

SIME DARBY PROPERTY INDUSTRIAL

# BANDAR BUKIT RAJA

INDUSTRIAL PARK 3

## THE MASTERPIECE COLLECTION

DETACHED  
FACTORIES

SEMI-DETACHED  
FACTORIES

#### COVER PHOTO

Port Klang is known as the largest cargo port in Malaysia and one of Malaysia's "sea gateway" on the west coast of West Malaysia and the Straits of Malacca. As a premier port of Malaysia, around 38% of the nation's international maritime trade passes through it. It is connected to the country's capital city Kuala Lumpur by railway, and there are two terminals: Westport with 20 berths and Northport with 14 berths.

SOUTHEAST REGION

**2nd  
Largest Port**

WORLD RANKING 2021

**12th  
Busiest Port**

ANNUAL THROUGHPUT IN 2022

**13.2  
million TEUs**

## THE BEST INDUSTRIAL PARK IN KLANG

Introducing the Masterpiece Collection, the latest industrial development in Bandar Bukit Raja. Designed to meet the needs of business owners, this collection offers a range of well-suited features, amenities and infrastructure as well as a prime location that paves the way for success.



Prime Highway  
Frontage



Convenient  
Access



Well-established  
Amenities



Close Distance  
to 2nd Largest Port

The time is now for excellence.



## ALL WITHIN REACH

An address in the award-winning Bandar Bukit Raja keeps you connected to all of life's daily essentials. From schools to shopping, work or play, you will have easy access to a growing selection of great amenities that are conveniently located close to home.

### COMMERCIAL & RETAIL

- 320 m** McDonald's
- 320 m** Family Mart & Petrol Station (Under Construction)
- 5 km** Lotus's Setia Alam
- 5 km** Klang Parade
- 7 km** Setia City Mall
- 7 km** Aeon Mall Bukit Raja
- 8 km** Central i City

### BANKS

- 5 km** CIMB Bank
- 5 km** Maybank
- 5 km** Standard Chartered Bank
- 5 km** RHB Bank
- 5 km** Hong Leong Bank
- 5 km** Public Bank
- 7 km** HSBC Bank

### EDUCATION INSTITUTIONS

- 2 km** SJK (T) Ladang Bukit Rajah
- 4 km** SK/SMK Setia Alam
- 6 km** SJK (C) Pin Hwa 2 Klang
- 6 km** Peninsula International School
- 9 km** Tenby International School
- 10 km** UNISEL



### PORT & AIRPORTS

- 12 km** Port Klang
- 28 km** Subang Airport
- 60 km** KL International Airport (KLIA)

### HEALTHCARE

- 5 km** Columbia Asia Hospital
- 6.3 km** Government Hospital (Under Construction)
- 8 km** KPJ Klang Specialist Hospital
- 10 km** Shah Alam Hospital
- 10 km** Hospital Tengku Ampuan Rahimah

### LEISURE

- 2 km** Bandar Bukit Raja Town Park
- 10 km** Setia Alam Community Trail
- 13 km** Shah Alam National Botanical Park

## UNPARALLELED CONNECTIVITY

### SEA PORTS, HIGHWAYS, RAILS AND AIRPORTS

Enjoy Accessibility that is Second to None



West Coast Expressway (WCE)

New Klang Valley Expressway (NKVE)

Federal Highway

New North Klang Straits Bypass (SHAPADU)

Guthrie Corridor Expressway (GCE)

Shah Alam Expressway (KESAS)



**13KM** North Port

**12KM** Port Klang

**32KM** West Port



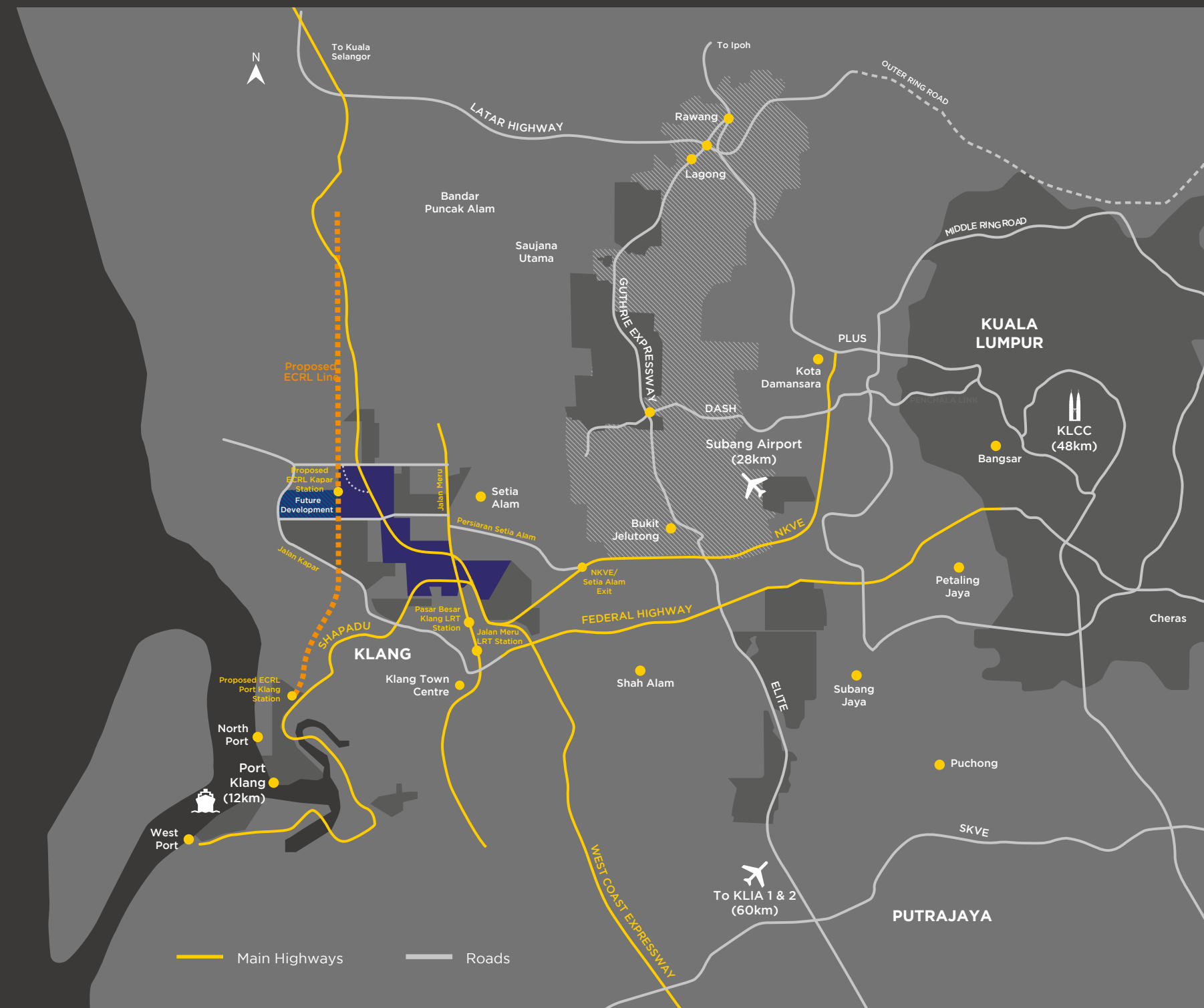
**28KM** Sultan Abdul Aziz Shah Airport (Subang Airport)

**60KM** KLIA 1 & KLIA 2



East Coast Rail Link (ECRL)

ECRL Kapar Station (target to operate by 2028)



# BANDAR BUKIT RAJA INDUSTRIAL PARK MASTERPLAN

With its large 42% industrial area, the Bandar Bukit Raja Industrial Park Masterplan (to be developed in phases) transforms Bandar Bukit Raja into Selangor's most dynamic and vibrant industrial growth engine for unparalleled economic growth.

**4**  
FUTURE DEVELOPMENT

**3**

**1**

**2**

**3**

**4**

**BANDAR BUKIT RAJA STAGE 1**  
Completed 2018  
254 ACRES | 200 UNITS

Stage 1 featured ready-built semi-D factories, detached factories, affordable factories, and a 39-acre joint-venture project with Mitsui & Co consisting of built-to-suit lots. We welcomed our first operating tenants - Big Dutchman, ChemPro Technology and Sato.

**BANDAR BUKIT RAJA STAGE 2**  
Launched 2018  
291 ACRES | 58 UNITS

Our industrial park continued to attract investments from around the region: RM600m for Vinda SEA's new regional hub and USD250m for the E-Metro Logistics Park, a joint-venture project between Sime Darby Property Berhad and LOGOS SE Asia Pte. Ltd.

**BANDAR BUKIT RAJA STAGE 3**  
Launched 2022  
456 ACRES | 468 UNITS

Following the success of Stage 1 and 2, Stage 3 will continue Bandar Bukit Raja Industrial Park's legacy as The Best Industrial Park in Klang Valley, offering even more facilities and building features to accommodate today's business needs.

**BANDAR BUKIT RAJA STAGE 4**  
To be launched 2024  
654 ACRES | 267 UNITS

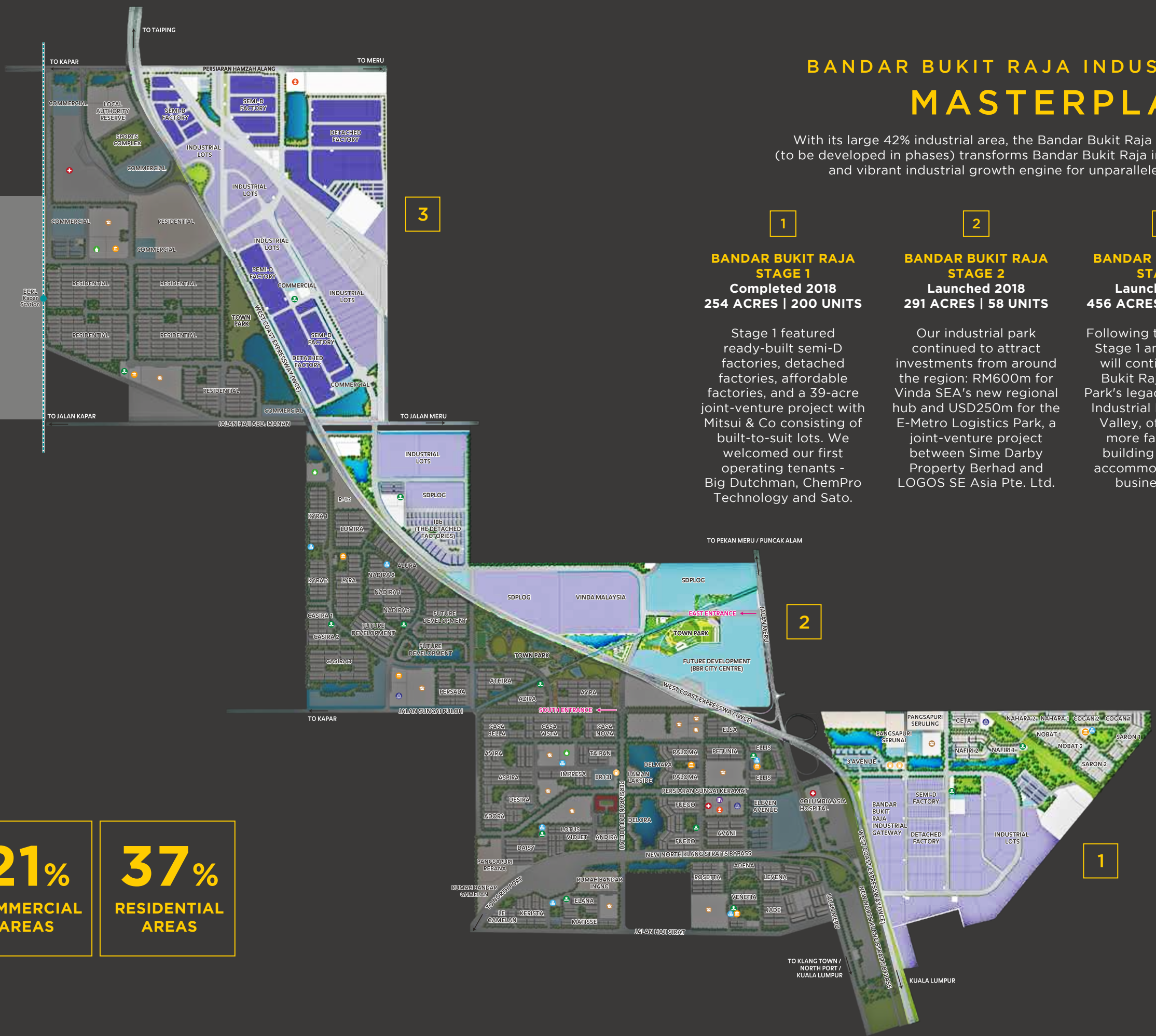
The new upcoming township, Stage 4 is envisioned to be a 'Premier Sustainable and ESG Focused Managed Industrial Park' with several value-added propositions to attract high-value investment to the development.

DESIGNATED

**42%**  
INDUSTRIAL AREAS

**21%**  
COMMERCIAL AREAS

**37%**  
RESIDENTIAL AREAS



**2**

**1**

## KLANG VALLEY'S LEADING INDUSTRIAL TOWNSHIP

Always be at the forefront of opportunities at Bandar Bukit Raja Industrial Park, built with your success in mind. From its excellent connections to the future-forward building features and a robust business community, Bandar Bukit Raja Industrial Park offers the best support for businesses established here to advance right from the start.



Actual Aerial Image



CJ Century Logistics



Vinda Malaysia (SEA HQ)



Big Dutchman Malaysia



Senheng Logistic CDC



E-Metro Logistics Park

SIME DARBY PROPERTY INDUSTRIAL  
**BANDAR BUKIT RAJA**  
INDUSTRIAL PARK 3

THE MASTERPIECE COLLECTION

**EMBRACE**  
BOUNDLESS POSSIBILITIES

BE PART OF KLANG'S  
**INDUSTRIAL POWERHOUSE**



## DESIGNED TO OPTIMISE

1

### WIDE ROAD RESERVE

Road reserve up to 100ft wide to facilitate maneuverability

2

### WELL CONNECTED TO 4 MAJOR HIGHWAYS & 12KM FROM 2<sup>ND</sup> LARGEST SEAPORT IN SOUTHEAST ASIA

Great accessibility and connections

3

### MODERN FACADE FOR A PREMIUM LOOK

Aesthetically designed masterpiece façade to cultivate a business and exclusive outlook

4

### WELL-PLANNED LANDSCAPING & LEISURE ENVIRONMENT

16-acre park, surau, and cafeteria to encourage a balanced work-life for the community

5

### DEDICATED PARKING FOR SEMI-DETACHED & DETACHED FACTORIES

Sufficient parking to enhance convenience for both visitors and employees

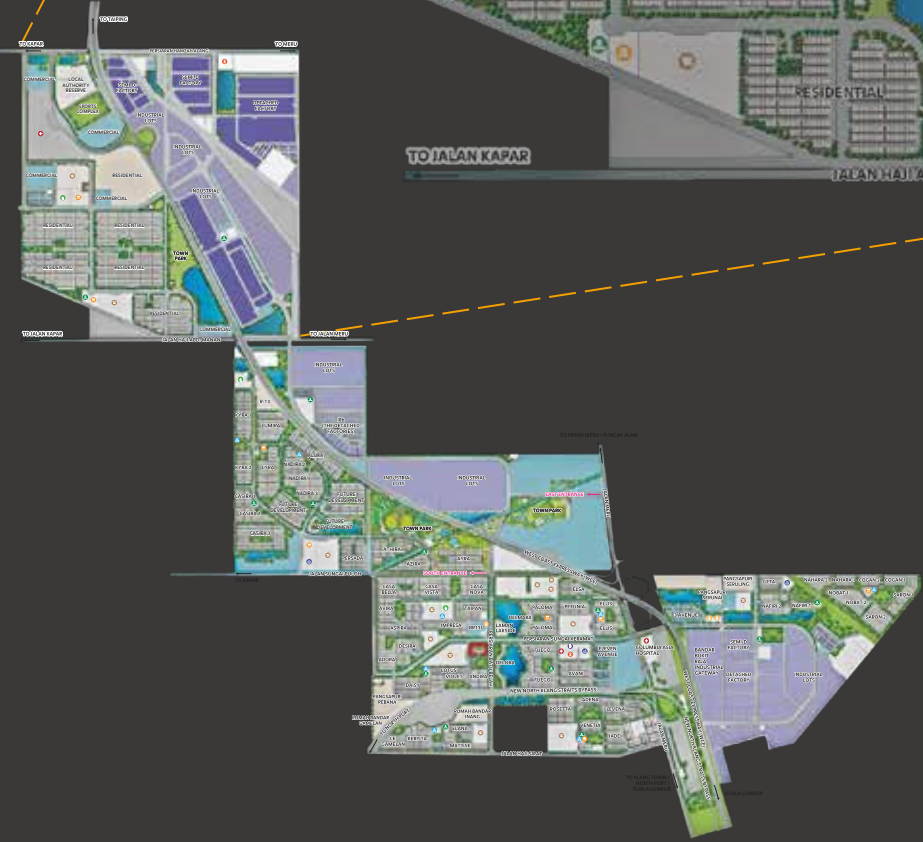
6

### 2 BUSINESS PROPOSAL OPTIONS

Design and build or lease choices, customised for your business requirements. To find out more, speak to our sales executive



# SITEPLAN INDUSTRIAL



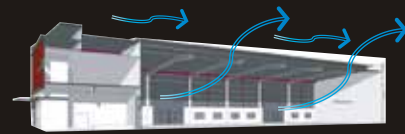
## LEGEND

- Type A1  
Detached Factory
- Type A2  
Detached Factory
- Type B1/B1m  
Semi-Detached Factory
- Type B2  
Semi-Detached Factory
- Type B3  
Semi-Detached Factory
- Type B4  
Semi-Detached Factory



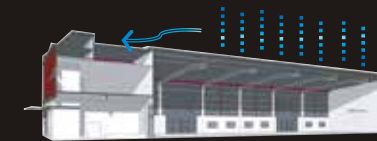
SEMI-DETACHED & DETACHED FACTORIES

# SUSTAINABILITY FEATURES



### CROSS VENTILATION

Huge sliding door and roller shutter to allow natural ventilation into the production area



### RAINWATER HARVESTING

Harvesting of rainwater for sustainable usage (tank capacity of 150 gallons)



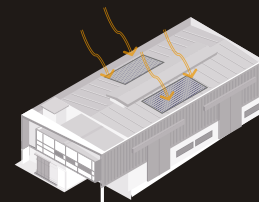
### EV CARPARK READY

1 full set of EV charging station provided for each unit



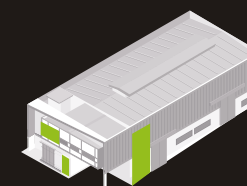
### DIRECT NATURAL LIGHTING

Ample natural lighting from skylight above the production area



### SOLAR PANELS SYSTEM

Solar panels installation at rooftop



### GREEN WALL

Allowance of expanded metal panel that can be used as green wall

# SEMI-DETACHED FACTORIES

i3 | TYPE B1/B1m

36 UNITS | 105' X 207' | 13,508 SQFT



# SEMI-DETACHED FACTORIES

i3 | TYPE B1/B1m

36 UNITS | 105' X 207' | 13,508 SQFT

**POWER  
CAPACITY  
200A**

**MIN. 9M CEILING HEIGHT  
AT PRODUCTION AREA**  
Expandable production/  
warehouse area to  
accommodate and  
optimise racking system

**MEZZANINE  
FRIENDLY**  
Mezzanine floor  
can be installed  
inside production  
area for future use

**HUGE ROLLER  
SHUTTER**  
For easy loading  
and truck maneuvering

**INTERNAL CAT LADDER,  
MAINTENANCE WORKERS ACCESS,  
WIDE MAIN ENTRANCE**  
Easy accessibility for both  
building operation and  
maintenance works



**7.1M**  
**7.1M WIDTH INTERNAL ROAD\***  
To increase the efficiency of truck  
loading option and mobile  
crane maintenance works  
*\*Parking lot excluded*

**9M**

**12M**

**FLOOR LOADING  
CAPACITY**  
Maximum of 15kN/m<sup>2</sup>

**12M COVERED  
DOCKING AREA**  
Weather protection  
for users and goods

**DEDICATED PARKING  
FOR CARS**

# FLOOR PLAN

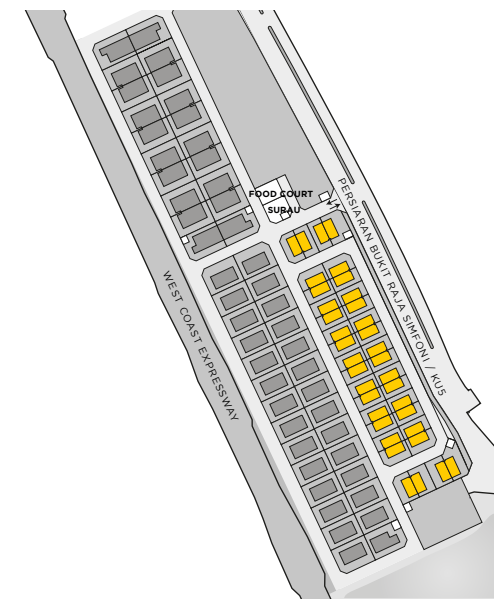
## SEMI-DETACHED FACTORIES

**36 UNITS | 105' X 207' | 13,508 SQFT**

i3 | TYPE B1/B1m

**Note:**

1. 12-meter covered docking area ensuring weather protection for users and goods
2. Driveway, ramps and exterior areas may vary to suit site conditions
3. Power supply for signage provided
4. Space and structure readily available for a typical passenger lift installation



**CUSTOMISABLE**

Seamlessly integrate two adjacent units for expanded operations



**MEZZANINE FLOOR FRIENDLY**

Convertible mezzanine floor for future expansion



**INCLUSIVE OF SOLAR PANELS**

Enhance sustainability, lowering carbon impact (9 kWp)



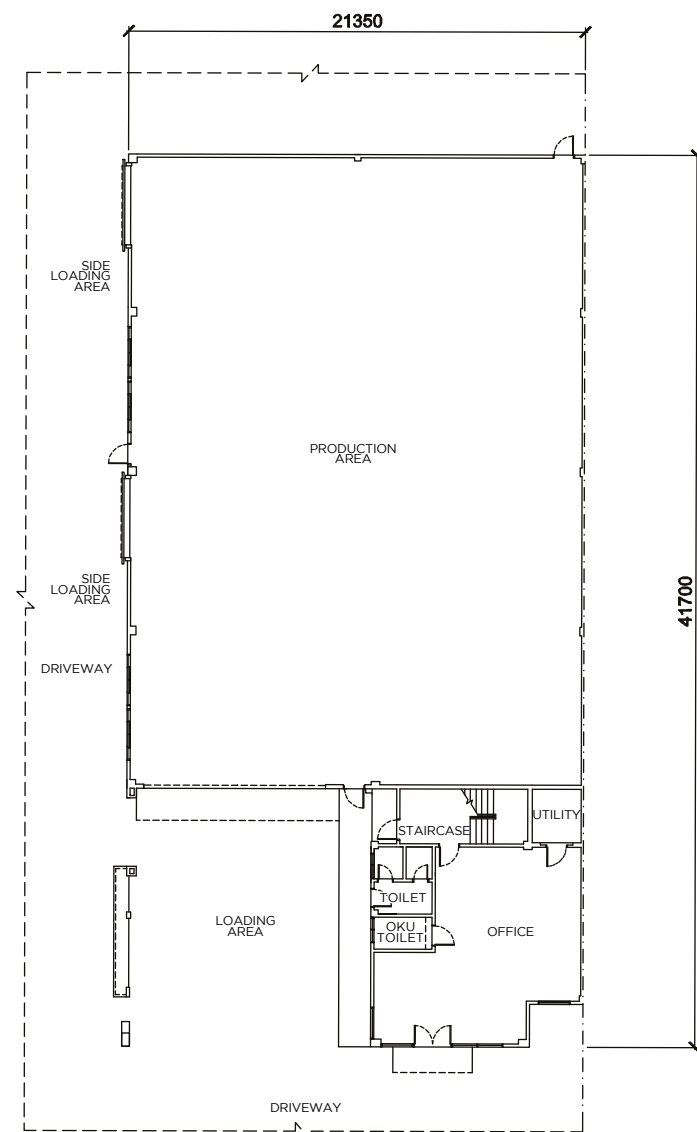
**WIDE ENTRANCE**

Up to 14.6M for enhanced maneuverability

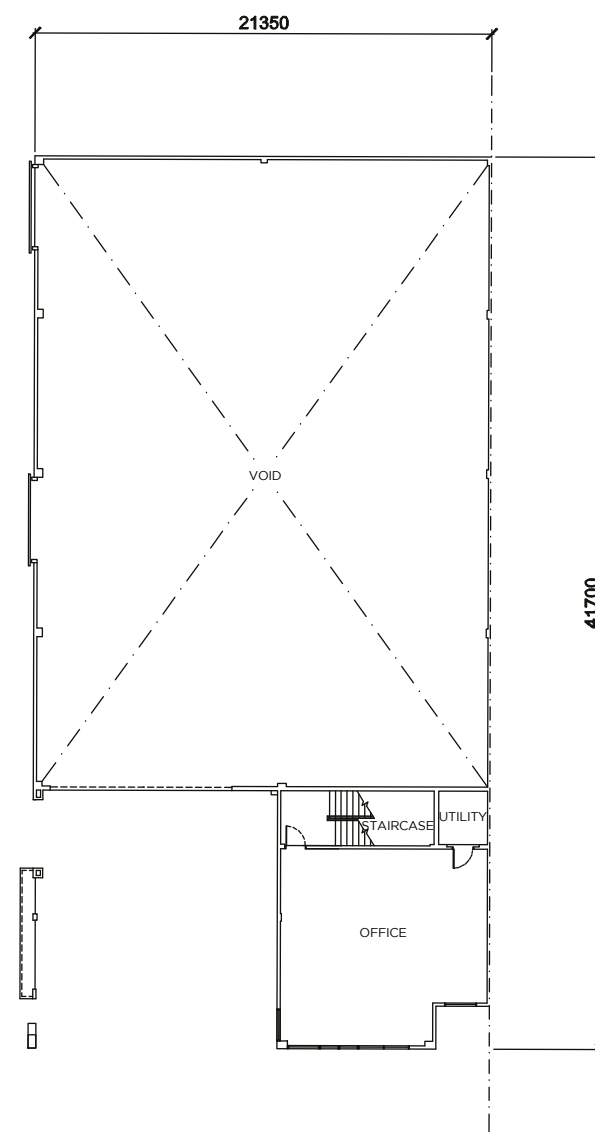


**ELECTRIC VEHICLE (EV) CHARGING STATION**

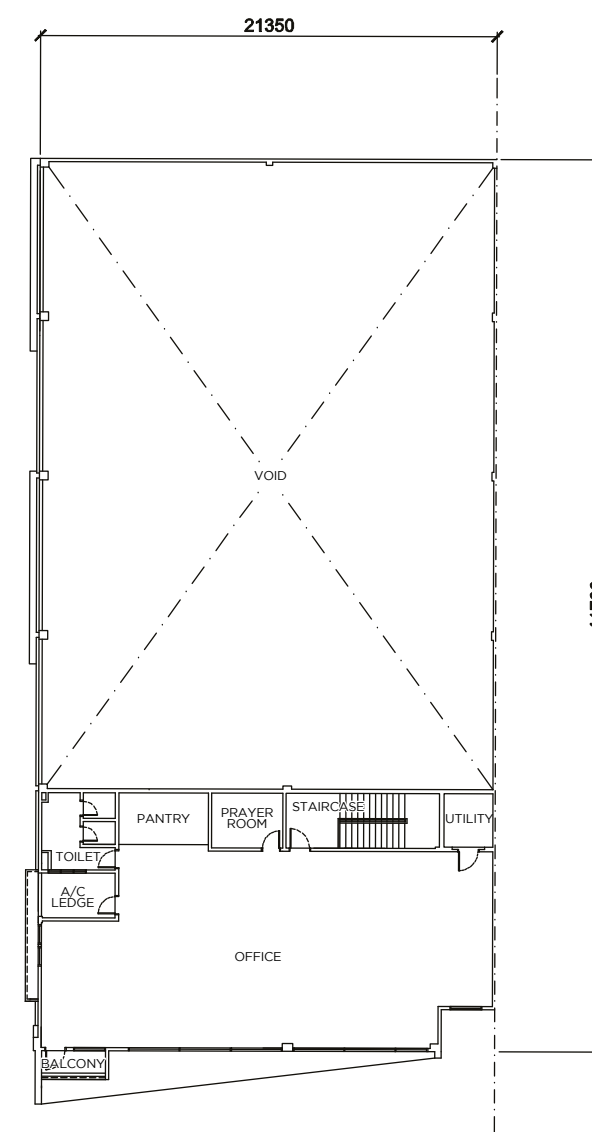
One station provided for each unit



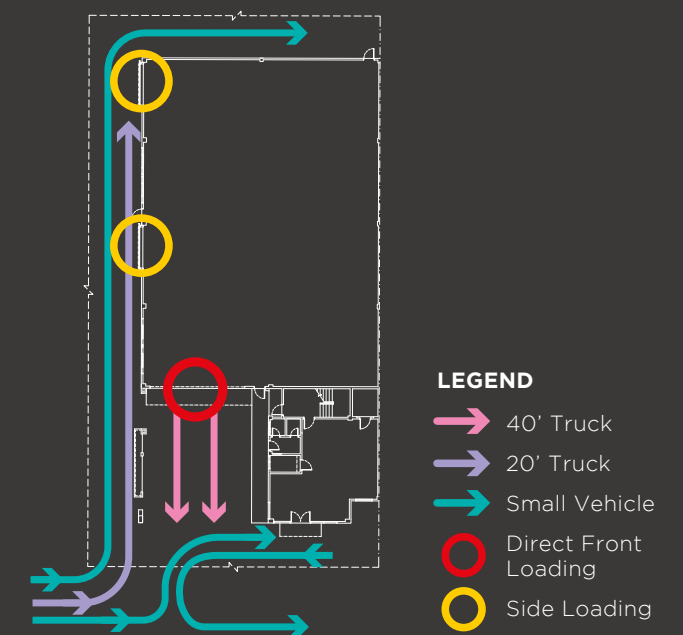
GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



**LEGEND**

- 40' Truck
- 20' Truck
- Small Vehicle
- Direct Front Loading
- Side Loading

**EASIER LOADING & TRUCK MANEUVERING**

**Disclaimer:**

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# THE DETACHED FACTORIES

i4 | TYPE A1

27 UNITS | 167' X 261' | 21,623 SQFT



# THE DETACHED FACTORIES

i4 | TYPE A1

27 UNITS | 167' X 261' | 21,623 SQFT

**LARGE OFFICE SPACE**  
Can be segregated to two separate offices for more privacy as well as to be rented out

**INTERNAL CAT LADDER, MAINTENANCE WORKERS ACCESS, WIDE MAIN ENTRANCE**  
Easy accessibility for both building operation and maintenance works

**HUGE ROLLER SHUTTER**  
For easy loading and truck maneuvering

**MIN. 12M CLEAR CEILING HEIGHT AT PRODUCTION AREA**  
Expandable production/warehouse area to accommodate and optimise racking system

**HUGE SLIDING DOOR**  
At side accessible for forklift crane at 4 meter width and 4.7 meter height

**POWER CAPACITY 300A**



5.4M

12M

4.7M

6.1M

**6.1M WIDTH INTERNAL ROAD\***  
To increase the efficiency of truck loading option and mobile crane maintenance works  
*\*Parking lot excluded*

**FLOOR LOADING CAPACITY**  
Maximum of 20kN/m<sup>2</sup>

**DEDICATED PARKING FOR CARS**

*\*Artist impression only*

# FLOOR PLAN

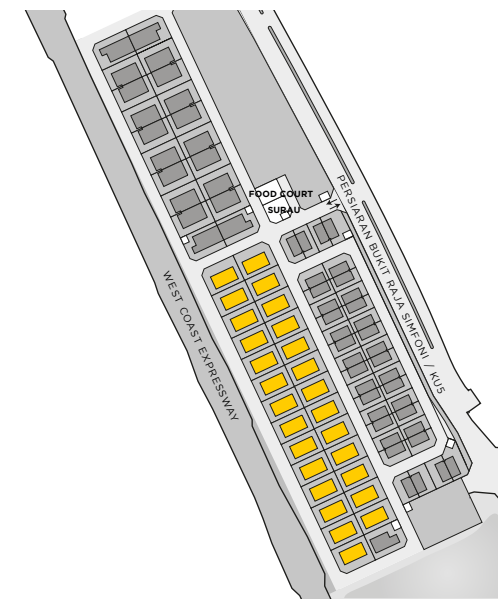
## THE DETACHED FACTORIES

27 UNITS | 167' X 261' | 21,623 SQFT

i4 | TYPE A1

**Note:**

1. 10-meter covered docking area ensuring weather protection for users and goods
2. Guardhouse provided
3. Power supply for signage provided
4. Driveway, ramps and exterior areas may vary to suit site conditions
5. Space and structure readily available for a typical passenger lift installation



**PRIME VISIBILITY\***  
Frontage from West Coast Expressway (WCE)  
*\*Limited units*



**MEZZANINE FLOOR FRIENDLY**  
Convertible mezzanine floor for future expansion



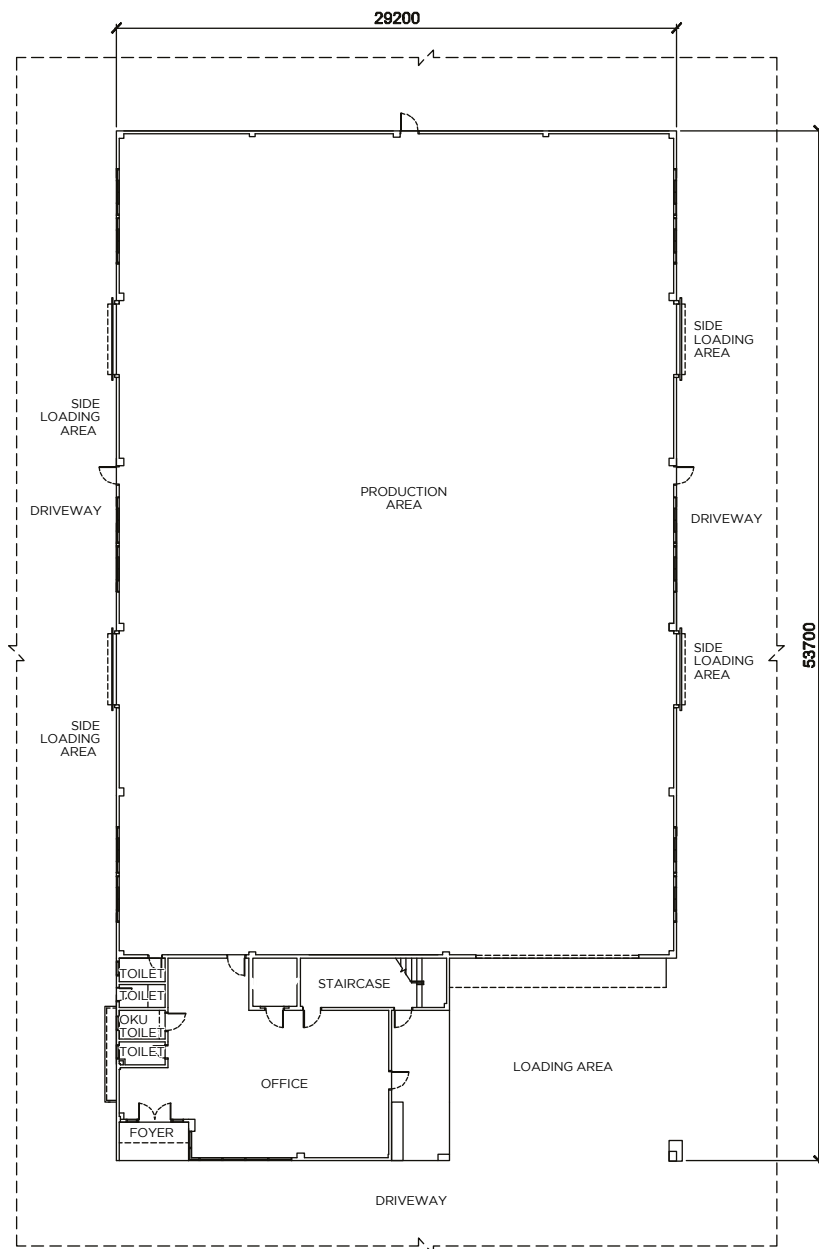
**INCLUSIVE OF SOLAR PANELS**  
Enhance sustainability, lowering carbon impact (15 kWp)



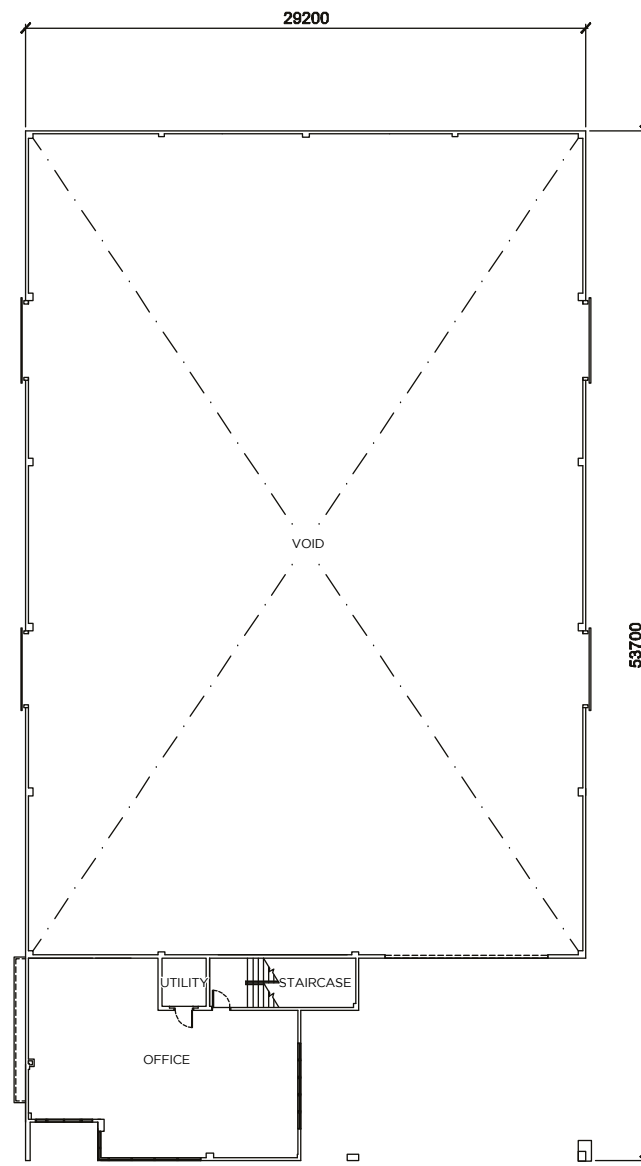
**WIDE ENTRANCE**  
Up to 17M for enhanced maneuverability



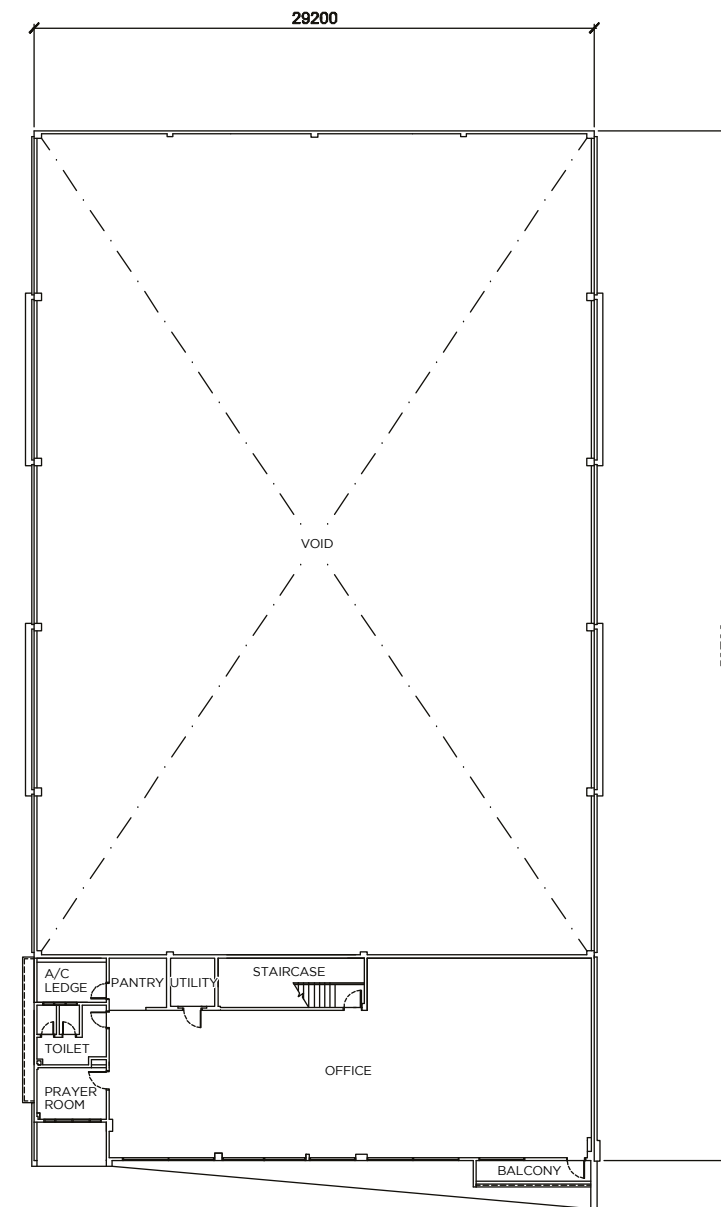
**ELECTRIC VEHICLE (EV) CHARGING STATION**  
One station provided for each unit



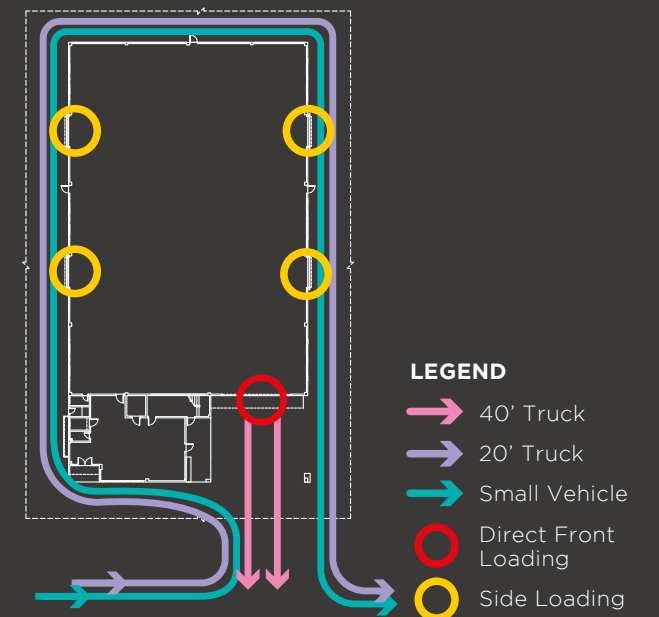
GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



**FULL-CIRCLE TRUCK LOADING**  
To enhance efficiency and operations

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# THE DETACHED FACTORY

i4 | TYPE A2

1 UNIT | 193' X 261' | 21,528 SQFT





# THE DETACHED FACTORY

i4 | TYPE A2

1 UNIT | 193' X 261' | 21,528 SQFT

**POWER  
CAPACITY  
300A**

**MIN. 12M CEILING HEIGHT  
AT PRODUCTION AREA**  
Expandable to optimise  
racking system and easy  
accessibility to large  
machinery for maintenance  
and operation works

**HUGE SLIDING DOOR**  
At side accessible  
for forklift crane  
at 4 meter width  
and 4.7 meter height

**HUGE ROLLER  
SHUTTER**  
For easy loading  
and truck  
maneuvering

**INTERNAL  
CAT LADDER,  
MAINTENANCE  
WORKERS ACCESS,  
WIDE MAIN ENTRANCE**  
Easy accessibility for  
both building operation  
and maintenance works

**LARGE OFFICE SPACE**  
Can be segregated  
to two separate offices  
for more privacy as  
well as to be rented out

12M

**FLOOR LOADING  
CAPACITY**  
Maximum of 20kN/m<sup>2</sup>

**6.5M WIDTH INTERNAL ROAD\***  
To increase the efficiency of  
truck loading option and mobile  
crane maintenance works  
*\*Parking lot excluded*

6.5M

**DEDICATED PARKING  
FOR CARS**

**ADDITIONAL  
MEZZANINE FLOOR**  
Mezzanine floor can be  
installed inside production  
area for future use

# FLOOR PLAN

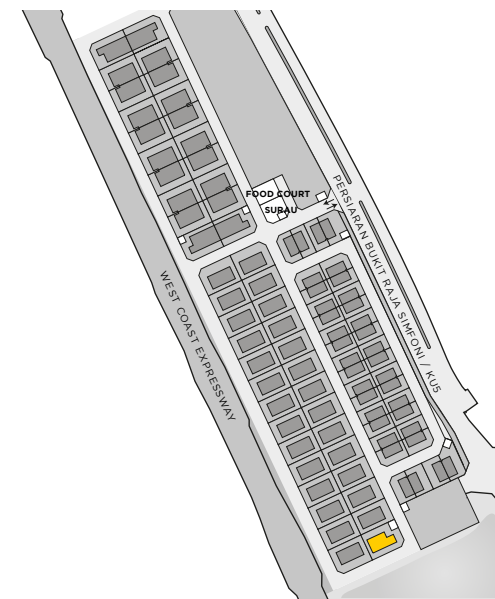
## THE DETACHED FACTORY

1 UNIT | 193' X 261' | 21,528 SQFT

i4 | TYPE A2

**Note:**

1. 16-meter covered docking area ensuring weather protection for users and goods
2. Guardhouse provided
3. Power supply for signage provided
4. Driveway, ramps and exterior areas may vary to suit site conditions
5. Space and structure readily available for a typical passenger lift installation



**MEZZANINE FLOOR FRIENDLY**  
Convertible mezzanine floor for future expansion



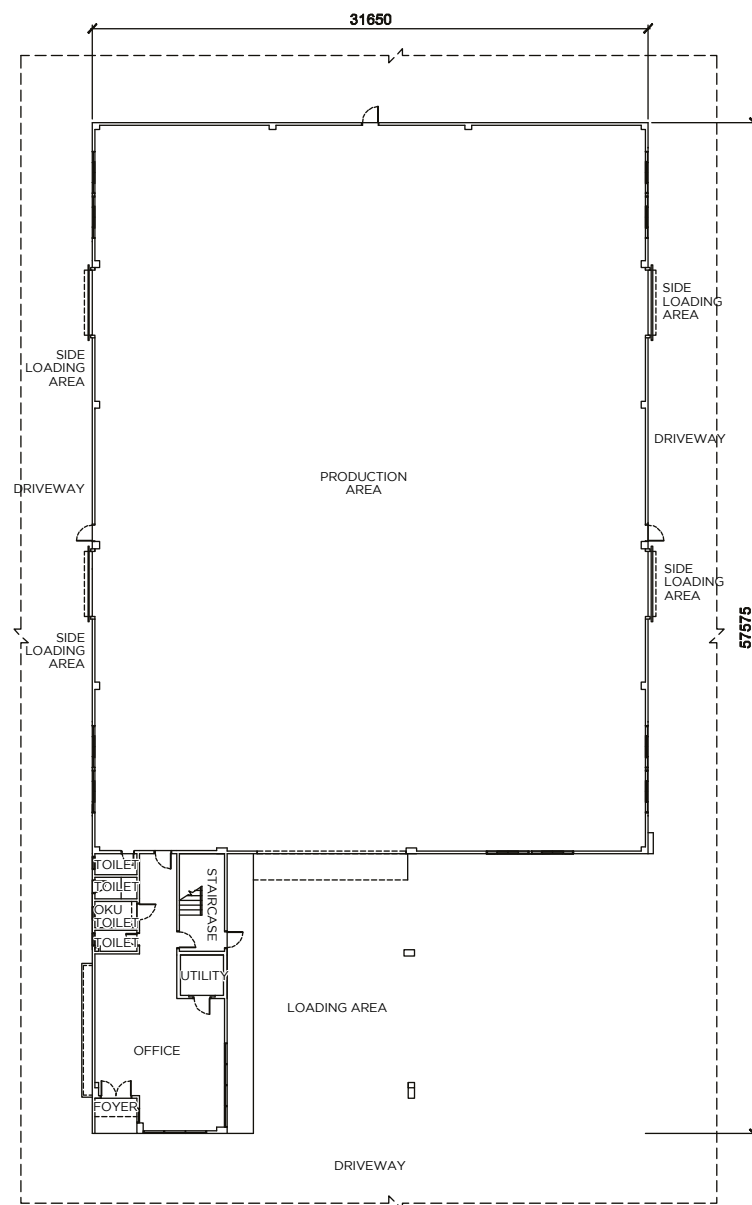
**INCLUSIVE OF SOLAR PANELS**  
Enhance sustainability, lowering carbon impact (15 kWp)



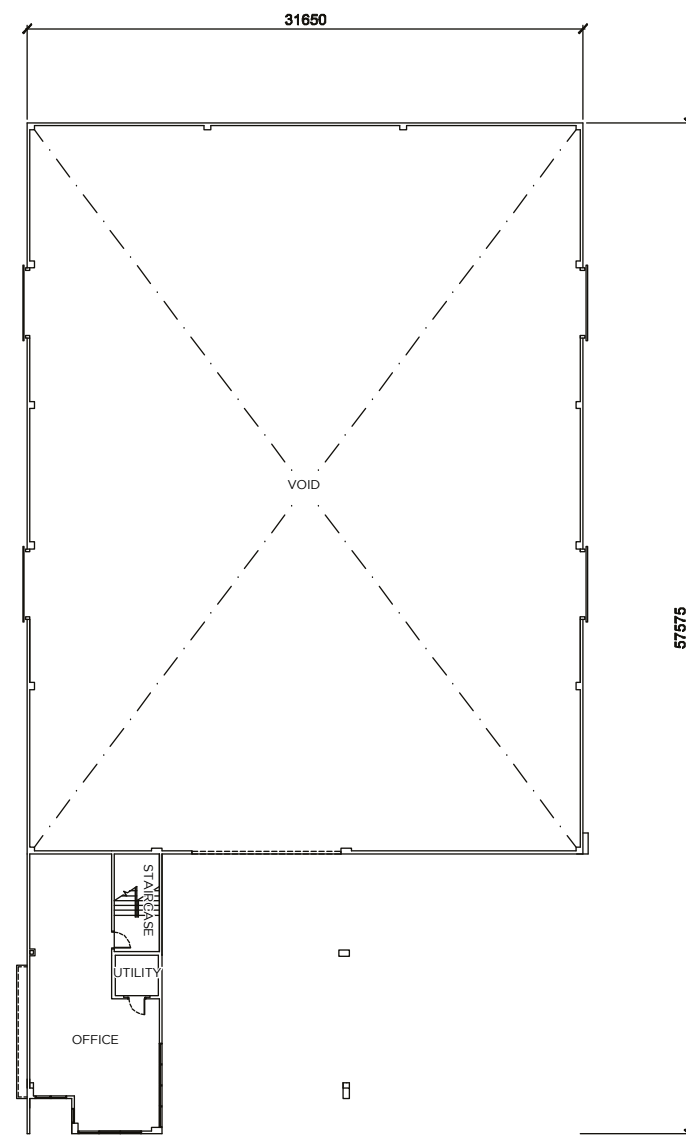
**WIDE ENTRANCE**  
Up to 13M for enhanced maneuverability



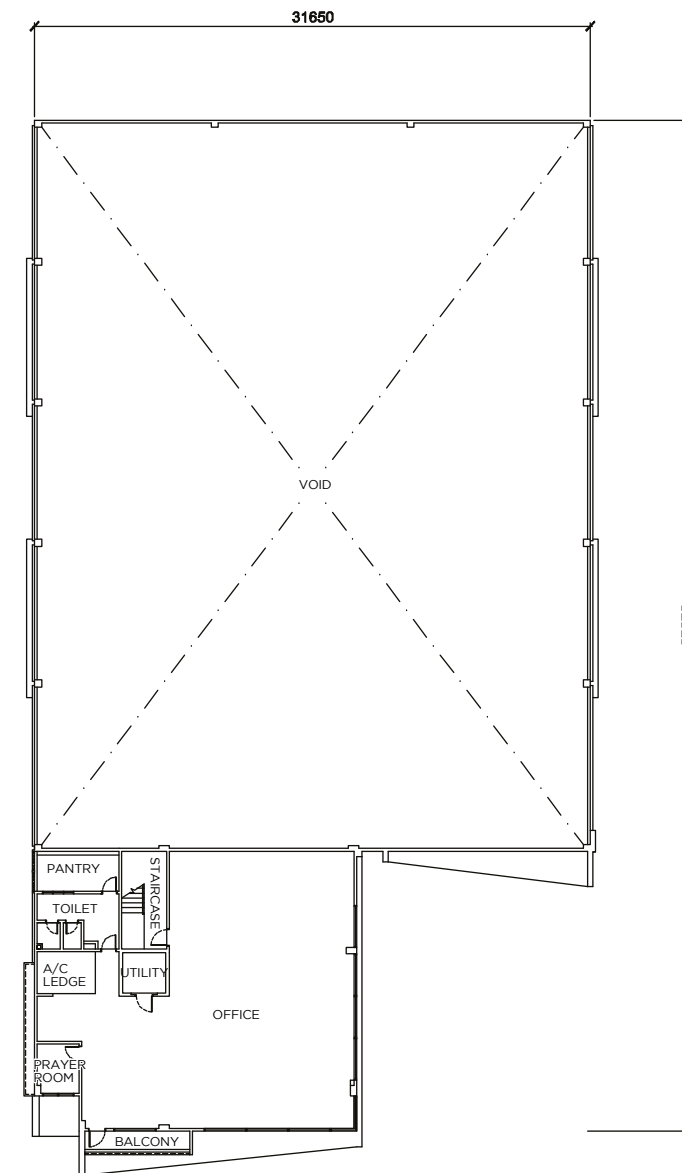
**ELECTRIC VEHICLE (EV) CHARGING STATION**  
One station provided for each unit



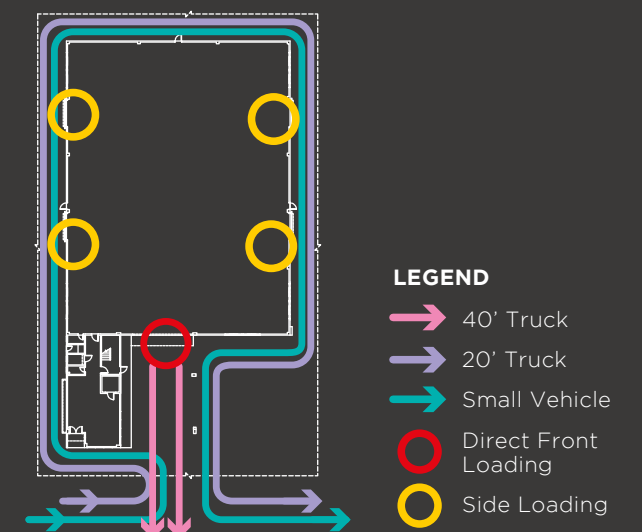
GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



**FULL-CIRCLE TRUCK LOADING**  
To enhance efficiency and operations

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# SEMI-DETACHED FACTORIES

15 | TYPE B2

16 UNITS | 165' X 276' | 30,020 SQFT



# FLOOR PLAN

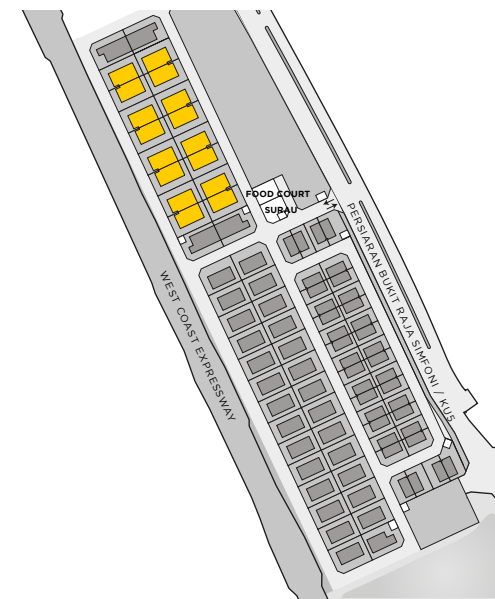
## SEMI-DETACHED FACTORIES

16 UNITS | 165' X 276' | 30,020 SQFT

i5 | TYPE B2

**Note:**

1. 11-meter covered docking area ensuring weather protection for users and goods
2. Guardhouse provided
3. Driveway, ramps and exterior areas may vary to suit site conditions
4. Space and structure readily available for a typical passenger lift installation



**PRIME VISIBILITY\***  
Frontage from West Coast Expressway (WCE)  
*\*Limited units*



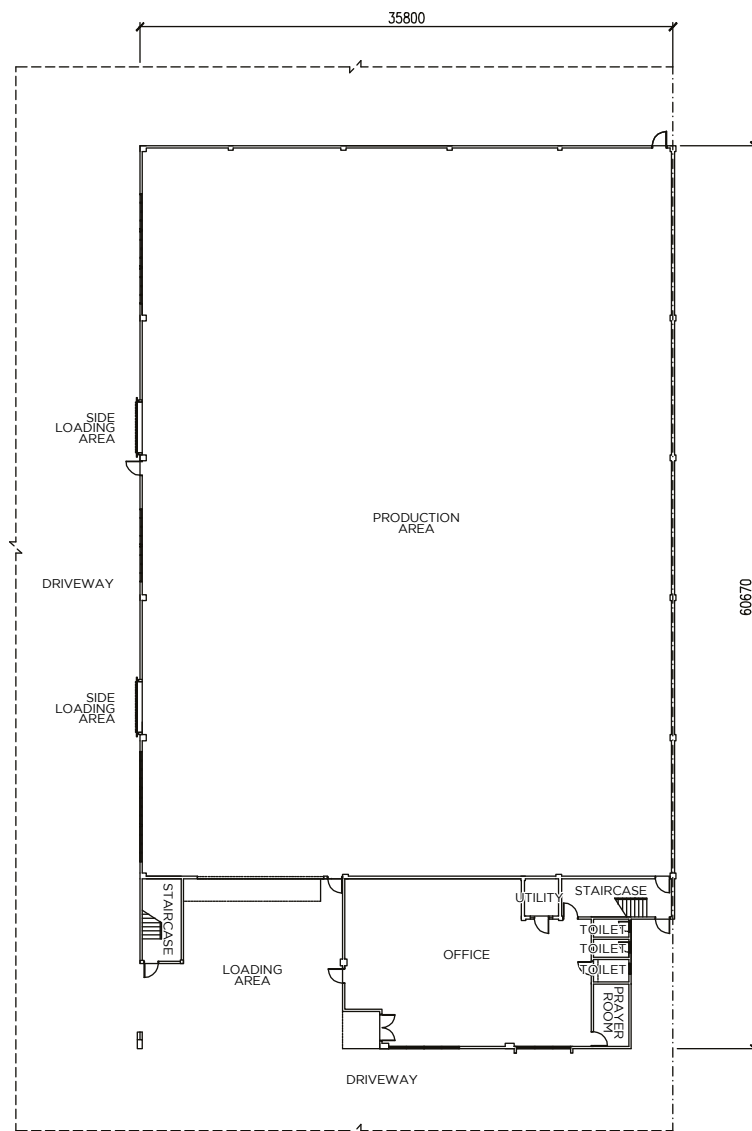
**MEZZANINE FLOOR FRIENDLY**  
Convertible mezzanine floor for future expansion



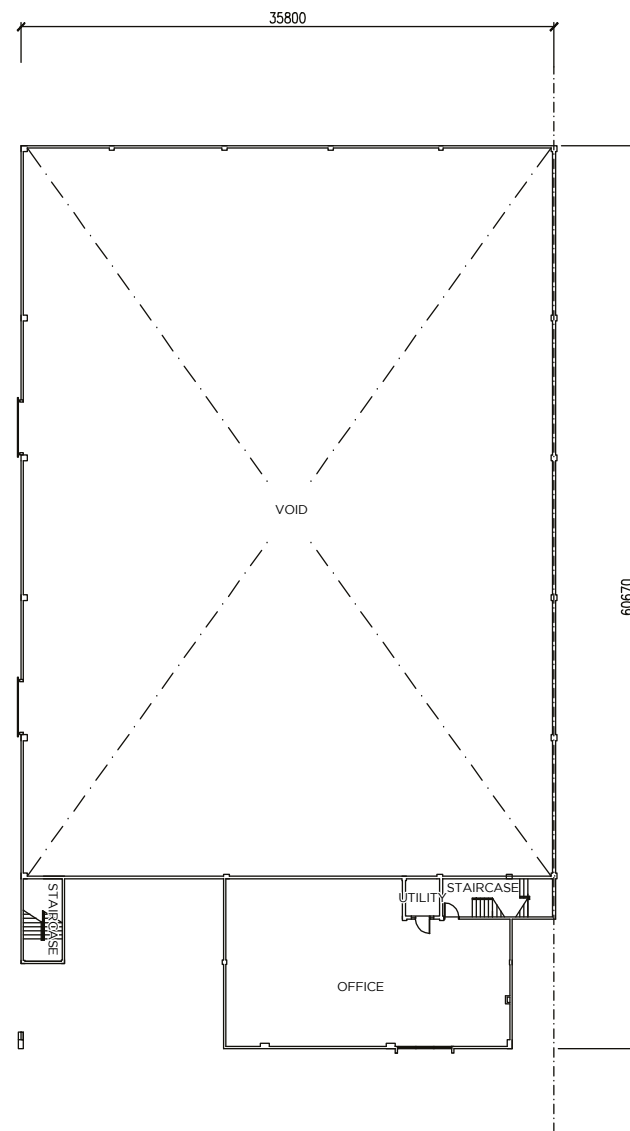
**INCLUSIVE OF SOLAR PANELS**  
Enhance sustainability, lowering carbon impact (15 kWp)



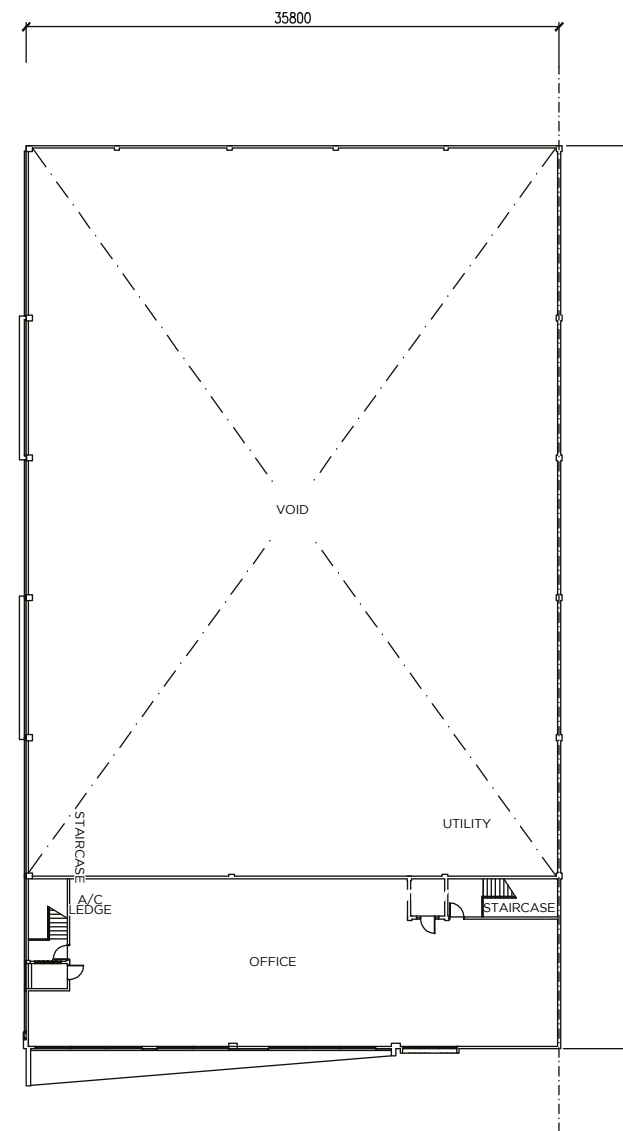
**WIDE ENTRANCE**  
Up to 19M for enhanced maneuverability



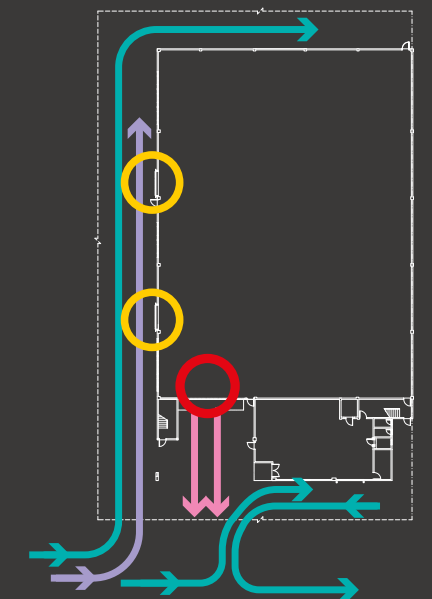
GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



**FULL-CIRCLE TRUCK LOADING**  
To enhance efficiency and operations

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# SEMI-DETACHED FACTORIES

i5 | TYPE B3

2 UNITS | 197' X 276' | 30,000 SQFT



# FLOOR PLAN

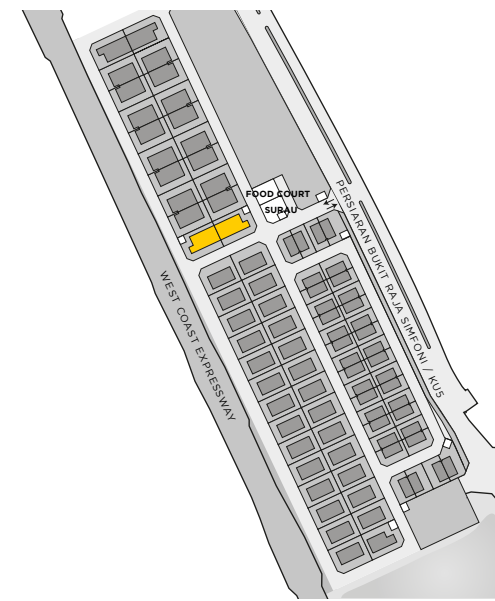
## SEMI-DETACHED FACTORIES

2 UNITS | 197' X 276' | 30,000 SQFT

i5 | TYPE B3

**Note:**

1. 11-meter covered docking area ensuring weather protection for users and goods
2. Guardhouse provided
3. Driveway, ramps and exterior areas may vary to suit site conditions
4. Space and structure readily available for a typical passenger lift installation



**PRIME VISIBILITY\***  
Frontage from West Coast Expressway (WCE)  
*\*Limited units*



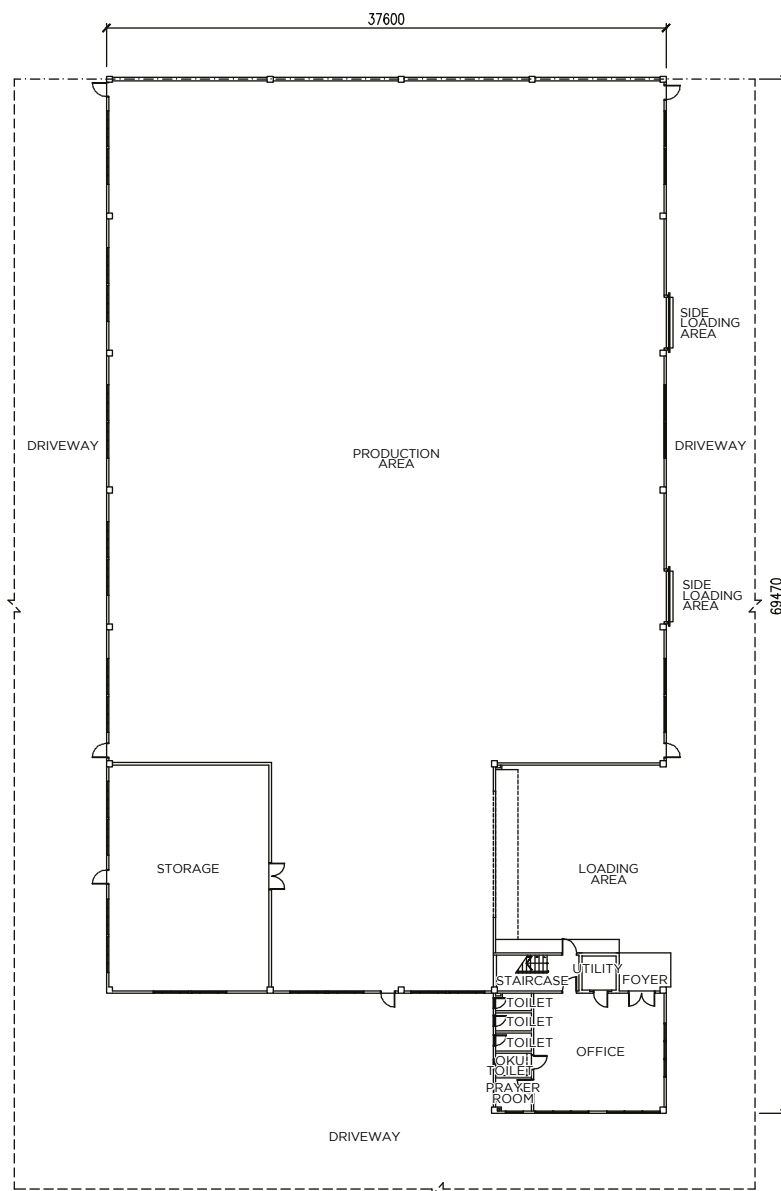
**MEZZANINE FLOOR FRIENDLY**  
Convertible mezzanine floor for future expansion



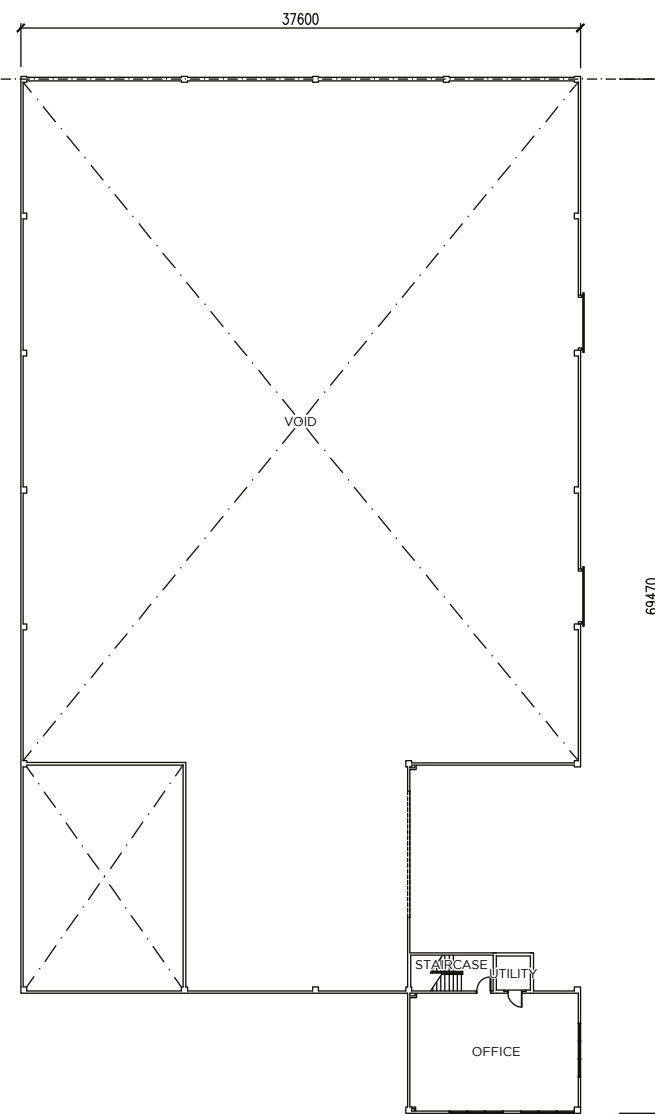
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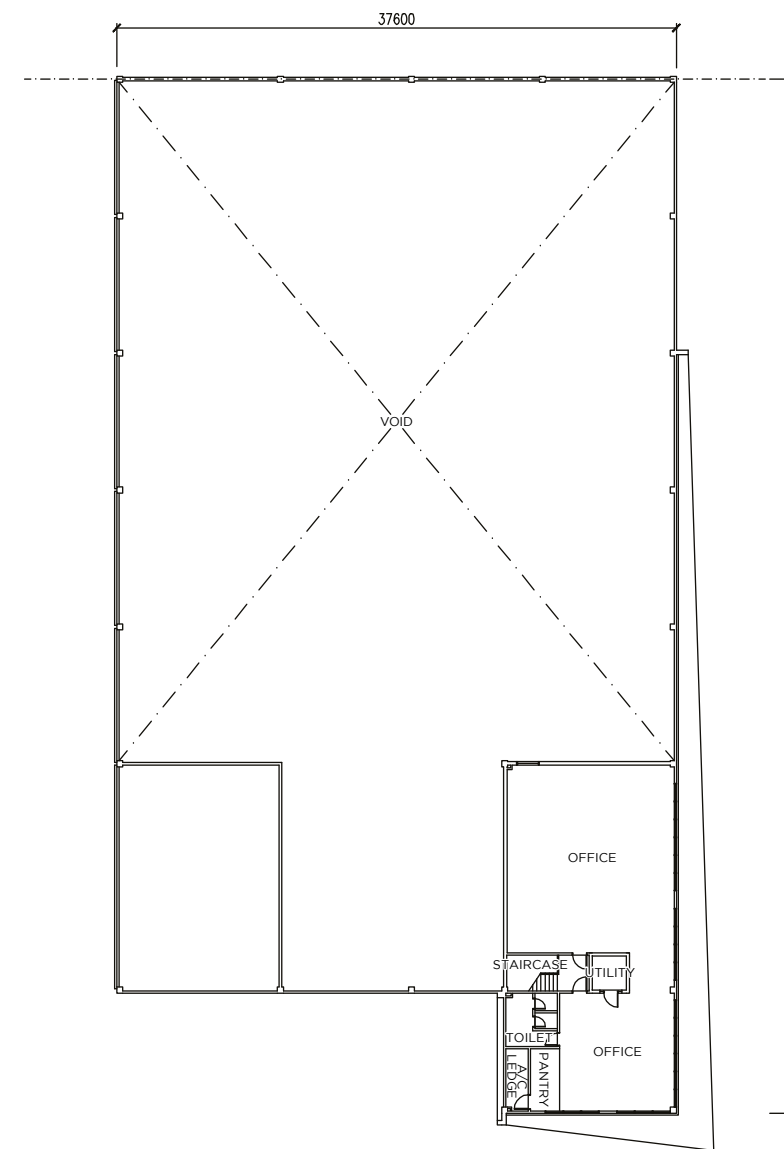
**WIDE ENTRANCE**  
Up to 16M for enhanced maneuverability



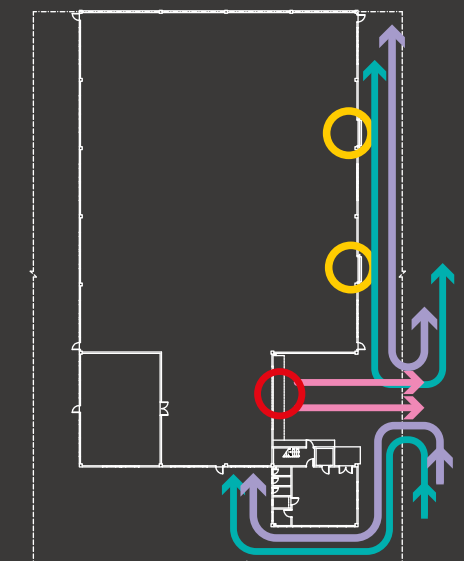
GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



**LEGEND**

- 40' Truck
- 20' Truck
- Small Vehicle
- Direct Front Loading
- Side Loading

**FULL-CIRCLE TRUCK LOADING**  
To enhance efficiency and operations

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# SEMI-DETACHED FACTORIES

i5 | TYPE B4

2 UNITS | 190' X 276' | 30,916 SQFT



# FLOOR PLAN

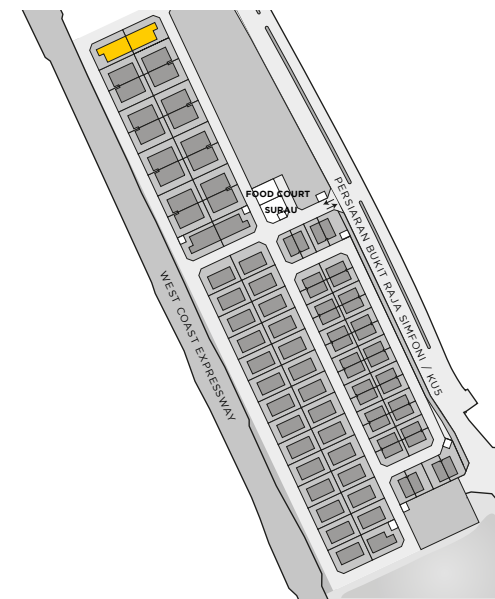
## SEMI-DETACHED FACTORIES

2 UNITS | 190' X 276' | 30,916 SQFT

i5 | TYPE B4

**Note:**

1. 11-meter covered docking area ensuring weather protection for users and goods
2. Guardhouse provided
3. Driveway, ramps and exterior areas may vary to suit site conditions
4. Space and structure readily available for a typical passenger lift installation



**PRIME VISIBILITY\***

Frontage from West Coast Expressway (WCE)  
\*Limited units



**MEZZANINE FLOOR FRIENDLY**

Convertible mezzanine floor for future expansion



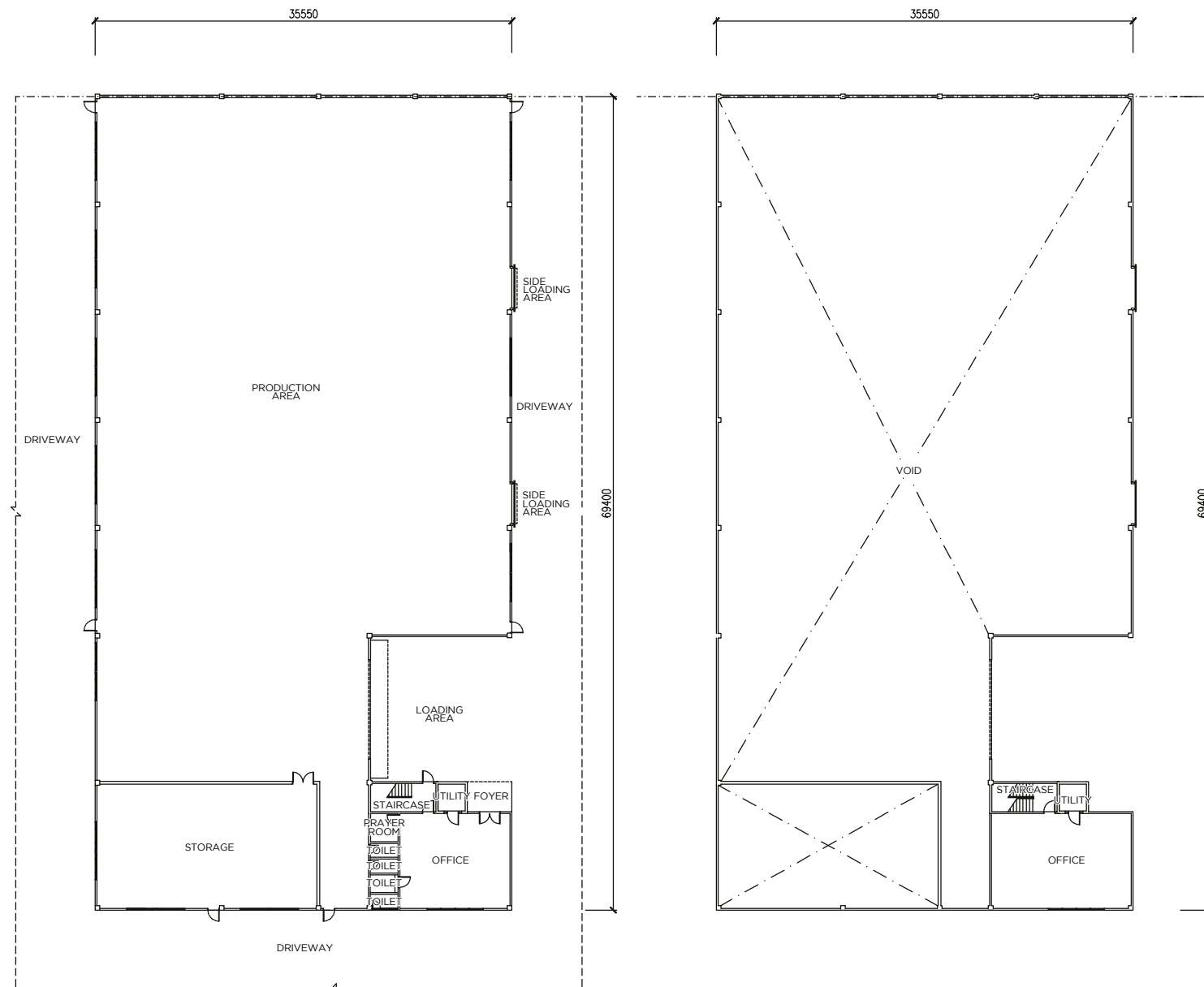
**INCLUSIVE OF SOLAR PANELS**

Enhance sustainability, lowering carbon impact (15 kWp)



**WIDE ENTRANCE**

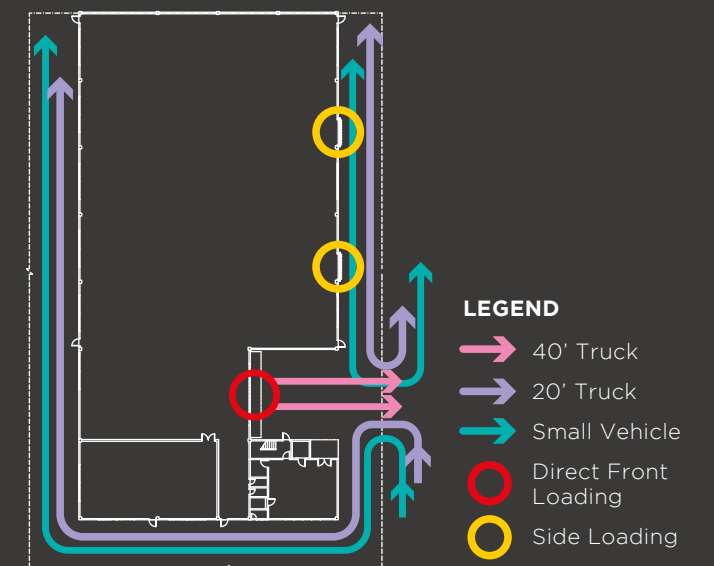
Up to 16M for enhanced maneuverability



GROUND FLOOR

MEZZANINE FLOOR

FIRST FLOOR



**FULL-CIRCLE TRUCK LOADING**

To enhance efficiency and operations

**Disclaimer:**

All description and specifications are subject to variation, modifications and substitutions as directed or approved by relevant authorities or developer's consultants.



# BEYOND CONVENTIONAL LANDSCAPING

Specially crafted landscaping that seamlessly blends aesthetics with tenant security for an environment that ensures the safety of wellbeing and promotes peace of mind.



Single main entrance for improved visitor monitoring and security



Motion-sensor lamp posts enhance outdoor safety



Strategically planted trees deter criminal acts



Well-illuminated roundabout for better traffic flow and safer nighttime driving



Open walkways ensure a clear line of sight to alleviate safety concerns



# ELEVATING WORK-LIFE INTEGRATION

A variety of recreational amenities fosters work-life balance, supporting sustainability in a nurturing environment to rejuvenate mind, heart, and soul, thereby boosting overall productivity.



**1.3 KM**  
dedicated running  
& cycling trails



**16.34 ACRES**  
lake park with  
recreational facilities



**5.65 ACRES**  
of green with more  
than 1,000 trees



## CULTIVATING CONNECTIVITY

Our dedicated community spaces encourage synergy among members of our industrial park, where employees can connect, share their values, and exchange ideas. They also serve as co-working areas, event venues, or a hub for socialising and networking.



## SPECIFICATIONS i3

|                                |  |  |
|--------------------------------|--|--|
| Structure                      | : Reinforced Concrete  |  |
| Wall                           | : Masonry and Metal Wall Cladding  |  |
| Roof Covering                  | : Metal Deck / R.C Flat Roof   |  |
| Roof Framing                   | : Metal  |  |
| Ceiling                        | : Skim Coat / Plasterboard   |  |
| Windows & Louvers              | : Aluminium Frame Glass Panel  |  |
| Doors                          | : Main Entrance  | : Glass Door   |
|                                | : Others   | : Fire Rated Door/Flushed Door<br>Metal Roller Shutter |
| Ironmongeries                  | : Locksets with Accessories  |  |
| Wall Finishes                  | : External   | : Plaster & Paint/Metal Wall Cladding                  |
|                                | : Production Area  | : Plaster & Paint/Metal Wall Cladding                  |
|                                | : All Toilets  | : Ceramic Tiles up to Ceiling Height                   |
|                                | : Pantry   | : Ceramic Tiles up to 1500mm Height/Plaster & Paint    |
|                                | : Office   | : Plaster & Paint                                      |
|                                | : Mezzanine Floor  | : Plaster & Paint                                      |
|                                | : Prayer Room  | : Plaster & Paint                                      |
|                                | : Utility  | : Plaster & Paint                                      |
|                                | : Others   | : Plaster & Paint                                      |
| Floor Finishes                 | : Production Area  | : Cement Render  |
|                                | : All Toilets  | : Ceramic Tiles  |
|                                | : Pantry   | : Ceramic Tiles  |
|                                | : Prayer Room  | : Cement Render  |
|                                | : Office   | : Cement Render  |
|                                | : Mezzanine Floor  | : Cement Render  |
|                                | : Utility  | : Cement Render  |
|                                | : Staircase  | : Cement Render with Nosing Tiles                      |
|                                | : A/C Ledge  | : Cement Render  |
|                                | : Balcony  | : Ceramic Tiles  |
| Sanitary and Plumbing Fittings | : Pantry   | : Sink & Tap   |
|                                | : All Toilets  | : Sanitary Wares & Fittings                            |
|                                | : External   | : Tap  |
| Electrical Installation        | : Lighting Points  | : 53   |
|                                | : Power Points   | : 30   |
|                                | : Air-Conditioning Points  | : 4  |
|                                | : FWS Points   | : 3  |
|                                | : Autogate Points  | : 1  |
| Fencing                        | : Masonry / G.I Fencing  |  |
| Gate                           | : M.S Gate   |  |
| Miscellaneous                  | : Letter Box & Refuse Compartment<br>: TNB Meter Compartment<br>: Water Meter Compartment<br>: Solar Panel |  |

## SPECIFICATIONS i4

|                                |  |  |
|--------------------------------|--|--|
| Structure                      | : Reinforced Concrete  |  |
| Wall                           | : Masonry and Metal Wall Cladding  |  |
| Roof Covering                  | : Metal Deck / R.C Flat Roof   |  |
| Roof Framing                   | : Metal  |  |
| Ceiling                        | : Skim Coat / Plasterboard   |  |
| Windows & Louvers              | : Aluminium Frame Glass Panel  |  |
| Doors                          | : Main Entrance  | : Glass Door   |
|                                | : Others   | : Fire Rated Door/Flushed Door<br>Metal Roller Shutter |
| Ironmongeries                  | : Locksets with Accessories  |  |
| Wall Finishes                  | : External   | : Plaster & Paint/Metal Wall Cladding                  |
|                                | : Production Area  | : Plaster & Paint/Metal Wall Cladding                  |
|                                | : All Toilets  | : Ceramic Tiles up to Ceiling Height                   |
|                                | : Pantry   | : Ceramic Tiles up to 1500mm Height/Plaster & Paint    |
|                                | : Office   | : Plaster & Paint                                      |
|                                | : Mezzanine Floor  | : Plaster & Paint                                      |
|                                | : Prayer Room  | : Plaster & Paint                                      |
|                                | : Utility  | : Plaster & Paint                                      |
|                                | : Others   | : Plaster & Paint                                      |
| Floor Finishes                 | : Production Area  | : Cement Render  |
|                                | : All Toilets  | : Ceramic Tiles  |
|                                | : Pantry   | : Ceramic Tiles  |
|                                | : Prayer Room  | : Cement Render  |
|                                | : Office   | : Cement Render  |
|                                | : Mezzanine Floor  | : Cement Render  |
|                                | : Utility  | : Cement Render  |
|                                | : Staircase  | : Cement Render with Nosing Tiles                      |
|                                | : A/C Ledge  | : Cement Render  |
|                                | : Balcony  | : Ceramic Tiles  |
|                                | : Foyer  | : Cement Render  |
| Sanitary and Plumbing Fittings | : Pantry   | : Sink & Tap   |
|                                | : All Toilets  | : Sanitary Wares & Fittings                            |
|                                | : External   | : Tap  |
| Electrical Installation        |  | TYPE A1      TYPE A2                                   |
|                                | : Lighting Points  | : 80            : 67                                   |
|                                | : Power Points   | : 36            : 30                                   |
|                                | : Air-Conditioning Points  | : 7              : 6                                   |
|                                | : FWS Points   | : 3              : 3                                   |
|                                | : Autogate Points  | : 1              : 1                                   |
| Fencing                        | : Masonry / G.I Fencing  |  |
| Gate                           | : M.S Gate   |  |
| Miscellaneous                  | : Letter Box & Refuse Compartment<br>: TNB Meter Compartment<br>: Water Meter Compartment<br>: Solar Panel |  |

## SPECIFICATIONS i5

|                                   |  |  |         |
|-----------------------------------|--|--|---------|
| Structure                         | : Reinforced Concrete  |  |         |
| Wall                              | : Masonry and Metal Wall Cladding                                |  |         |
| Roof Covering                     | : Metal Deck / R.C Flat Roof                                     |  |         |
| Roof Framing                      | : Metal  |  |         |
| Ceiling                           | : Skim Coat / Plasterboard                                       |  |         |
| Windows & Louvers                 | : Aluminium Frame Glass Panel                                    |  |         |
| Doors                             | : Main Entrance  | : Glass Door   |         |
|                                   | : Other Doors  | : Fire Rated Door/ Flush door/<br>Metal Roller Shutter     |         |
| Ironmongeries                     | : Lockset with Accessories                                       |  |         |
| Wall Finishes                     | : Office, Mezzanine Floor,<br>Prayer Room & Utility              | : Plaster & Paint  |         |
|                                   | : External & Production Area                                     | : Plaster & Paint / Metal Wall Cladding                    |         |
|                                   | : All Toilets  | : Ceramic Tiles up to Ceiling Height                       |         |
|                                   | : Pantry   | : Ceramic Tiles up to 1500mm Height /<br>Plaster and Paint |         |
|                                   | : Others   | : Plaster and Paint  |         |
| Floor Finishes                    | : Production Area  | : Ceramic Render   |         |
|                                   | : All Toilets & Pantry   | : Ceramic Tiles  |         |
|                                   | : Prayer Room, Office, Mezzanine<br>Floor, Utility and A/C Ledge | : Cement Render  |         |
|                                   | : Staircase  | : Cement Render with Nosing Tiles                          |         |
| Sanitary and<br>Plumbing Fittings | : Pantry   | : Sink and Tap   |         |
|                                   | : All Toilets  | : Sanitary Wares and Fittings                              |         |
|                                   | : External   | : Tap  |         |
| Electrical Installation           |  | TYPE B2  | TYPE B3 |
|                                   | : Lighting Points  | : 100  | : 100   |
|                                   | : Power Points   | : 50   | : 50    |
|                                   | : Air-Conditioning Points<br>(Electrical Point Only)             | : 7  | : 7     |
|                                   | : FWS Points   | : 3  | : 3     |
|                                   | : Autogate Points  | : 1  | : 1     |
| Fencing                           | : Masonry / G.I Fencing  |  |         |
| Gate                              | : M.S. Gate  |  |         |
| Miscellaneous                     | : Letter Box and Refuse Compartment                              |  |         |
|                                   | : TNB Meter Compartment  |  |         |
|                                   | : Water Meter Compartment  |  |         |
|                                   | : Solar Panel  |  |         |

## SIME DARBY PROPERTY INDUSTRIAL

The go-to experts to grow your business with you



### Strategic Location

Unparalleled  
infrastructure network  
and connectivity



### Largest Industrial Real Estate Player

Backed by more than  
800 acres of industrial  
land bank



### Total Solutions Provider

Comprehensive range  
including industrial lots,  
ready-built, built-to-suit  
and others



### Trusted and Reliable Partner

The go-to experts for  
synergistic partnership,  
with close to 50 years  
of experience

### Our Industrial Parks

SIME DARBY PROPERTY INDUSTRIAL

**ELMINA**  
BUSINESS PARK

SIME DARBY PROPERTY INDUSTRIAL

**SERENIA**  
BUSINESS PARK

SIME DARBY PROPERTY INDUSTRIAL

**XME NILAI**  
BUSINESS PARK

SIME DARBY PROPERTY INDUSTRIAL

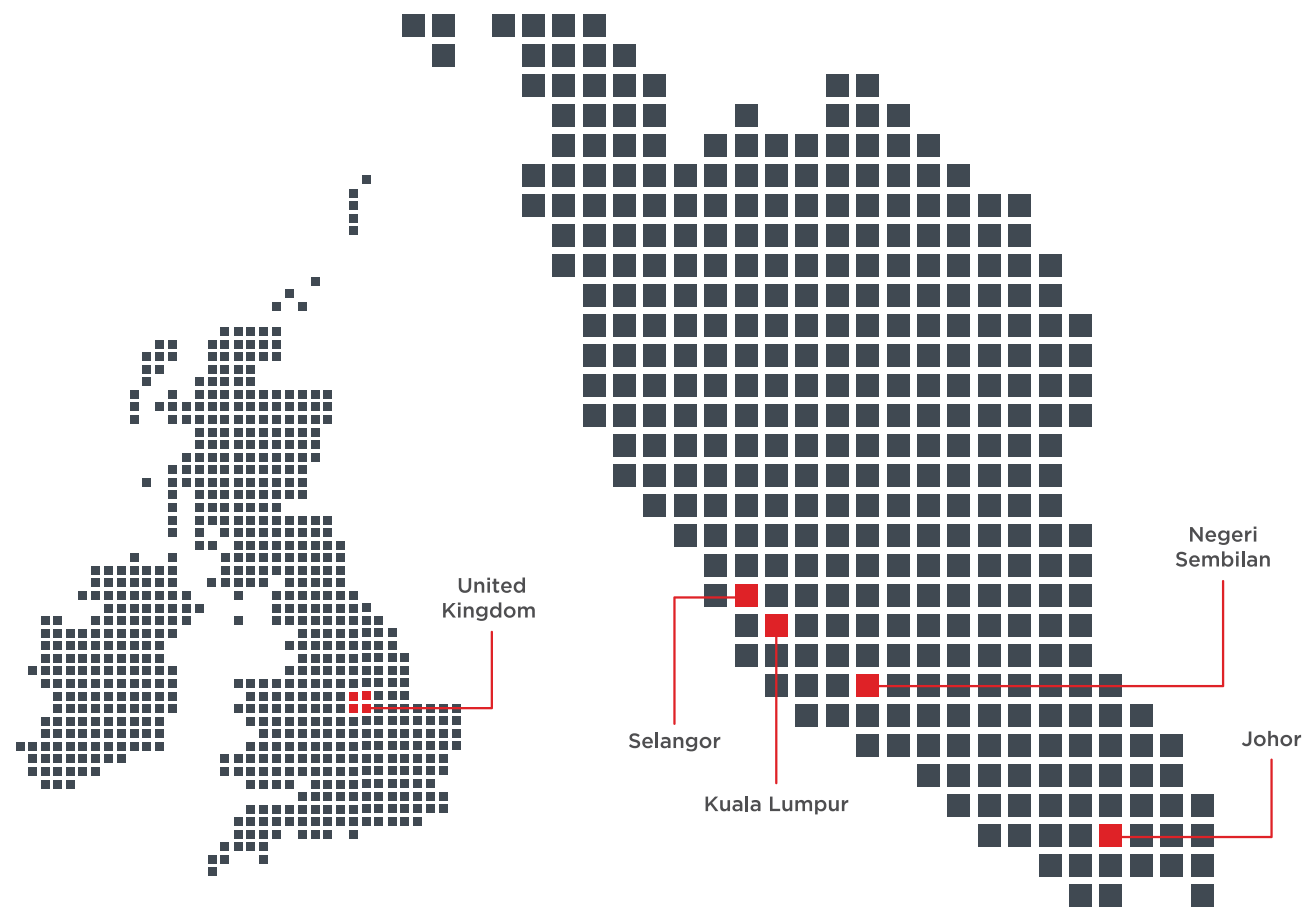
**BANDAR BUKIT RAJA**  
INDUSTRIAL PARK 3

**BANDAR  
UNIVERSITI  
PAGOH**

**Hamilton  
Nilai City**

# DEVELOPED BY MALAYSIA'S ICONIC DEVELOPER

With its 50-year track record in developing residential, commercial and industrial properties, Sime Darby Property is Malaysia's biggest property developer with presence in the United Kingdom through the redevelopment of the iconic Battersea Power Station in London. To date, it has built 25-active townships and developments in Klang Valley, Negeri Sembilan and Johor that are strategically located and connected to major highways and transportation hubs within key growth areas in Malaysia.



## Selangor

- Bandar Bukit Raja 1
- Bandar Bukit Raja 2 & 3
- Serenia City
- City of Elmina: Elmina East
- City of Elmina: Elmina West
- City of Elmina: Denai Alam & Bukit Subang
- City of Elmina: Elmina Business Park
- Bukit Jelutong
- Ara Damansara
- USJ Heights
- Putra Heights
- Saujana Impian
- SJ7
- SJCC

## Kuala Lumpur

- KLGCC Resort
- KL East
- Taman Melawati

## Negeri Sembilan

- Nilai Impian 1
- Nilai Impian 2
- Planters' Haven
- Bandar Ainsdale
- Chemara Hills

## Johor

- Bandar Universiti Pagoh
- Taman Pasir Putih

## United Kingdom

- Battersea Power Station

