

Where *Solid Foundations*
Begin

KeyStone
@mandai

A FREEHOLD B2 INDUSTRIAL BUILDING

Every Good Business Begins with a Keystone

You have your dream, your objectives and your business plan. Whether you are starting out or planning an expansion, you just need the right space to establish your foundation. At Keystone @ Mandai, you have arrived at the right spot. Our 69-unit, 10 storey freehold property offers more than just a space to conduct business.

Thoughtfully designed and equipped with up-to-date facilities that will help your business thrive. Surrounded by a network of industries and within reach of amenities, Keystone is set to be the cornerstone of your success.



Close Proximity to
JTC's Sungei Kadut
Eco-district & Gali
Batu Industrial Estate

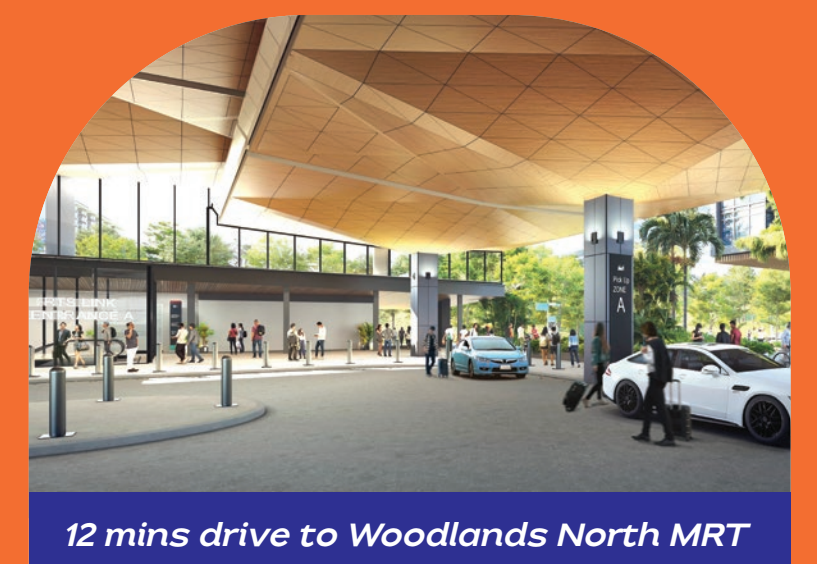
10-storey
FREEHOLD B2
Industrial Building

Flexible Modules
for your needs

A Keystone for Connectivity A Cornerstone for Centrality



Located next to the upcoming JTC Sungei Kadut Eco-District and Gali Batu Industrial estate, it has easy links to the Woodlands Regional Centre and close to the Woodlands Causeway, which brings you closer to amenities, workforce and logistics. At the centre of it all, Keystone puts your business in touch with like-minded businesses around you.



Designed for Practicality Measured for Success

We design our units with utmost thought of your business in mind. That is our core principle. Convenient to get to work. Direct access to your unit. To operationalise with all the facilities and amenities at your fingertips, whichever industry you are in. Ten storeys of varying sizes to suit your needs.



Practical layout
for efficiency



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
6.975M

9TH STOREY
5.6M

8TH STOREY
5.6M

7TH STOREY
5.6M

6TH STOREY
5.6M

5TH STOREY
5.6M

4TH STOREY
5.6M

3RD STOREY
5.6M

2ND STOREY
5.6M

1ST STOREY
5.6M

BASEMENT
EV CHARGING
& BIN CENTRE



A Blueprint for Productivity **A Gateway to Agility**

Productivity is central to our design. Every unit includes an individual loading bay for private, rapid access to your fleet. The interiors are optimised for storage with practical layouts designed to maximize your vertical footprint. With a fully ramped-up design, you enjoy direct vehicular access to every level, ensuring your logistics stay seamless and efficient.



20ft Individual Loading Bay



Optimised for Storage



Fully Ramped Up

A Keystone of Empathy **A Beacon of Sustainability**

Saving energy is one of our priorities at Keystone. The rooftop features a series of solar panels to minimise power usage and save on utilities for the building. At the parking bay are charging docks to cater to the increasingly-popular electric vehicles. The convenience of on-premise charging saves you time to get your electric vehicles business-ready overnight.



Solar Panels Rooftop

Artist's Impression



Future-ready EV points

Built to Fit Your Business
Design to Suit Your Dreams

With strategic location and well-equipped facilities at your advantage, Keystone is designed and purposed to support your business dreams and goals to the fullest. This is where solid foundations begin.

Be it import and export, general office, warehousing, production, creative pursuits, trading or whatever your business you are in, Keystone is central to your growth ignition.



Production Studios
Carpentry Workshops



Automotive Workshops
Heavy Warehousing

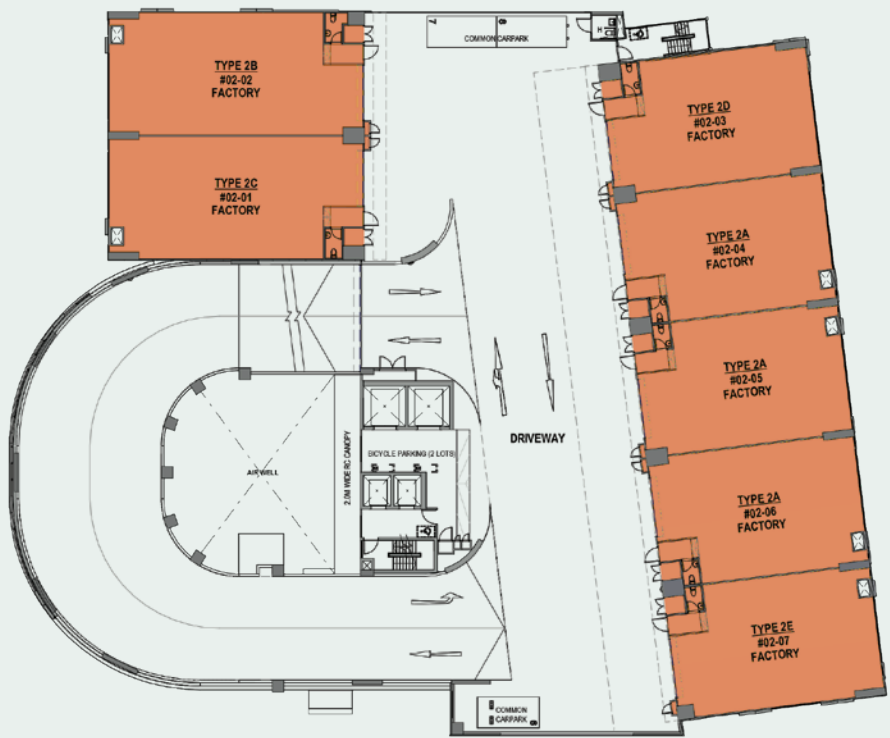


Floor Plan

1st Storey

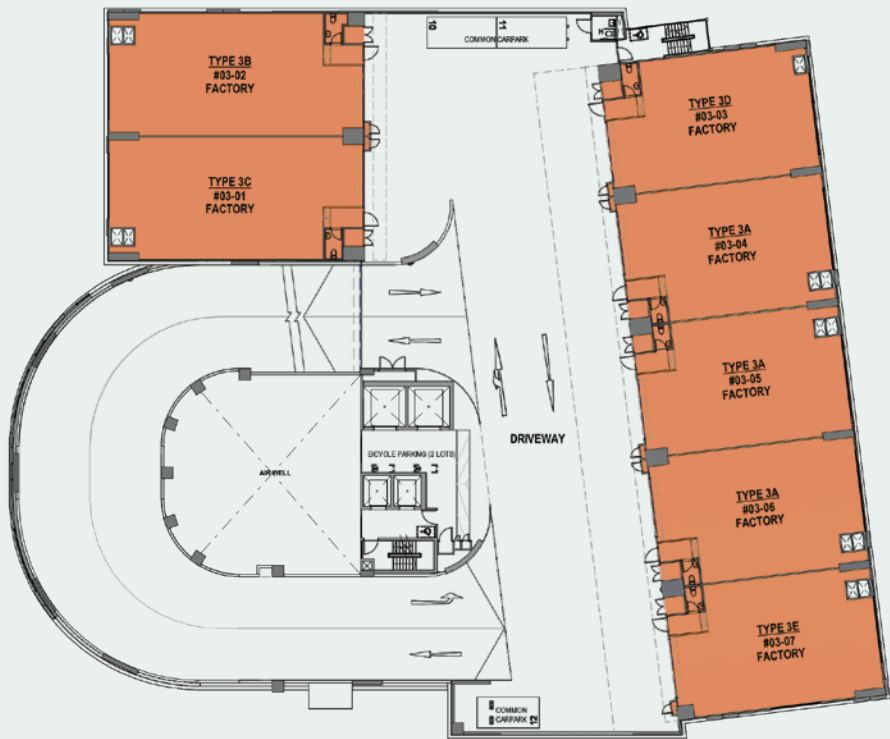


2nd Storey

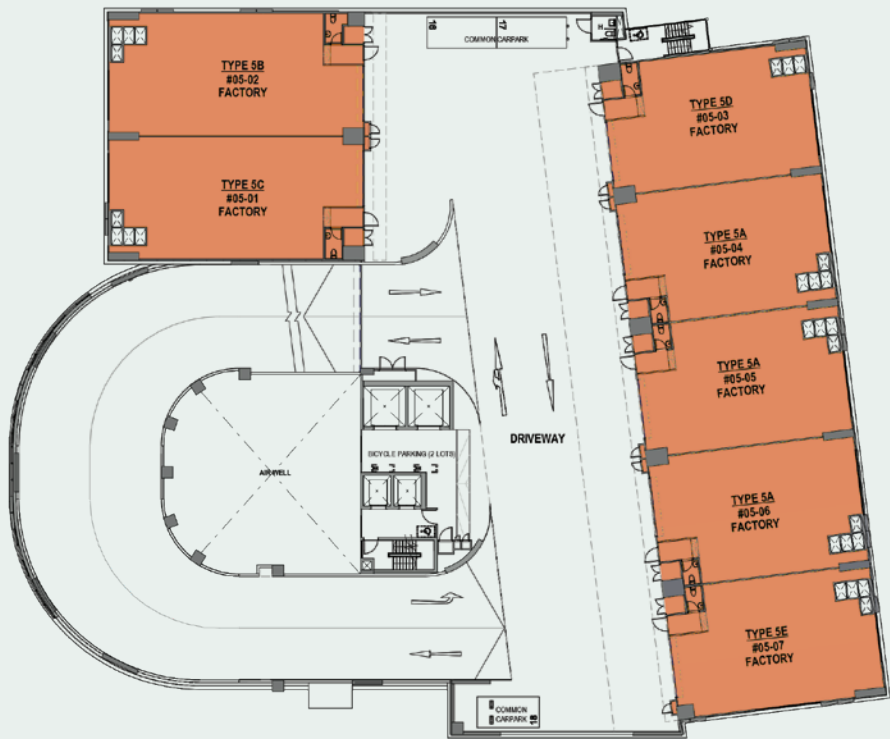


Floor Plan

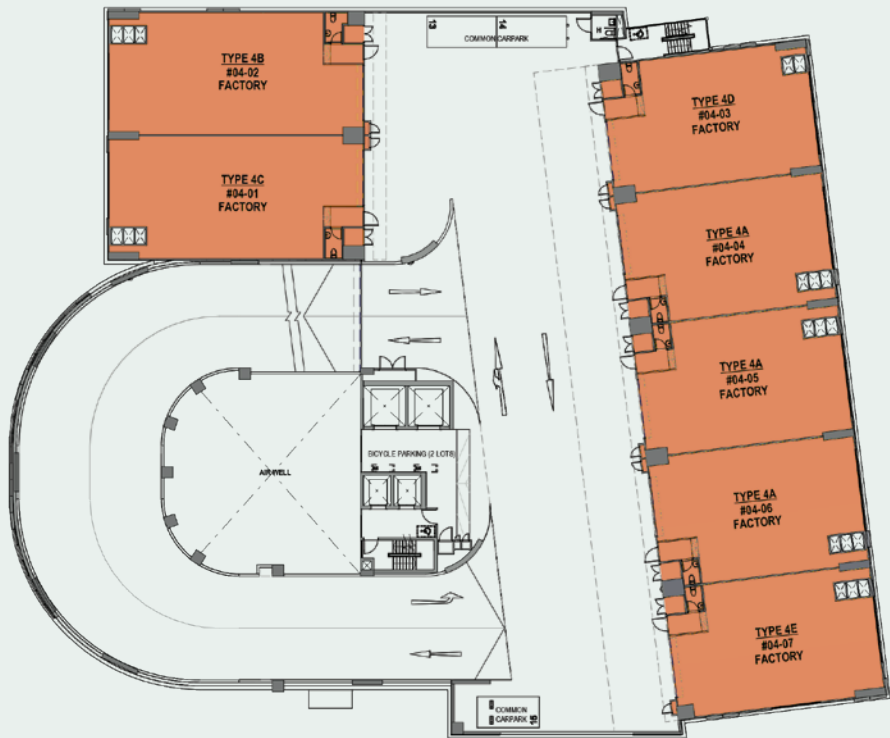
3rd Storey



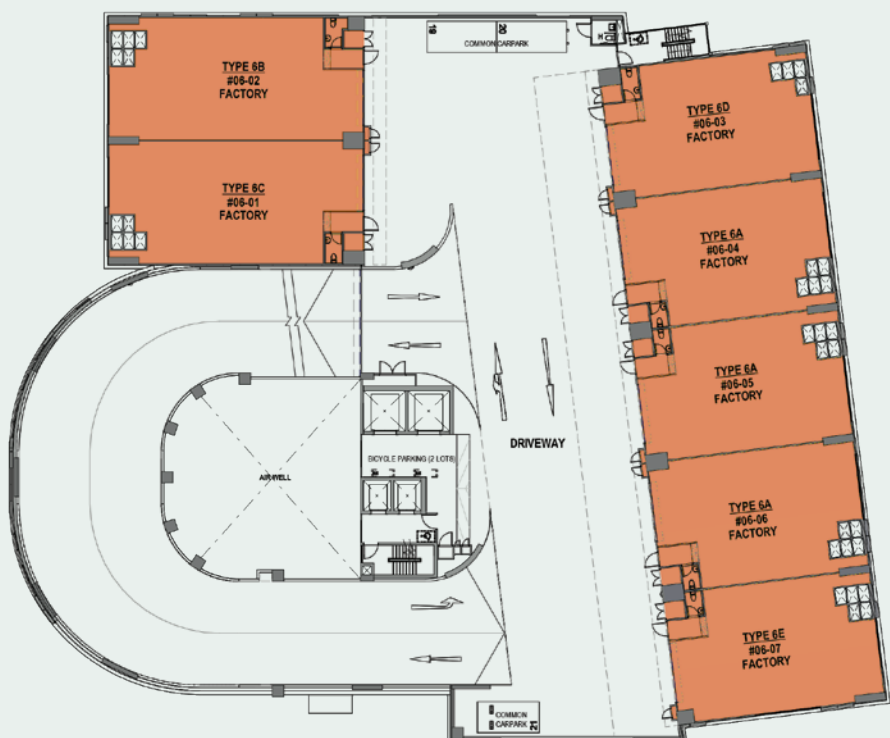
5th Storey



4th Storey

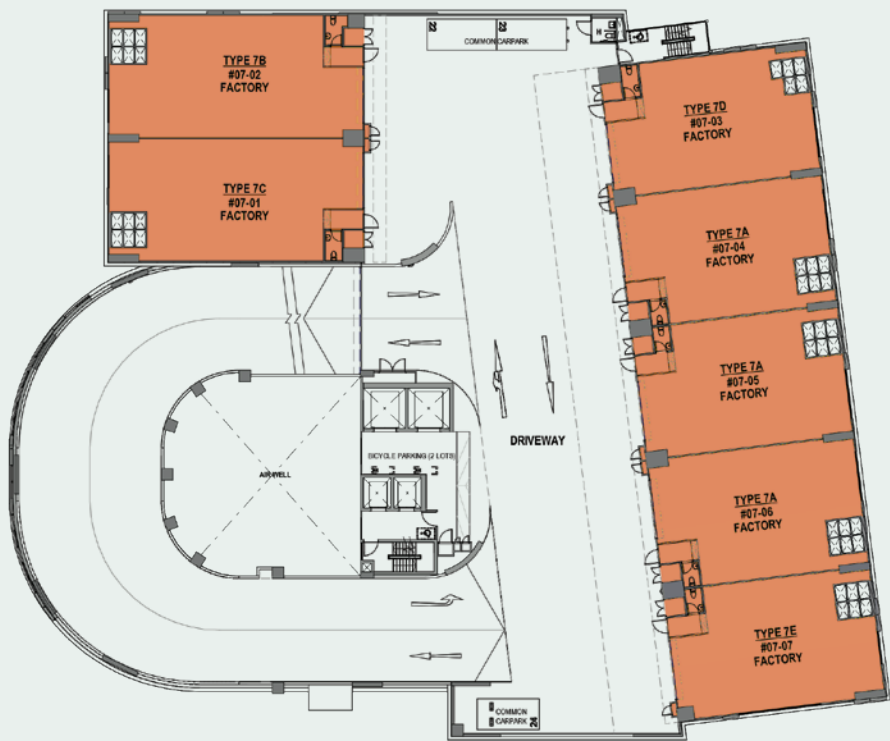


6th Storey



Floor Plan

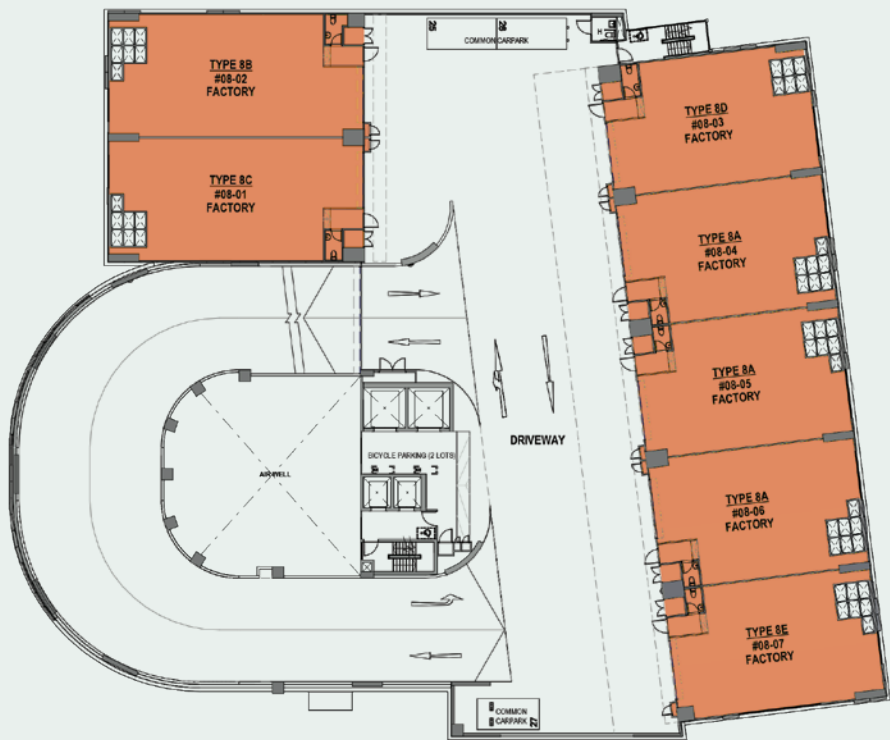
7th Storey



9th Storey



8th Storey



10th Storey





Developer:

UNITEDLAND

Legal Information:

Name of Project : Keystone @ 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