

SIME DARBY PROPERTY INDUSTRIAL

# ELMINA

— BUSINESS PARK —

DETACHED  
FACTORIES **1**

TWIN  
FACTORIES **3**

All plan layouts, designs, specifications and information contained herein are subject to change as required by the relevant authorities, the developer and/or the developer's architect and cannot form part of an offer or contract. Whilst every care has been taken in preparation and providing this information at the time, the Vendor, Proprietor, Developer & its authorised employees and/or agents cannot be held liable for any variation(s). All illustrations, drawings, designs, sketches, models, images, visuals and pictures are the artists' impressions only. The items are subject to variations, modifications, changes and substitutions as may be recommended by the Company, Company's consultant and architect and/or relevant Approving Authorities.



## Klang Valley's largest freehold industrial business park



Mere minutes away from the North-South Expressway, the 1,500-acre Elmina Business Park has established itself as the first wellness-inspired business park in Malaysia. A game-changing industrial township, Elmina Business Park is designed for people and innovation to thrive and sets the standard for industrial business parks of the future.



## RAISING THE BAR OF INDUSTRIAL MODERNISATION

Masterplanned to create a complete business ecosystem, Elmina Business Park offers businesses, big or small, access to a holistic business environment and reliable infrastructure.

# MEET THE 1,500-ACRE INDUSTRIAL POWERHOUSE IN KLANG VALLEY

Elmina Business Park invests in a wide array of features to offer an unprecedented business environment to grow further.

## BUSINESS SUPPORT

- Proposed business support centre and other support facilities
- Proposed co-working space

## QUALITY EMPLOYEE WELFARE

- Proposed staff residences
- Recreational amenities
- Proposed linear park for healthy body and mind

## FLEXI-DESIGN & ARCHITECTURE

- 3-in-1 functionality with concierge, office and warehouse
- Aesthetically modern façade
- Flexible spaces for expansion requirements

## UNRIVALLED CONNECTIVITY

- 5 major highways (GCE, NSE, LATAR, DASH and NKVE)
- 2 major ports in close proximity (Subang Airport & Port Klang)
- KLIA within 60km

## SUSTAINABLE FEATURES

- Well placed green pockets
- Rainwater harvesting system
- Extensive use of LED lamps
- Renewable energy features

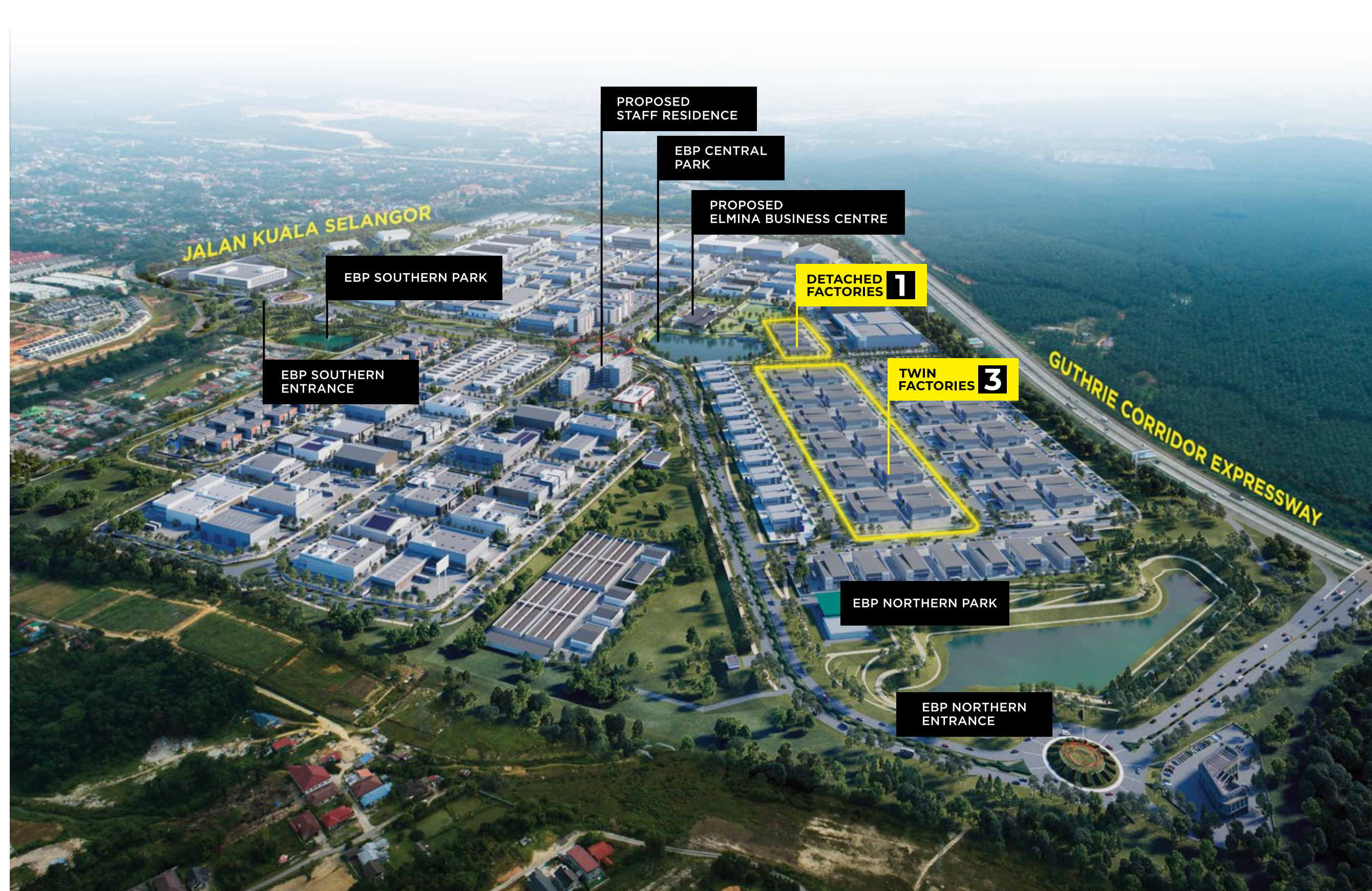
## RELIABLE INFRASTRUCTURE

- Reliable electricity supply
- High speed broadband network
- Wide roads with dedicated parking bays

## SECURITY FEATURES

- 24/7 CCTV monitoring\*
- Security patrol\*

\*Only within the designated managed industrial park



## A CURATED ENVIRONMENT TO BRING OUT THE BEST IN PRODUCTIVITY & WELLNESS

The proposed business support centre is located centrally within Elmina Business Park, providing businesses convenient access to facilities such as conference rooms, co-working spaces and more.

# 110 acres

Parklands reserve are well planned throughout Elmina Business Park, offering a balance between recreation, leisure, wellness and productivity.



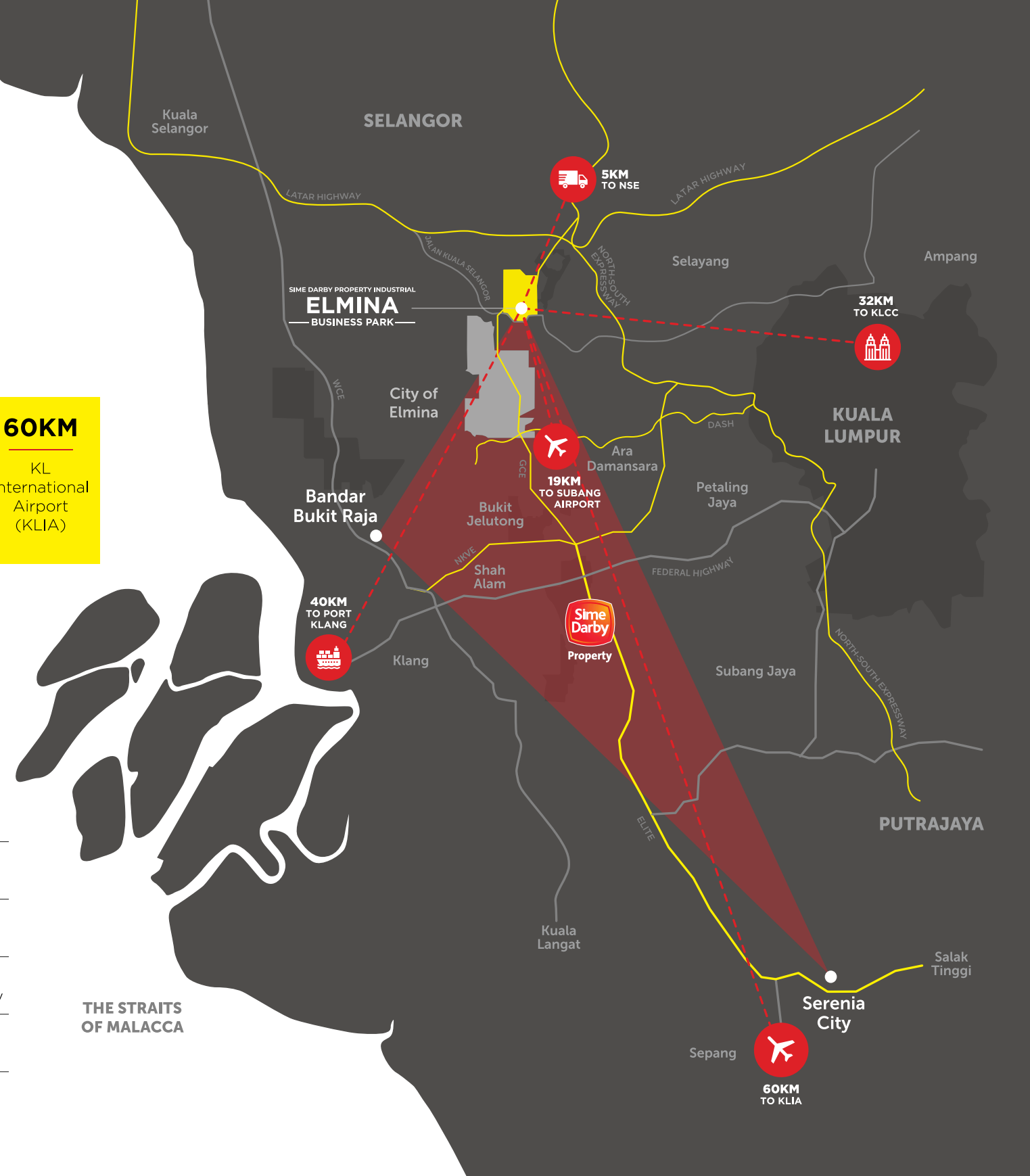
# LOCATED AT THE INTERSECTION OF KLANG VALLEY'S MOST SIGNIFICANT ECONOMIC NODES

## DISTANCE TO KEY LANDMARKS

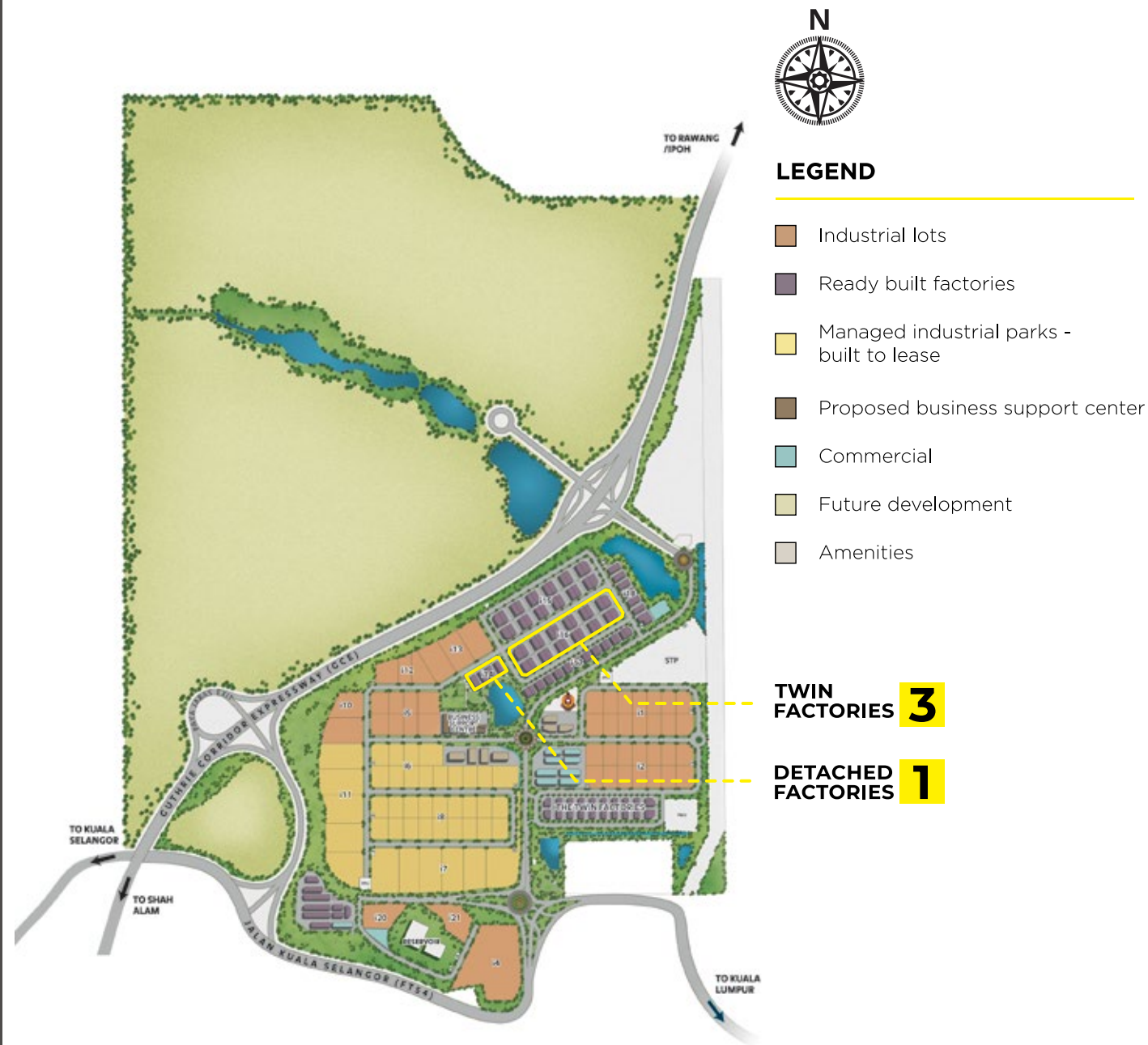
|  |                                      |                           |  |
|--|--------------------------------------|---------------------------|--|
| <b>19KM</b><br>Sultan Abdul Aziz Shah Airport (Subang Airport) | <b>32KM</b><br>KL City Center (KLCC) | <b>40KM</b><br>Port Klang | <b>60KM</b><br>KL International Airport (KLIA) |
|--|--------------------------------------|---------------------------|--|

## ACCESSIBILITY POINTS

- 1 GCE**  
Guthrie Corridor Expressway
- 2 LATAR**  
KL - Kuala Selangor Expressway
- 3 NSE**  
North - South Expressway
- 4 DASH**  
Damansara-Shah Alam Elevated Expressway
- 5 NKVE**  
New Klang Valley Expressway



# ELMINA BUSINESS PARK MASTER LAYOUT PLAN



# FLEXIBLE SOLUTIONS FOR YOUR BUSINESS NEEDS

## TWIN FACTORIES

Semi-detached factories, optimised for larger space.



## DETACHED FACTORIES

Optimal for all-round circulation of vehicles.



## INDUSTRIAL LOTS

Ideal for own built and self-managed factories.



## BUILT TO LEASE LOTS

Custom built to suit diverse businesses.



# DESIGNED TO OPTIMISE YOUR BUSINESS EXPERIENCE AND CREATE A LASTING IMPRESSION

1

OVER  
**1,000**  
PARKING  
BAYS

Designated parking lots for cars, motorcycles and trucks to ensure smoother traffic flow.

2

UP TO  
**100 FT**  
ROAD  
RESERVE  
WIDTH

Wider road widths allow for easier maneuverability around the area.

3

WELL  
PLANNED  
ACCESSIBILITY  
FOR GREATER  
CONVENIENCE

2 main entry points for convenient accessibility.

4

MODERN  
FAÇADE  
CREATES  
A PREMIUM  
ENVIRONMENT

Aesthetically beautiful façade to curate a business and professional outlook.

5

WELL-PLANNED  
LANDSCAPING  
FOR SOFTER  
ENVIRONMENT

Surrounding environment has been carefully integrated with nature for a balanced environment.

6

CHOOSE  
FROM **2**  
DIFFERENT  
UNIT OPTIONS

Availability of semi-detached or detached layouts to suit your business needs.



**THE SIGNATURE  
3-IN-1 FACTORIES.  
LOOKS GREAT.  
FUNCTIONS EVEN  
BETTER.**



Concierge and gallery space.

Aesthetic façade elements.

Spacious and flexible office space.

Efficient warehousing with multiple loading access.

Dedicated parking space for added convenience.



SIME DARBY PROPERTY INDUSTRIAL

# ELMINA

BUSINESS PARK

TWIN  
FACTORIES **3**

PRODUCT TYPE

**SEMI-DETACHED**

LOT DIMENSION

**120' x 200'**

BUILT UP AREA

**13,663 SQFT**

NUMBER OF UNITS

**24 UNITS**

POWER CAPACITY

**200A**

FLOOR LOADING CAPACITY

**MINIMUM  
OF 15kN/m<sup>2</sup>\***

\*Only at warehouse area.

## DESIGNED FOR MAXIMUM SPACE & FUTURE EXPANSION

### SEMI-DETACHED FACTORIES KEY PRODUCT HIGHLIGHT



#### HORIZONTAL EXPANSION WITH 2 UNITS SIDE-BY-SIDE

Pre-designed to cater for easy combination of 2 adjoining units for a larger central warehouse space.



#### TRI-FUNCTIONAL FLEXIBILITY WITH 3-IN-1 COMPONENT

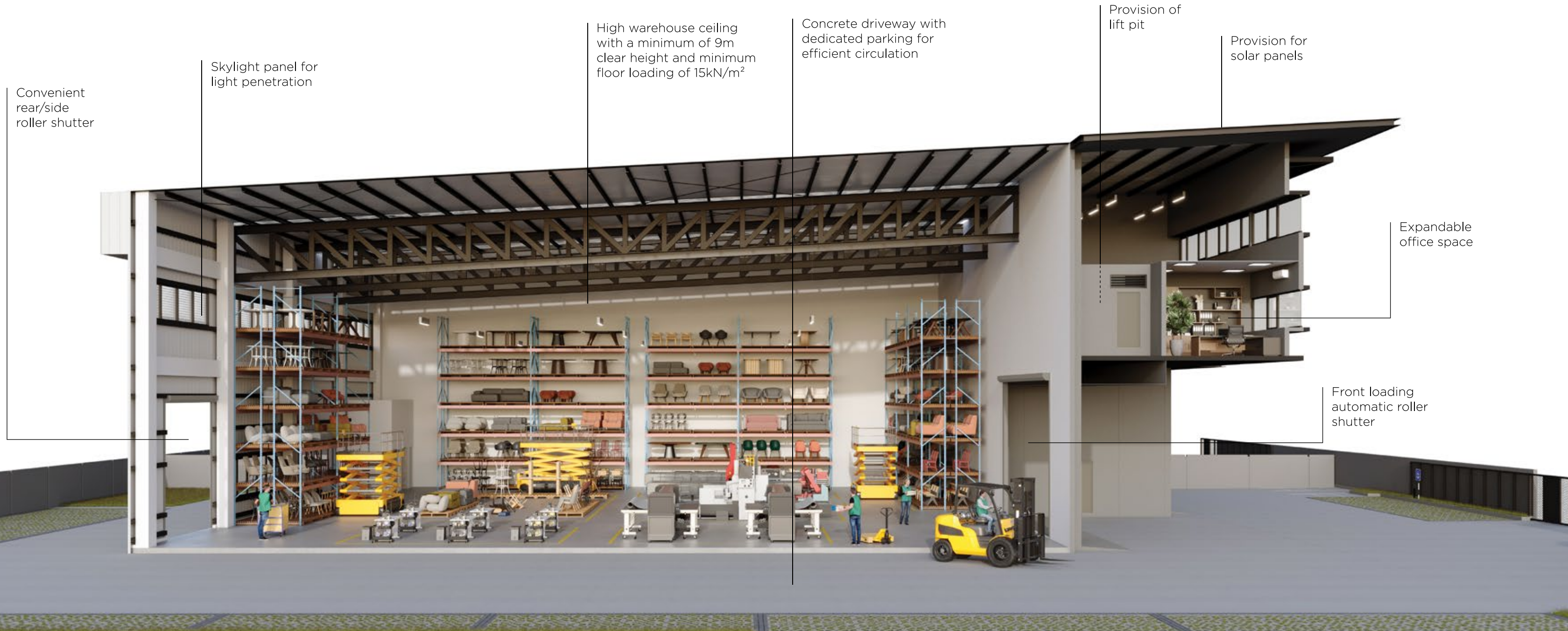
The 3-in-1 flexibility allows businesses to offer a diversity of products and services as well as centralize operations to a single location.



#### SUSTAINABLE BUSINESS FEATURES

Provision for solar panels reduce negative impact on the environment.





Optimized interior for a comfortable environment that is both flexible and spacious. Natural lighting improves visibility during the day while the wide loading bay improves logistical operations. With a minimum 9m high warehouse, additional storage capacity can easily be achieved.

SIME DARBY PROPERTY INDUSTRIAL

# ELMINA

BUSINESS PARK

DETACHED  
FACTORIES

1

PRODUCT TYPE

DETACHED

LOT DIMENSION

120' x 215'

BUILT UP AREA

11,942 SQFT

NUMBER OF UNITS

4 UNITS

POWER CAPACITY

200A

FLOOR LOADING CAPACITY

MINIMUM  
OF 15kN/m<sup>2</sup>\*

\*Only at warehouse area.

## DESIGNED FOR OPTIMAL CIRCULATION AND SPACE

### DETACHED FACTORIES KEY PRODUCT HIGHLIGHT



#### FULL ROUND THE BLOCK CIRCULATION

Full circulation allows for greater vehicle maneuverability for an efficient and seamless business operation.



#### TRI-FUNCTIONAL FLEXIBILITY WITH 3-IN-1 COMPONENT

The 3-in-1 flexibility allows businesses to offer a diversity of products and services as well as centralize operations to a single location.



#### SUSTAINABLE BUSINESS FEATURES

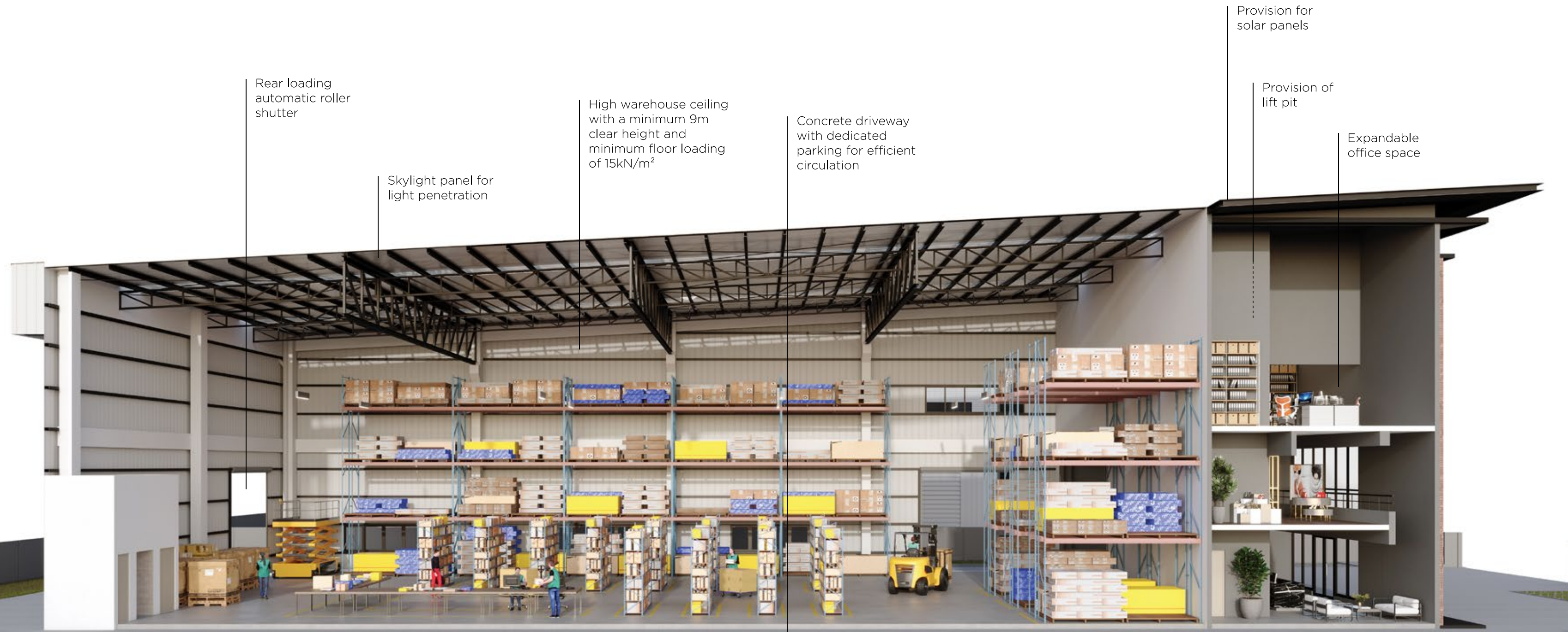
Provision for solar panels reduce negative impact on the environment.



# DETACHED FACTORIES

# 1

## KEY FEATURES



The large open interior space allows easy partitioning of spaces and flexible warehouse or production layouts. Inflow of natural light from the skylight panels creates a comfortable working environment and sustainable business operations.



# SITE PLAN

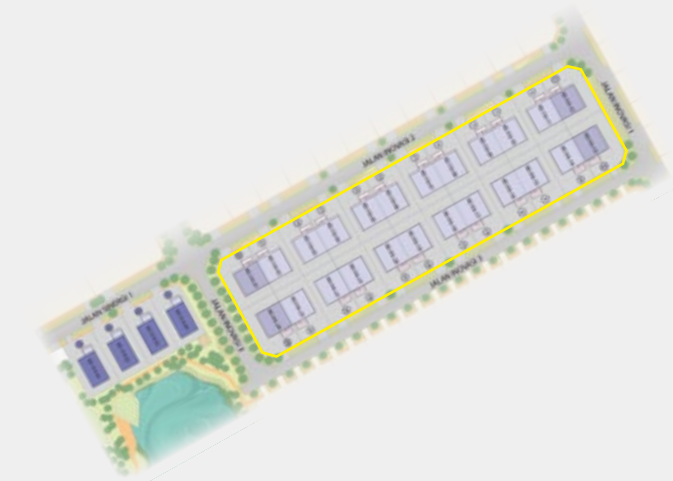


## LEGEND

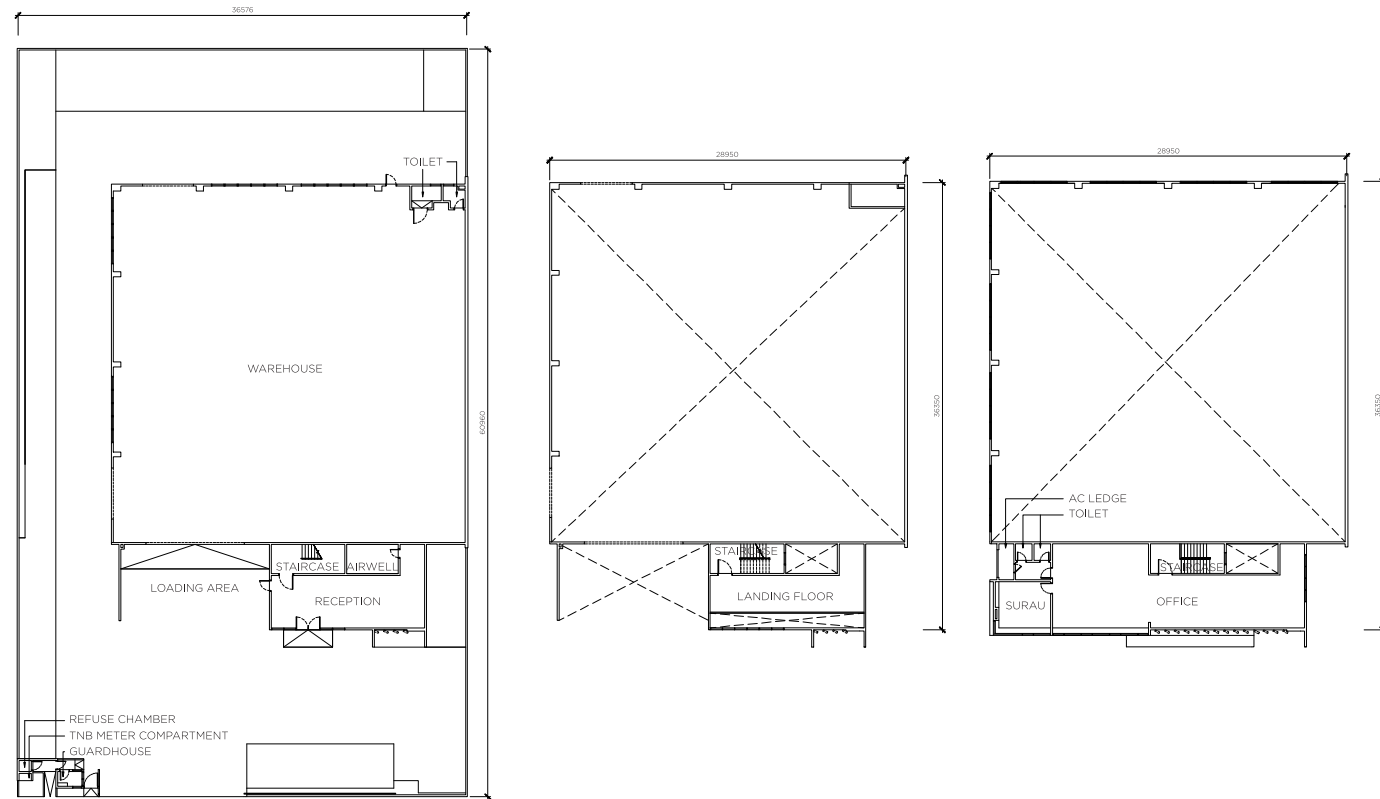
- Twin factories intermediate unit
- Twin factories corner unit
- Detached factories standard unit
- KE-I16-01 Lot number
- 21 Address number

# FLOOR PLANS

## TWIN FACTORIES **3**



120' x 200' | 13,663 SQFT

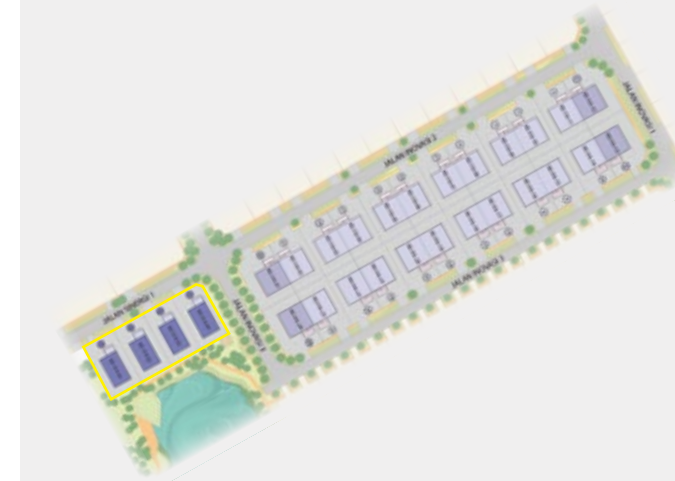


**NOTES:**

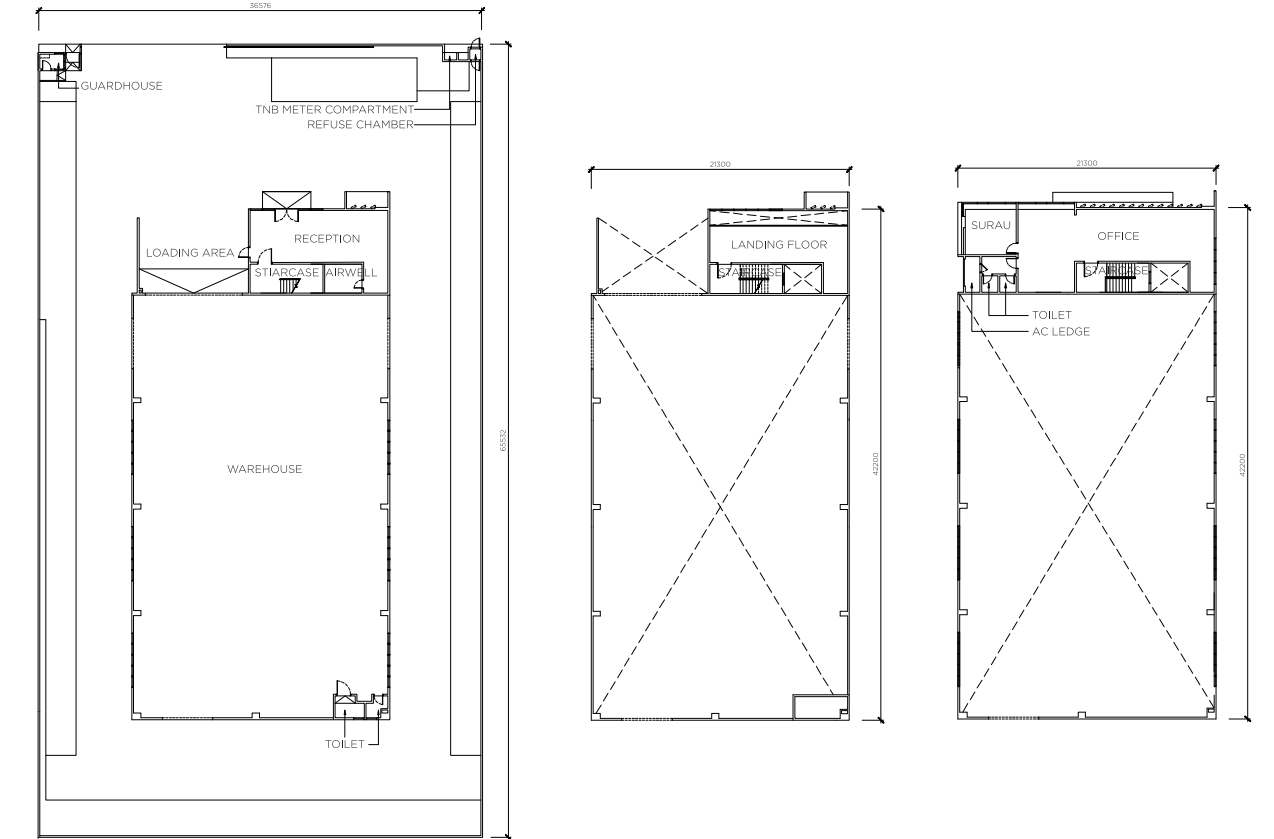
1. All description and specifications are subject to variation, modifications and substitutions as directed or approved by relevant authorities or developer's consultants.
2. Driveway, ramps and exterior areas may vary to suit site conditions.

# FLOOR PLANS

## DETACHED FACTORIES **1**



120' x 215' | 11,942 SQFT



**NOTES:**

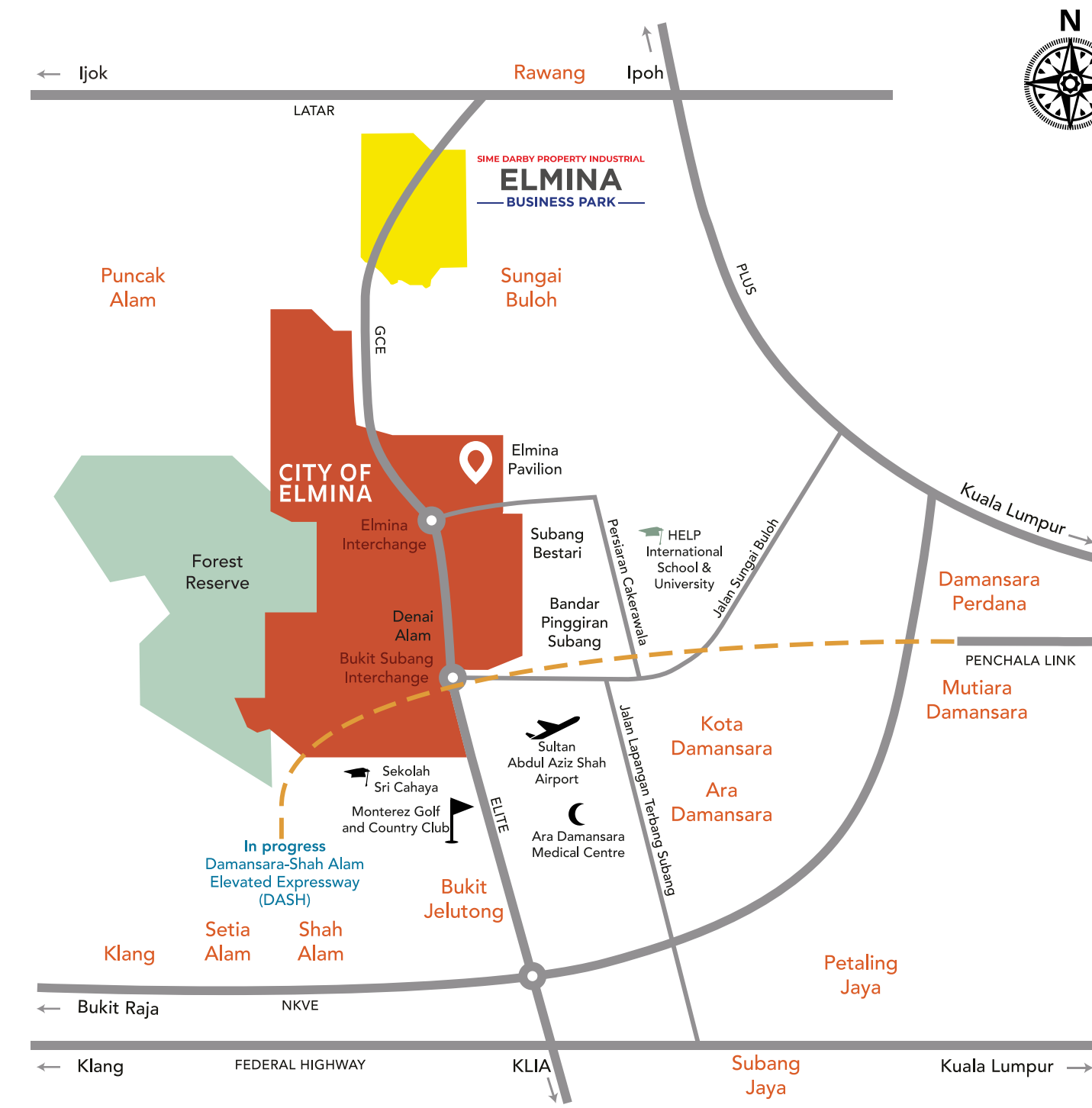
1. All description and specifications are subject to variation, modifications and substitutions as directed or approved by relevant authorities or developer's consultants.
2. Driveway, ramps and exterior areas may vary to suit site conditions.

# SPECIFICATIONS

**TWIN FACTORIES 3**

**DETACHED FACTORIES 1**

|                               |   |                                   |
|-------------------------------|---|-----------------------------------|
| Structure                     | : Reinforced Concrete                                       |                                   |
| Wall                          | : Masonry / Decking   |                                   |
| Roof Covering                 | : Decking   |                                   |
| Roof Framing                  | : Metal   |                                   |
| Ceiling                       | : Fire Staircase, Loading Area, Landing Floor, Reception    | : Skim Coat                       |
|                               | : Toilets, Surau  | : Cement Board                    |
| Windows & Louvers             | : Aluminum Frame, Glass Louvers / Glass Panel               |                                   |
| Doors                         | : Main Entrance   | : Glass Door                      |
|                               | : Other Doors   | : Fire Rated Door                 |
|                               |   | : Timber Flush Door               |
|                               |   | : Roller Shutter                  |
| Ironmongeries                 | : Lockset with Accessories                                  |                                   |
| Wall finishes                 | : Office, Surau, Fire Staircase, Landing Floor, & Reception | : Plaster & Paint                 |
|                               | : Warehouse   | : Decking / Plaster & Paint       |
|                               | : Toilets   | : Tiles / Plaster & Paint         |
| Floor Finishes                | : Office, Landing Floor, & Reception                        | : Cement Render                   |
|                               | : Warehouse   | : Floor Hardener                  |
|                               | : Surau & Toilets   | : Tiles                           |
|                               | : Fire Staircase  | : Cement Render with Nosing Tiles |
| Sanitary and Fittings Toilets | : Toilets   | : Sanitary Wares & Fittings       |
| Fencing                       | : Masonry   |                                   |
|                               | Twin Factories  | Detached Factories                |
| Electrical Installation       | : Lighting Points   | : 51 nos.                         |
|                               | : Signage Light Points                                      | : 2 nos.                          |
|                               | : Gate Light Points   | : 1 nos.                          |
|                               | : Wall Fan Points   | : 1 nos.                          |
|                               | : Power Points  | : 36 nos.                         |
|                               | : Air -Conditioning Power Point                             | : 8 nos.                          |
|                               | : Autogate Points   | : 1 nos.                          |
|                               | : Data Point  | : 3 nos.                          |
|                               | : Booster Pump Point  | : 1 nos.                          |
| Parking                       | : Car / Lorry   | : Grasscrete                      |
| Miscellaneous                 | : Letter Box, Refuse Chamber & Guard House                  |                                   |



# GET IN TOUCH

**Visit our sales gallery or contact us today**

Elmina Pavilion,  
Persiaran Eserina,  
Elmina East, Sek U16,  
40160 Shah Alam,  
Selangor

Tel: +603 7831 2253

**Elmina Pavilion**

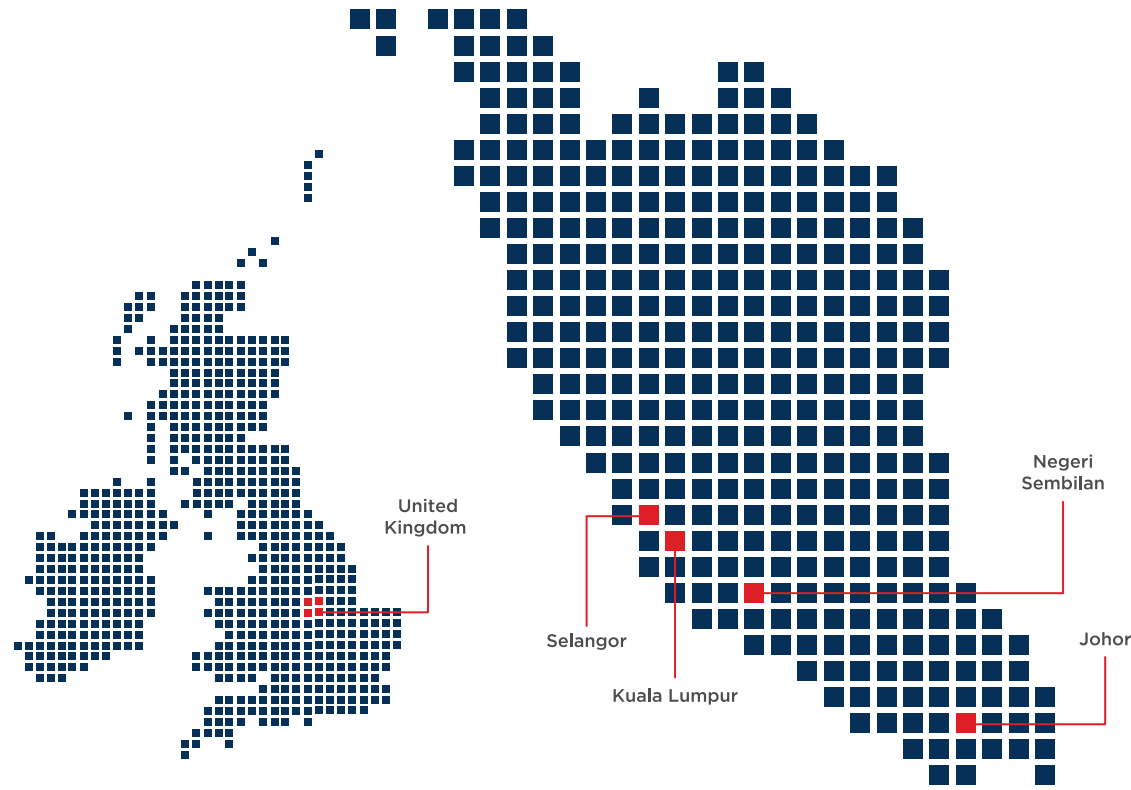
Open Daily: 9.30am - 6.30pm  
(Including public holidays)



Property

## 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

# 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  
**BANDAR BUKIT RAJA**  
INDUSTRIAL PARK 3

SIME DARBY PROPERTY INDUSTRIAL  
**SERENIA**  
BUSINESS PARK

BANDAR UNIVERSITI PAGOH

SIME DARBY PROPERTY INDUSTRIAL  
**XME NILAI**  
BUSINESS PARK

Hamilton Nilai City