



*Feed your **Aspiration***

A FREEHOLD B2 FOOD FACTORY

Shaping the Food Chain, Securing Your Future

Grow

Farm
Grower
Producer

Process & Package

Food Manufacturer
Bulk Shipper
Processor

Transport

Retail Distributor
Foodservice
Distributor
International
Shippers

Sell

Grocery Stores
Restaurants
International
Markets

Buy

Customers and
Consumers

Sometimes, to know where you are headed, it is best to know where you can begin. And it all begins with the food chain. Whichever industry you may be in, it helps you appreciate the various processes, from farm to table, and how your industry fits in. All in order that you can maximise effort, optimise your own processes and help you serve your customers in the best possible ways.

Sustainable Investments, Lasting Success

All over the world, food distribution faces inequality and natural resources are ravaged by climate change. This has given rise to food modification and companies are creating and growing food in the lab.



30 by 30 Vision

Singapore aims to meet 30% of its nutritional needs locally by 2030.



Licensed for Safety

SFA licensing ensures food processing meets strict safety requirements.



Supporting Your Growth

Purpose-built for food operators and investors to achieve their ambitions.



Artist's Impression

Built to Last, Designed for You

At EcoFood@Mandai, located at 2C Mandai Estate, our 69-unit, 10-storey, freehold property offers more than just a space for food production, processing, packing, or R&D.

We understand the unique goals, dreams, and requirements of food operators and investors. Every aspect has been thoughtfully planned, from purpose-built spaces to energy-saving features, to support their aspirations. With sustainable elements like rooftop solar panels, EV chargers, and convenient access to every floor, this facility is everything and anything they need to feed their aspiration.

It is yours to maximise its use for your future success.



Prime Location, Perfect Opportunity

EcoFood@Mandai is located in District 25's prime food zone, next to the upcoming JTC Sungei Kadut Eco-District. With direct links to the Woodlands Regional Centre and proximity to the Woodlands Causeway, it offers seamless access to amenities, workforce, and logistics. EcoFood@Mandai is the ideal base for a thriving, well-connected food business.

-  **7 mins**
Drive to Kranji MRT
-  **8 mins**
Drive to Woodlands Causeway
-  **11 mins**
Drive to Woodlands MRT
-  **11 mins**
Drive to Woodlands Regional Centre

 MRT North South Line

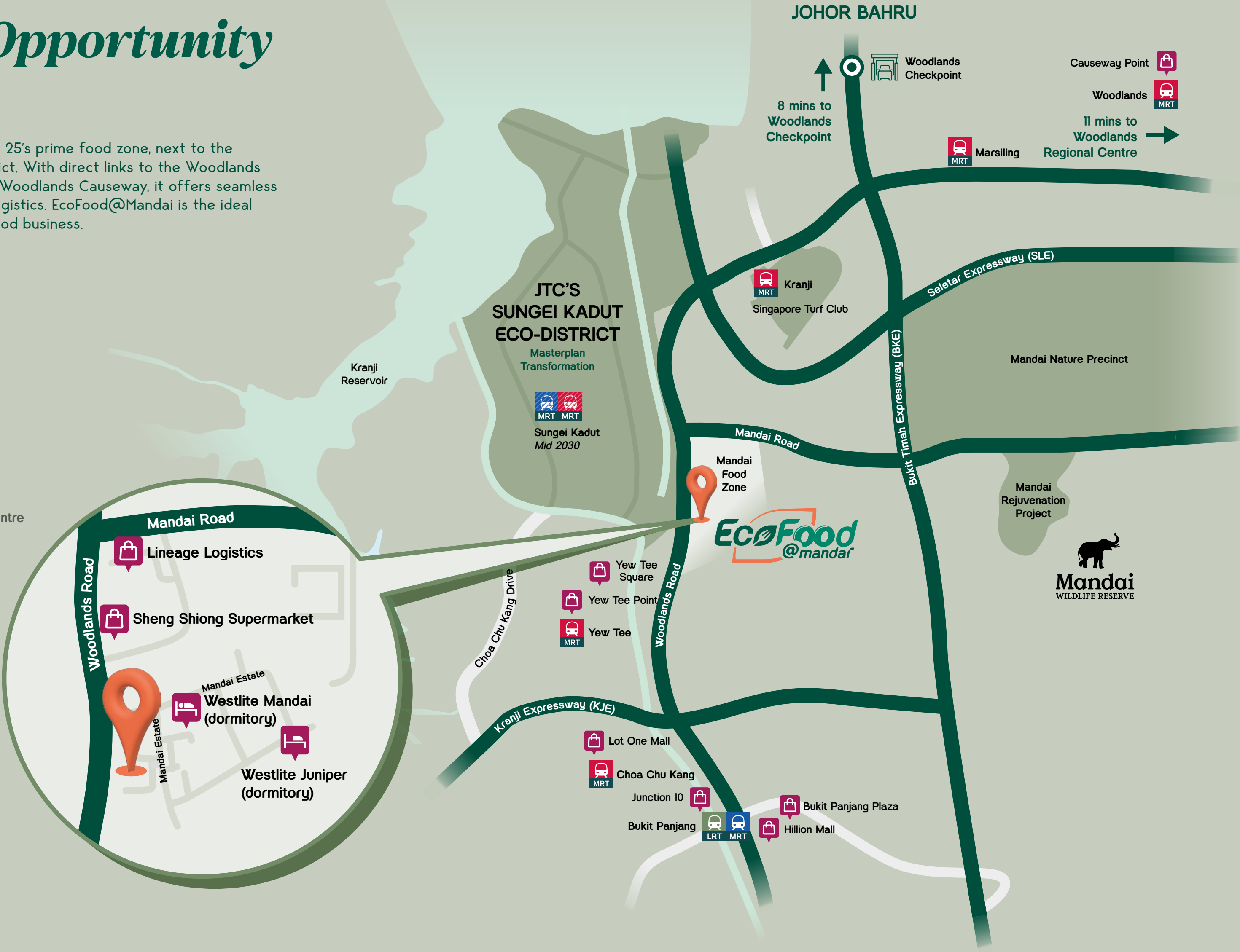
 MRT Downtown Line

 Bukit Panjang LRT

Legend:

 Future Sungei Kadut Station

This map is not drawn to scale.
Source: Google Maps; JTC



Connected Convenience, Unmatched Accessibility

EcoFood@Mandai is located in the Sungei Kadut Eco-District, in the heart of the Northern Agri-Tech and food corridor. EcoFood@Mandai is indeed at the focal point of everything you need to run your operations to its optimum level.

- Surrounded by Woodlands Regional centre and close to the future Sungei Kadut Interchange
- Convenient and practical with proximity to amenities like Lot One Shopper's Mall, Junction 10, Hillion Mall, Bukit Panjang Plaza, Yew Tee Point and Causeway Point
- Easy access to Woodlands Causeway for logistics and manpower access



Smart Spaces, Thoughtfully Designed

EcoFood@Mandai prioritises your operational needs. Our ceiling height is at an optimum height and not too tall to economise on power and utilities. For flexibility, we have higher ceilings to cater to extensive storage.



Cold room ready



Solar rooftop
saves on utility



Column free for flexibility



Ceiling height optimised
for storage



Roller shutter & separate
door access/unit



Ramp up vehicle access
for 14ft rigid vehicles



Future-ready EV points



Loading bay for 20ft container
with easy lift access

10TH STOREY
ECO SKY
6.975M

9TH STOREY
ECO FLEX
5.6M

8TH STOREY
ECO FLEX
5.6M

7TH STOREY
ECO FLEX
5.6M

6TH STOREY
ECO FLEX
5.6M

5TH STOREY
ECO FLEX
5.6M

4TH STOREY
ECO FLEX
5.6M

3RD STOREY
ECO FLEX
5.6M

2ND STOREY
ECO FLEX
5.6M

1ST STOREY
ECO FLEX
5.6M

BASEMENT
**EV CHARGING &
BIN CENTRE**



Built with Purpose, Designed for Growth

You have a facility that is designed with unique conveniences, future-proofed and sustainable ways to help you save on utility.



Individual Loading Bay



Cold Room Ready



Fully Ramped Up

Energy-Saving Solutions, Built for the Future

Eco-friendly features are our priority. Rooftop solar panels cut utility costs, while EV charging points support sustainable logistics and commuting.



Solar Panels Rooftop

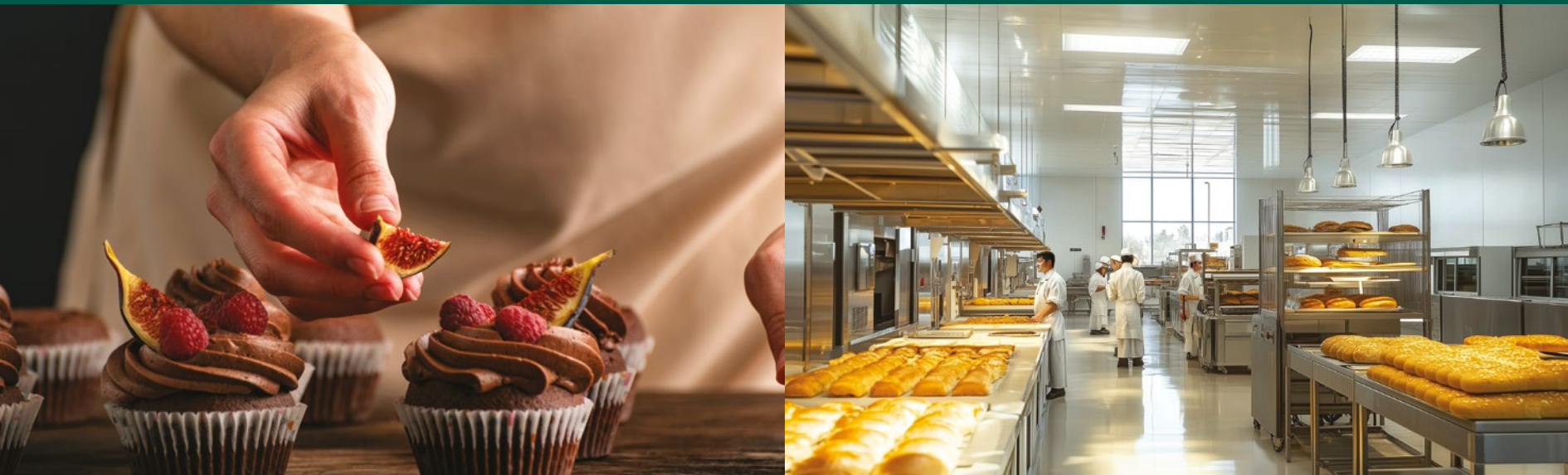
Artist's Impression



Future-ready EV points

Flexible Spaces for Central Kitchens

Ideal for central kitchens, bakery operations, and large-scale food preparation. Designed for flexibility, these spaces allow you to create an efficient layout tailored to your specific cooking, baking, and packaging requirements.



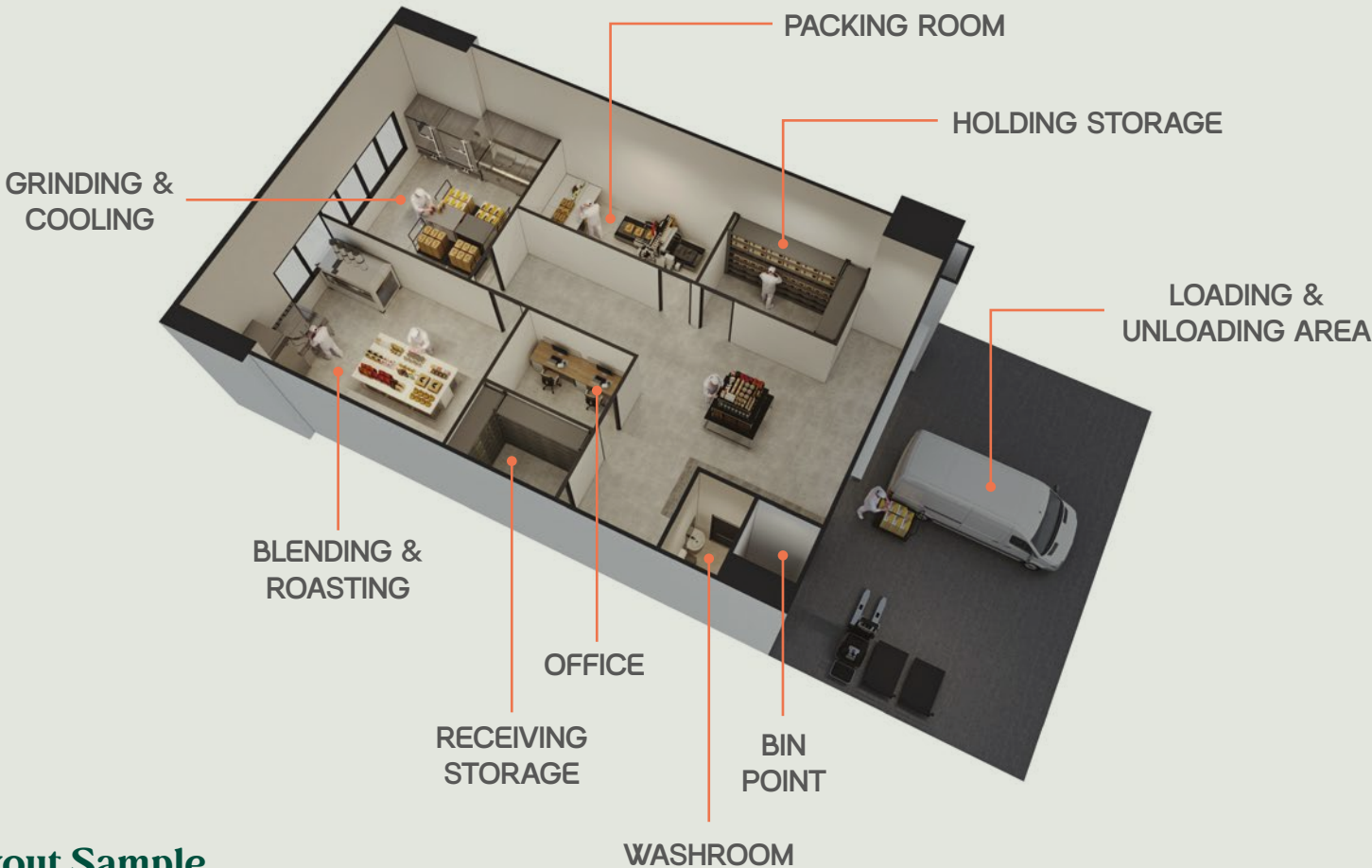
Optimized Facilities for Food Processing

Suitable for coffee roasting, blending, grinding, and diverse food processing needs. Equipped to support quality and productivity, this space adapts to various processing and packaging setups.



Layout Sample

Artist impression only.
The partitions, furniture, fittings, appliances, and renderings in the Artist's Impression are included for perspective purposes only and are not part of the unit. All units are sold in a bare condition.



Layout Sample

Artist impression only.
The partitions, furniture, fittings, appliances, and renderings in the Artist's Impression are included for perspective purposes only and are not part of the unit. All units are sold in a bare condition.

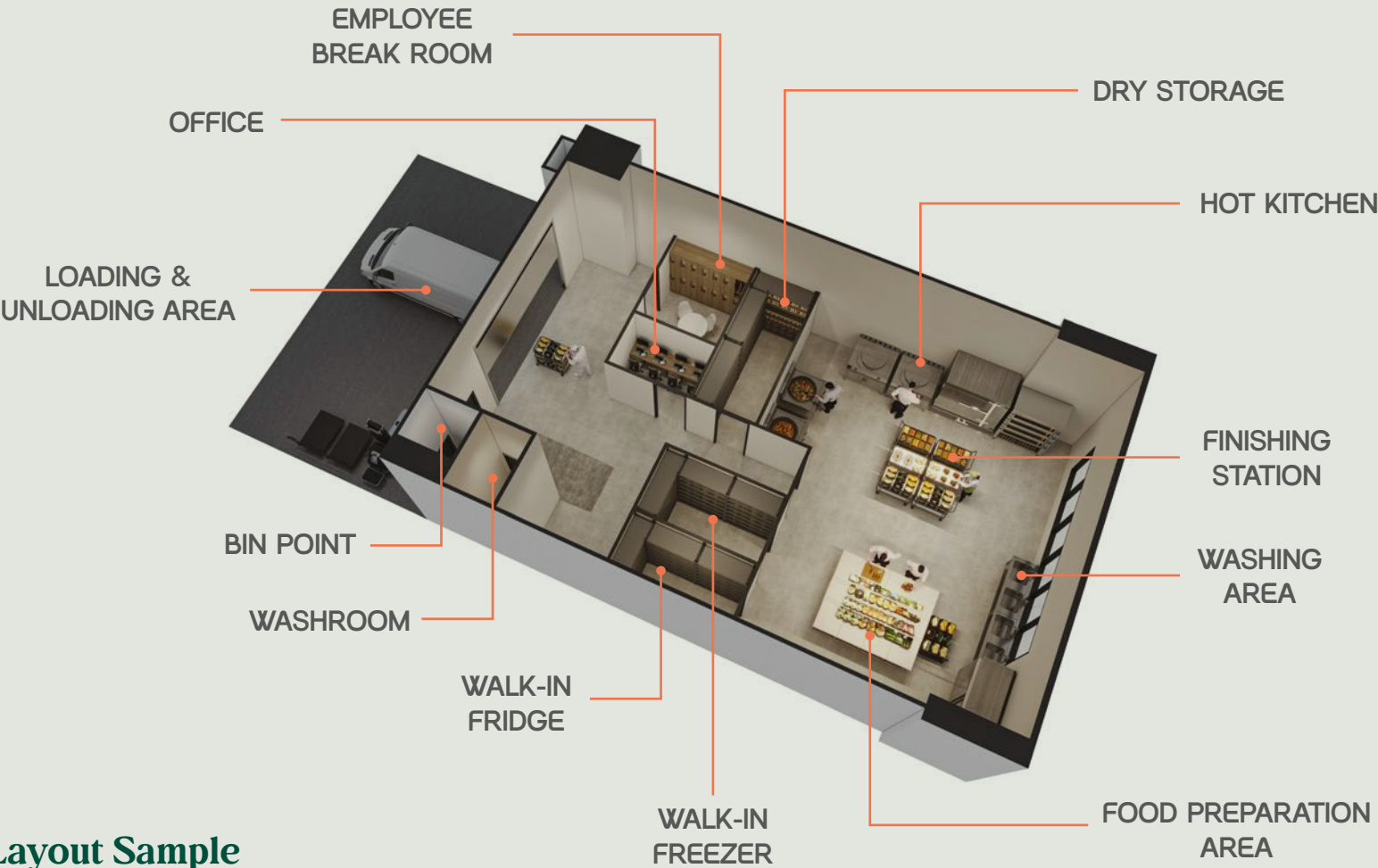
Integrated Solutions for Catering and Cold Room

Perfect for catering businesses and wholesale frozen food suppliers, with dedicated cold storage options. Designed to meet the needs of meat packing, frozen goods storage, and large-scale food distribution.



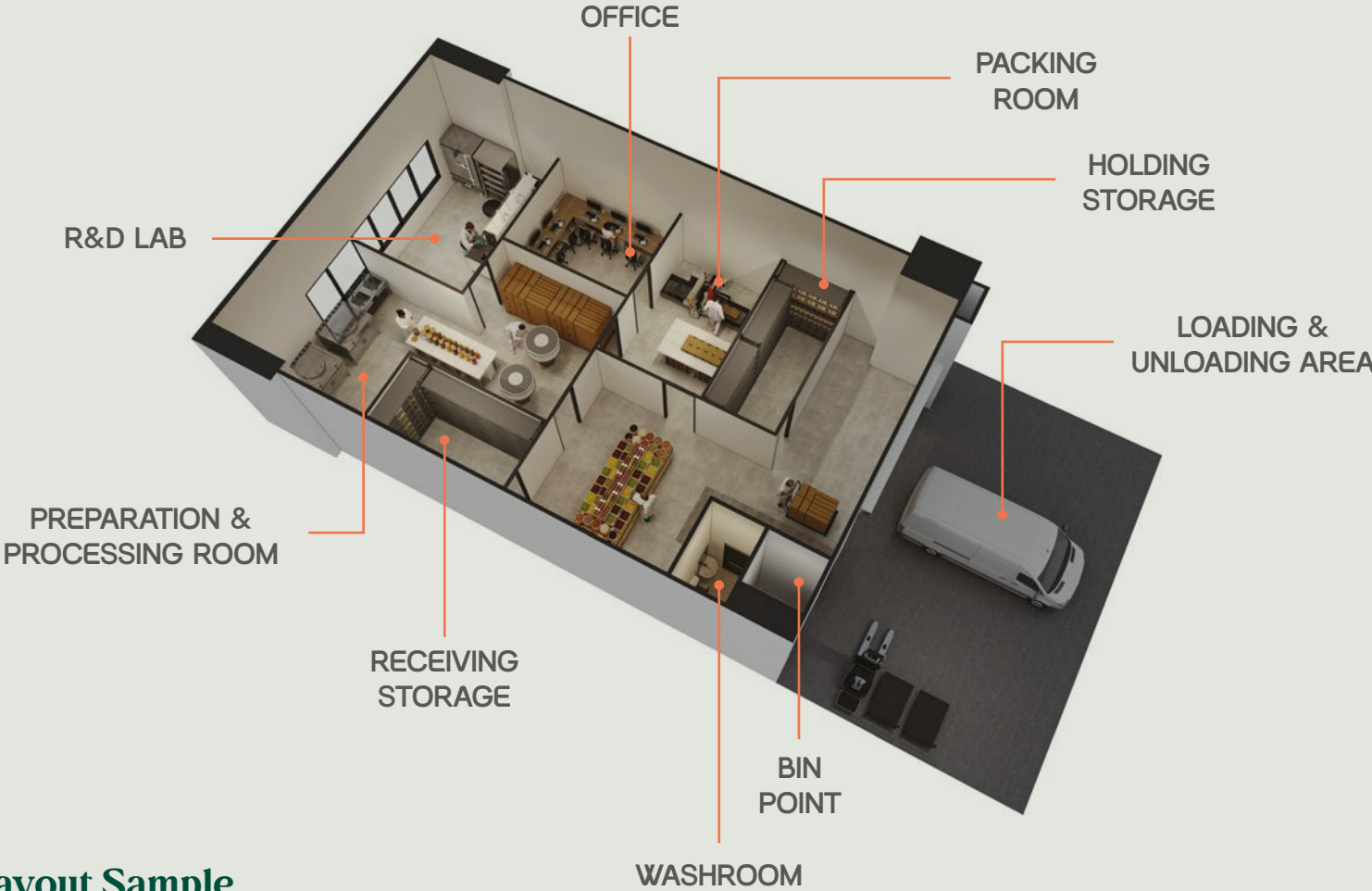
Adaptable Labs for Specialised Production

Ideal for R&D, start-ups, and pre-mixture plants, this versatile space can be customized for research, development, formulation, or other specialized production needs.



Layout Sample

Artist impression only.
The partitions, furniture, fittings, appliances, and renderings in the Artist's Impression are included for perspective purposes only and are not part of the unit. All units are sold in a bare condition.



Layout Sample

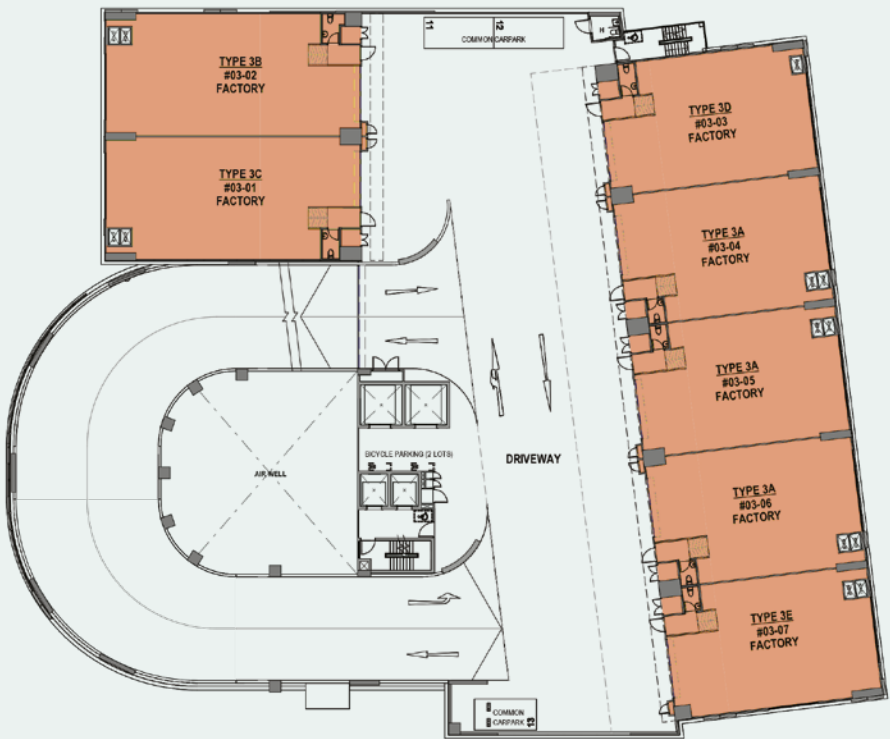
Artist impression only.
The partitions, furniture, fittings, appliances, and renderings in the Artist's Impression are included for perspective purposes only and are not part of the unit. All units are sold in a bare condition.

Floor Plan

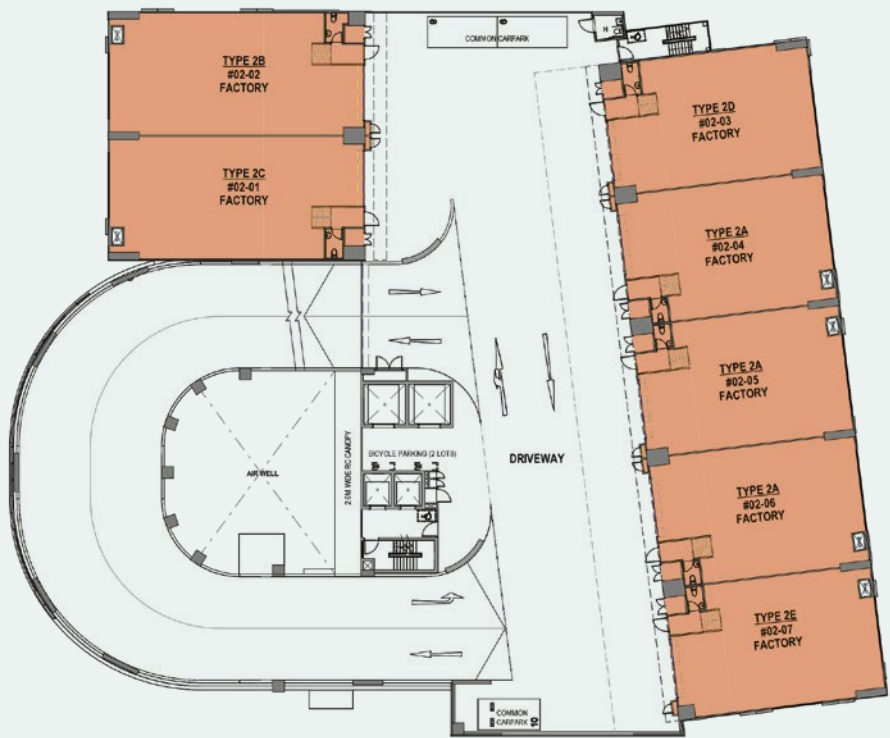
1st Storey



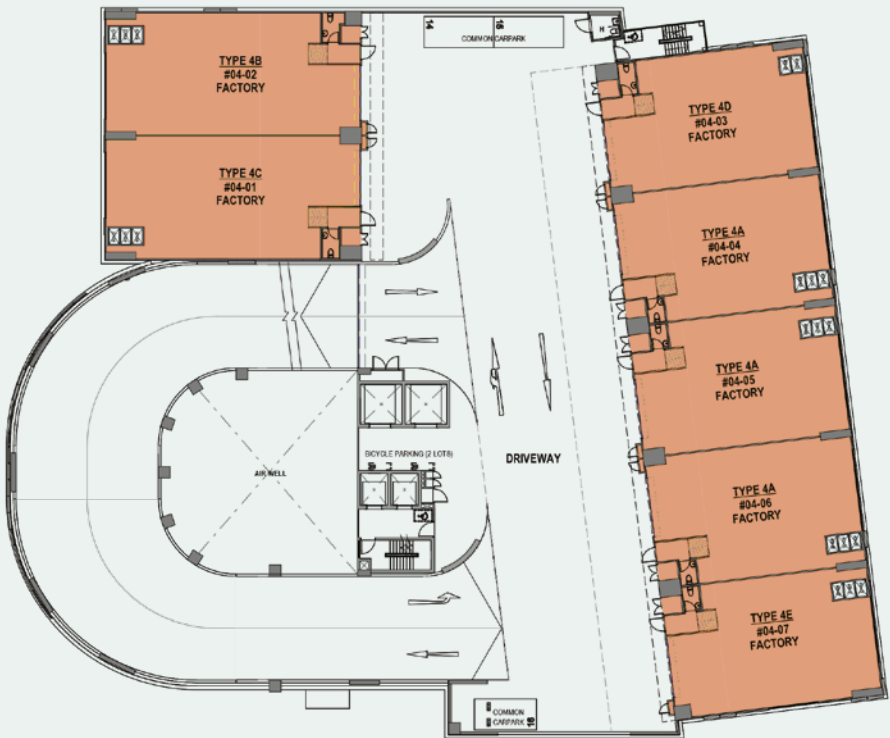
3rd Storey



2nd Storey

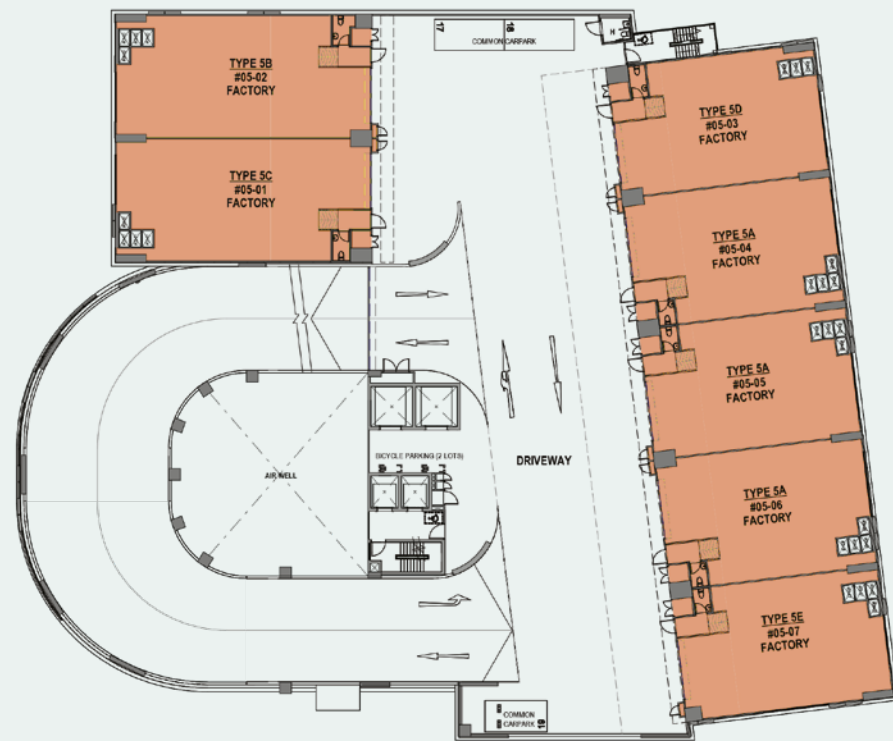


4th Storey

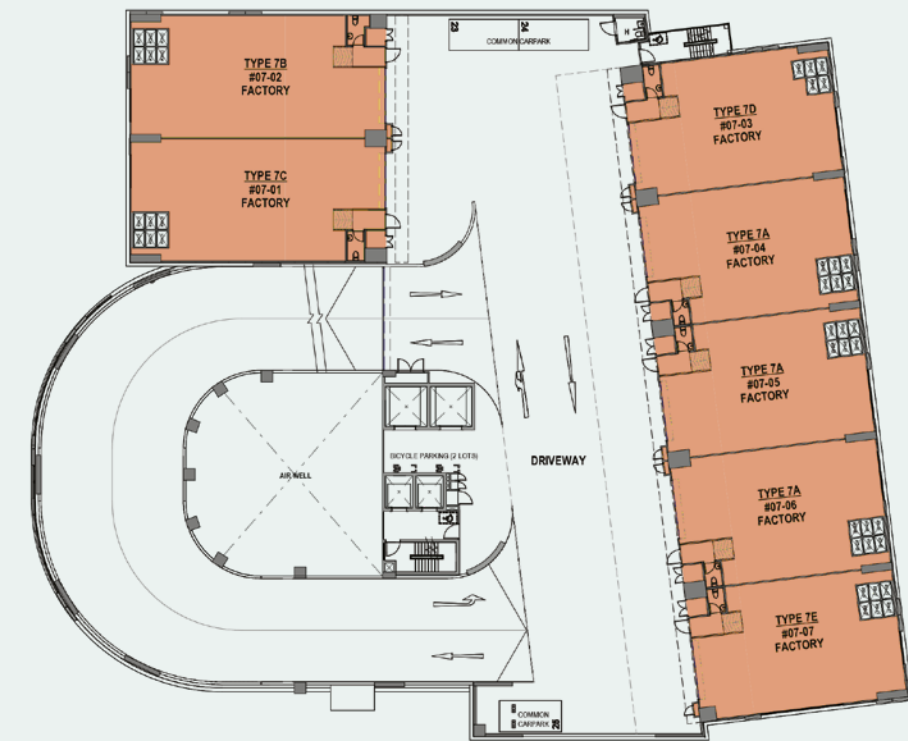


Floor Plan

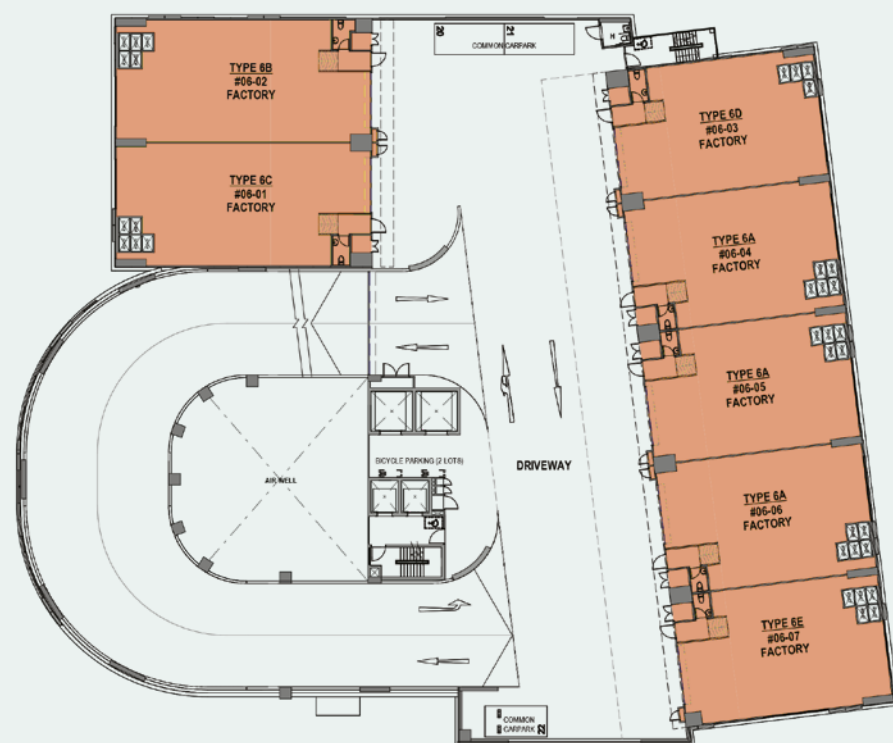
5th Storey



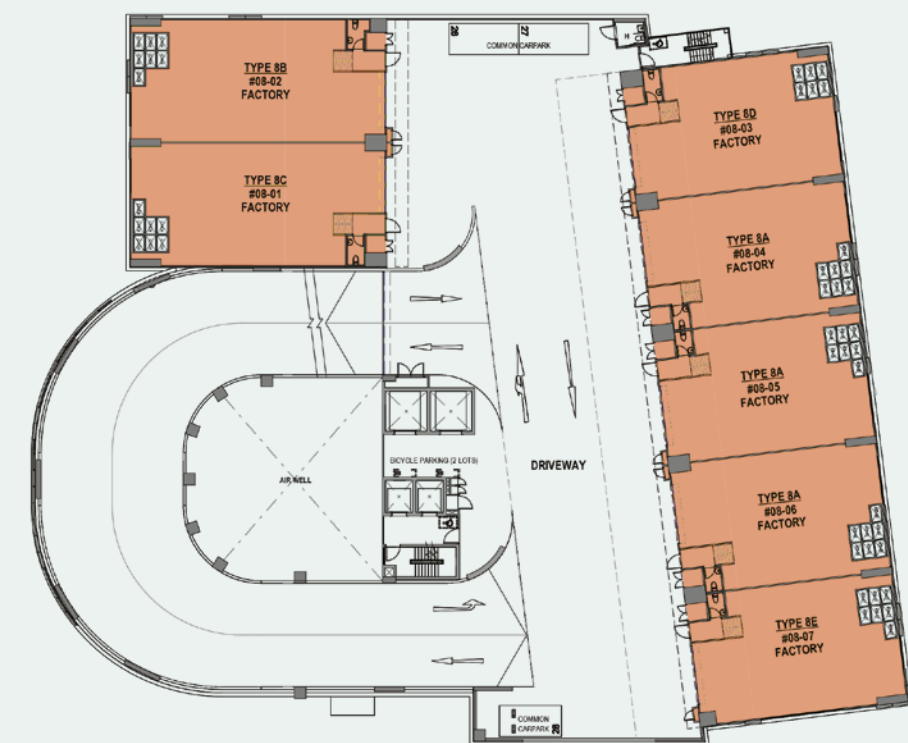
7th Storey



6th Storey

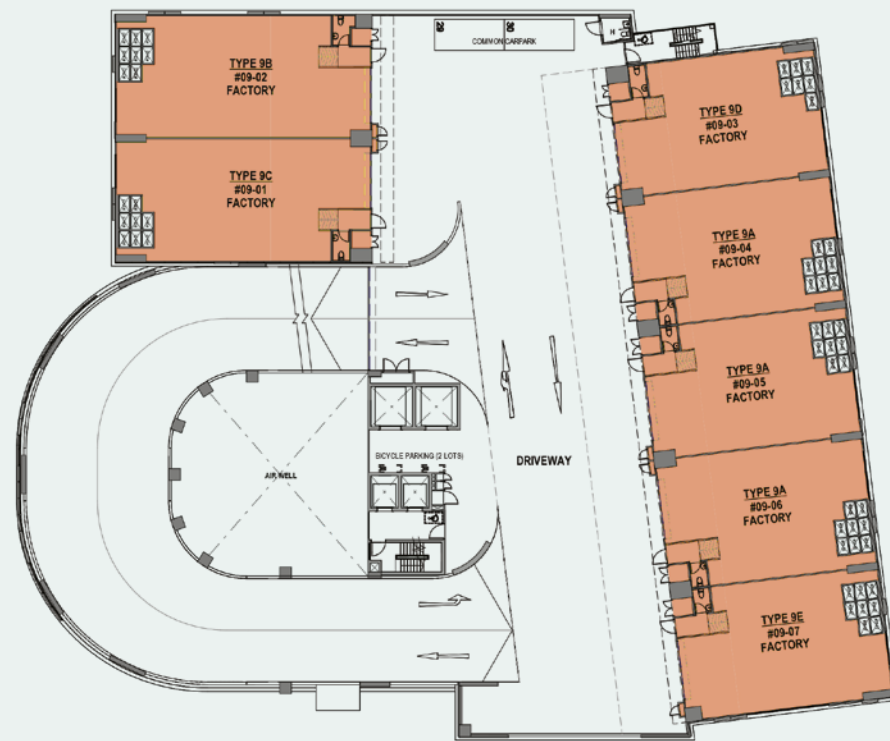


8th Storey



Floor Plan

9th Storey



10th Storey



EcoFood
@mandar

Built for Success



Artist's Impression

Specifications (EcoFood @ Mandai)

FOUNDATION

Reinforced concrete piling and/or footing foundation substructure to structural engineer details and/or design. Non-suspended and/or suspended slab for driveways.

SUPERSTRUCTURE

Reinforced concrete structures (cast in-situ structures and/or post-tensioning beam and slabs and/or structural steel works and/or precast reinforced/prestressed concrete to Structural Engineer's detail and/or design.

FLOOR LOADING

1st Storey Production Units	15 kN/m2
1st Storey Lorry Parking Lots/Car Parking Lots/Driveway	15 kN/m2
2nd to 10th Storey Production Units	15 kN/m2
2nd to 10th Storey Car Parking Lots/Ramp/Driveway	15 kN/m2
Reinforced Concrete Roof	1.5kPa

ROOF

Reinforced concrete roof, and/or post-tensioned reinforced concrete roof / cast in-situ reinforced concrete roof with waterproofing and/or precast reinforced concrete roof and/or precast prestressed concrete roof with waterproofing and insulation system

WALL FINISHES

External: Glass panels / double-glazed panels / reinforced concrete walls / clay brick walls with cement and sand plastering / light weight concrete walls / composite walls / block walls with skim coating / plaster with external emulsion paint finish, where applicable.

Common Areas: Cement and sand plastering and/or skim coat with emulsion paint finish and/or spray-textured finish and/or tiles where applicable.

Internal (Units): Reinforced concrete and/or normal weight precast concrete and/or lightweight precast concrete panels and/or dry wall partition and/or block wall with skim coat /plaster and paint.

Internal (Toilet): Cement and sand plastering / skim coating / painting / tile finishes.

FLOOR FINISHES

Units	:	Concrete floor with roughened surface and/or floor tiles with waterproofing where applicable.
Lift Lobbies	:	Floor tiles and/or power float concrete floor with hardener.
Toilet Areas	:	Floor tiles with waterproofing where applicable.
M&E Rooms	:	Cement and sand screed finish with waterproofing where applicable and/or power float concrete with hardener.
Driveway	:	Power float concrete with hardener and/or bitumen premix and/or concrete imprint.
Staircases	:	Cement and sand screed finish with nosing strip and/or metal plate with paint and/or natural finish.

CEILING FINISHES

Concrete off form finish and/or skim coat and emulsion paint finish and/or false ceiling with paint finish, where applicable.

DOORS

Metal and/or aluminium and/or timber doors and/or metal roller shutters and/or PVC doors in accordance with statutory requirements, where applicable.

Note:
Selected locksets and ironmongery shall be provided in accordance with architect's selection and statutory requirements, where applicable.

WINDOWS

Aluminium framed glass windows and/ or fixed glass panels and/or fire access opening and/or fixed aluminium louvers in accordance with statutory requirements, where applicable.

ESTIMATED FLOOR-TO-FLOOR HEIGHT

1st storey to 9th storey:	5.6m
10th storey:	6.975m

ELECTRICAL SERVICES

a) Individual meter compartment provided for each individual unit.

Level	Unit No.	Power Provision/Unit
1	#01-01 to #01-05	150A (3-Phase)
	#01-06 (Canteen)	150A (3-Phase)
2	#02-01 to #02-07	150A (3-Phase)
3	#03-01 to #03-07	100A (3-Phase)
4	#04-01 to #04-07	100A (3-Phase)
5	#05-01 to #05-07	100A (3-Phase)
6	#06-01 to #06-07	100A (3-Phase)
7	#07-01 to #07-07	100A (3-Phase)
8	#08-01 to #08-07	100A (3-Phase)
9	#09-01 to #09-07	100A (3-Phase)
10	#10-01 to #10-07	100A (3-Phase)

b) Isolator provided for unit roller shutter and mechanical ventilation fans.

c) Lighting will be provided to common areas only.

d) Emergency voice communication systems, emergency lighting, exit signs are provided in compliance with statutory requirements.

LIGHTNING PROTECTION SYSTEM

The building is designed and installed with a Lightning Protection System to protect the building fabric, occupants, equipment and services from damage by lightning strike in accordance with the statutory requirements.

TELECOMMUNICATION

Telecommunication infrastructure is provided in compliance with statutory requirements.
2-way air-blown fibre microducts provided from telecom riser to every unit. The Purchaser is to make arrangements with their preferred service provider for service connection and install telephone and data points complete with cables to their preferred routing.

AIR-CONDITIONING AND MECHANICAL VENTILATION SYSTEM

Provision of air-con ledge
Mechanical ventilation is provided in compliance with authority requirements.
Air-conditioning system is provided for fire command centre (FCC).

KITCHEN EXHAUST DUCT

A dedicated kitchen exhaust duct from each unit to the roof with cap off is provided for purchaser's connection at high level.

FIRE PROTECTION SYSTEM

Sprinkler, fire alarm, dry risers, hose reel, fire hydrant systems and fire extinguishers are provided in compliance with statutory requirements.

GAS SUPPLY

Supply of LPG gas through pipeline network from the centralised LPG cylinder to every unit, capped-off at high level of unit's entrance for Purchaser's connection.

VERTICAL TRANSPORT

Two (2) Passenger lifts, Two (2) Goods Lifts

WASTE DISPOSAL SYSTEM

Each unit will have a designated waste collection point with rubbish bin. A licensed waste collector engaged by the MCST will collect the waste bins directly from the unit collection points to the bin centre using the vehicle ramp and designated lift.

PLUMBING AND SANITARY SYSTEM

- a) Plumbing and sanitary installation shall be provided in accordance with statutory requirements.
b) Provision of water supply to Unit's production area capped-off within the unit.
c) All units are provided with a sampling sump in accordance with statutory requirements.
d) Provision of 1 water closet; 1 wall-hung wash basin with mixer tap; 1 bib tap for every unit.

LOADING BAY

Two (2) numbers of loading/unloading bays at Basement and 1st Storey w/ dimensions as below:
- 2 numbers of 3m wide by 7.5m length common lorry parking lots at Basement carpark
- 2 number of 3m wide by 7.5m length common lorry parking lot (for vehicles up to 14-footer) in front of units #05 & #06 at 1st Storey;
Common loading/ unloading area or common carparks at 2nd to 10th storey.

SOLAR PANEL

Solar panels will be installed at designated areas on rooftops after TOP is achieved

*Feed your **Aspiration***

Call or Whatsapp Us

98186 7759

www.ecofoodmandai.com

Developer:

UNITEDLAND

Legal Information:

Name of Project : EcoFood @ Mandai • Developer : Bayswood Pte. Ltd. (Company Registration No : 201802333Z) • Location : Lot 00340P, 00344N of MK 14 at 2C Mandai Estate Singapore 729900 • Land Tenure : Estate in Fee Simple • Encumbrances : Mortgage in favour of United Overseas Bank Limited • Building Plan No : A1590-00626-2024-BP01 dated 12 March 2025 • Expected Date of Vacant Possession : 31 December 2028 • Expected Date of Legal Information : 31 December 2031