



WITHIN ISKANDAR REGION

THE PERFECT MODERN

INDUSTRIAL ADDRESS

1½ Storey Semi-Detached Factory

TYPE SD 3 (PHASE III)

FREEHOLD | MEDIUM INDUSTRY

Land Area

19,550 sq.ft - 44,937 sq.ft

Built-up Area

11,730 sq.ft



Artist's Impression Only.

A Step Ahead Of The Rest

Pekan Nenas Industrial Park is well-conceptualized contemporary industrial development that drives success and inspires entrepreneurship. Offering highly innovative semi-detached factories within 112 acres of freehold land, this coveted industrial address is designed for profitable and sustainable success.

As a guarded industrial address with CCTV surveillance, Pekan Nenas keep your investment safe. For further convenience, there is also the worker's hostel while a hypermarket and food court is planned to be part of the precinct.



SPECIFICATIONS

Structure

Reinforced concrete and steel frame

Wall

Cement brick wall with plaster

Roof

Metal Deck

Ceiling

Asbestos-free cement board to office area

Windows

Adjustable glass/ Fixed glass louvres and aluminium sliding windows

Doors

Metal/Flush door & metal roller shutter

Staircase

Reinforced concrete staircase

Floor

Cement, sand screeds for all except toilet area with non-slip homogeneous tiles

Wall finishes

Cement, sand plaster for all except toilet area with ceramic tiles

Painting

Enamel painting to wood and metal finished work. Cement based painting and emulsion painting for external and internal walls respectively

Sanitary

Ample provision

Electrical power provision

200 amp

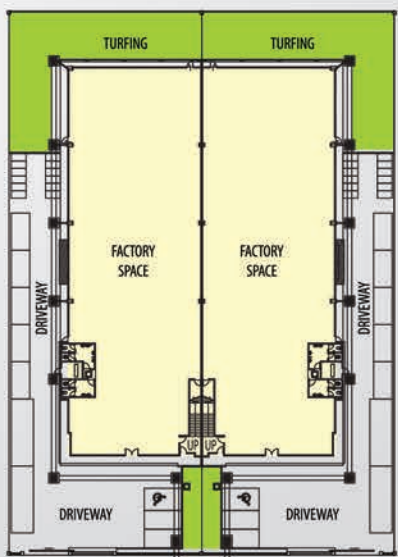
Floor loading

25KN/m²

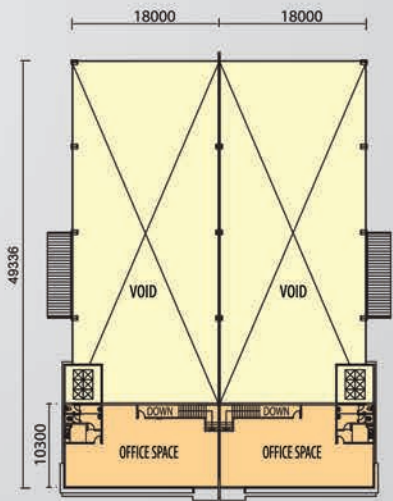
Pekan Nenas Industrial Park Layout Map



Floor Plan



GROUND FLOOR PLAN



MEZZANINE FLOOR PLAN



RIGHT ELEVATION

Factory Type	Qty	Land Area Sq Ft	Factory Area Sq Ft		
			Ground Floor	Mezz Floor	Total Area
SD3	32	19,550 - 44,937	9,623	2,107	11,730

Location Map



Superior Connectivity

Pekan Nenas Industrial Park is strategically located beside Pontian Road and accessible via the North-South Expressway and Coastal Highway. This allows advantageous proximity to a myriad of amenities for smooth day business operations.

This brilliant address is within Iskandar Malaysia's Flagship C, thus will benefit from the government's numerous initiatives and infrastructure to drive economic growth. There is also ample manpower availability from the multitude of surrounding residential neighbourhoods.

KEY LOCATION HIGHLIGHTS

- 08 minutes to Setia Eco Garden
- 10 minutes to Gelang Patah
- 15 minutes to Port of Tanjung Pelepas (PTP)
- 15 minutes to Pontian
- 20 minutes to Skudai
- 20 minutes to Universiti Teknologi Malaysia (UTM)
- 25 minutes to Singapore 2nd Link
- 25 minutes to Kulai/Senai
- 25 minutes to Senai International Airport
- 25 minutes to Johor Bahru City Centre
- 40 minutes to Port of Pasir Gudang



COMPLETED



Ideal For All Your Needs

These intelligently designed factories feature an attractive contemporary facade, while being flexible enough to cater to various industries and business needs, including textile, metal works, ceramic, engineering, timber and food.

KEY FEATURES INCLUDE :



Ceiling height of 26 ft.



Strategically located beside Pontian Road within 30km
Senai Airport and Tuas 2nd Link



Guarded community



Floor loading of 25KN/m2



200 amp power supply



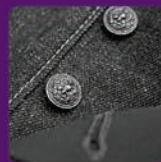
34 ft. internal road



Sufficient source of manpower



Nearby Port of Tanjung Pelepas (PTP)



Developer :



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