agency awarded the **5-Star Best Real Estate Agency (Single Office) in Singapore** by Asia Pacific Property Awards; **Innovator of the Year (Real Estate Agency)** by SBR Management Excellence Awards; **Best Luxury Real Estate Brokerage in Singapore** by Luxury Lifestyle Awards; **Singapore's Most Trusted Brands** by Asia Reader's Digest; **Top Property Agency** by Influential Brands; **Most Innovative Real Estate Agency** by SBR Listed Companies Awards; **Favourite Real Estate Agent (Gold) Award** by Expat Living Readers' Choice Awards; and **Marketing Agency Excellence Award** at EdgeProp Singapore Excellence Awards.

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