

DEVELOPED BY

IGD

INSAFOAM GARGASH
Development

MERANTI PUCHONG
INDUSTRIAL PARK

SUPER LINK FACTORY FOR SALE



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PROJECT OVERVIEW

Meranti Puchong Industrial Park is being developed by Insafoam Gargash Development Sdn Bhd a company partnering between owners of Insafoam Insulation, Malaysia and AJG Holdings, United Arab Emirates. The companies bring together over 30 years' experience in building and project development with completed projects worth over 100 million dollars.

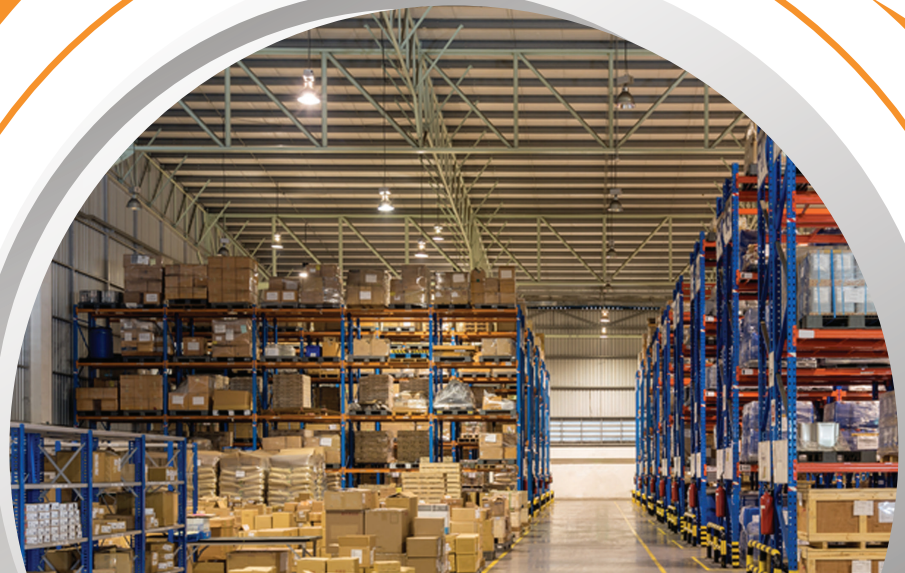
Meranti Puchong Industrial Park is a Leasehold industrial project slated for completion in 4th quarter of 2020. This exclusive Industrial Complex will house exclusive units of 2 & 3 storey Super Link Factories, with a gross built-up area of 6,300 to 10,500 square feet per unit.

Super Link Factory for Sale

- Prices starting from RM 2,665,000.00 / USD 630,000.00
- Progress based payment plan
- Legal fee for S&P agreement paid by Developer (limited to developer appointed solicitor)

OPERATIONAL FEATURES & BENEFIT

- Spacious layouts and large built-up area
- Column free floor provides superior flexibility, functionality and maximum factory usage space
- Contemporary glass design façade
- 2 Tonne goods hoist
- Motorised MS roller shutter on Ground Floor
- High loading capacity
- High ceiling
- Parking spaces within the Complex



LOCATION

The exclusive project is located in Taman Perindustrian Meranti Utama, within the industrial corridor of Puchong, one of the most strategic location in Klang Valley today.

LINKS TO ALL MAJOR ROAD NETWORK & HIGHWAYS

- MEX – Maju Expressway
- LDP – Leburaya Damansara Puchong
- SKVE – South Klang Valley Expressway

DISTANCE TO KEY LOCATIONS

- | | |
|---------------------|---------|
| • KLCC | 35 mins |
| • Port Klang | 40 mins |
| • Cyberjaya | 15 mins |
| • IOI Mall, Puchong | 15 mins |
| • USJ / Subang Jaya | 20 mins |

SITE PLAN



Notes:

- (1) All areas, specifications and drawings are approximate only
- (2) Information is subject to change without notice at developer's absolute discretion
- (3) Actual area may vary from the stated area
- (4) The developer reserves the right to make revisions/alterations without any liability whatsoever

FACTORY UNITS

Unit No.	Type	Ground Floor SQ FT	1st Floor SQ FT	2nd Floor SQ FT	Extra Land SQ FT	Total SQ FT Area
1	3 Storey-End	2661	2661	2661	0	7983
2	3 Storey-Intermediate	2965	2965	2965	0	8895
3	2 Storey-Intermediate	3181	3181	0	0	6362
4	2 Storey-Intermediate	3396	3396	0	0	6792
5	2 Storey-Intermediate	3612	3612	0	0	7224
6	2 Storey-Intermediate	3827	3827	0	0	7654
7	2 Storey-Intermediate	4042	4042	0	0	8084
8	2 Storey-Intermediate	4257	4257	0	0	8514
9	2 Storey-Intermediate	4472	4472	0	0	8944
10	2 Storey-Intermediate	4688	4688	0	0	9376
11	2 Storey-Intermediate	4903	4903	0	0	9806
12	2 Storey-End with Land	5265	5265	0	1970	10530

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SPECIFICATION

Unit Height:

Ground Floor: 23 Feet
1st & 2nd Floor: 15 Feet

Goods Hoist:

2 Tonnes

Floor Load Capacity

Floor Loading Ground Floor: 15 KN/m²
Floor Loading 1st & 2nd Floor: 5 KN/m²

Electricity Supply:

3 Phase
Ground Floor: 150 AMPS
1st & 2nd Floor: 60 AMPS

Doors:

Motorized M.S. Roller Shutter
Fire Rated Door
Plywood Flush Door (where Applicable)

Structure:

Reinforced Concrete Framework

Walls:

Brickworks

Roofing:

Metal Deck Roofing

Ceilings:

Ground Floor: Paint on Concrete Soffit
First Floor: Paint on Concrete Soffit
Second Floor: Nil

Ironmongery:

Quality Lockset/Ironmongery

Floor Finishes:

Toilets: Ceramic Tiles
Staircase: Cement Render
Other: Cement Render

Windows:

Aluminum
Frame Windows with
Glass Panels/Louvres

Internal Wall Finishes:

General: Plaster & Paint
Toilet: Ceramic Tile

External Wall Finishes:

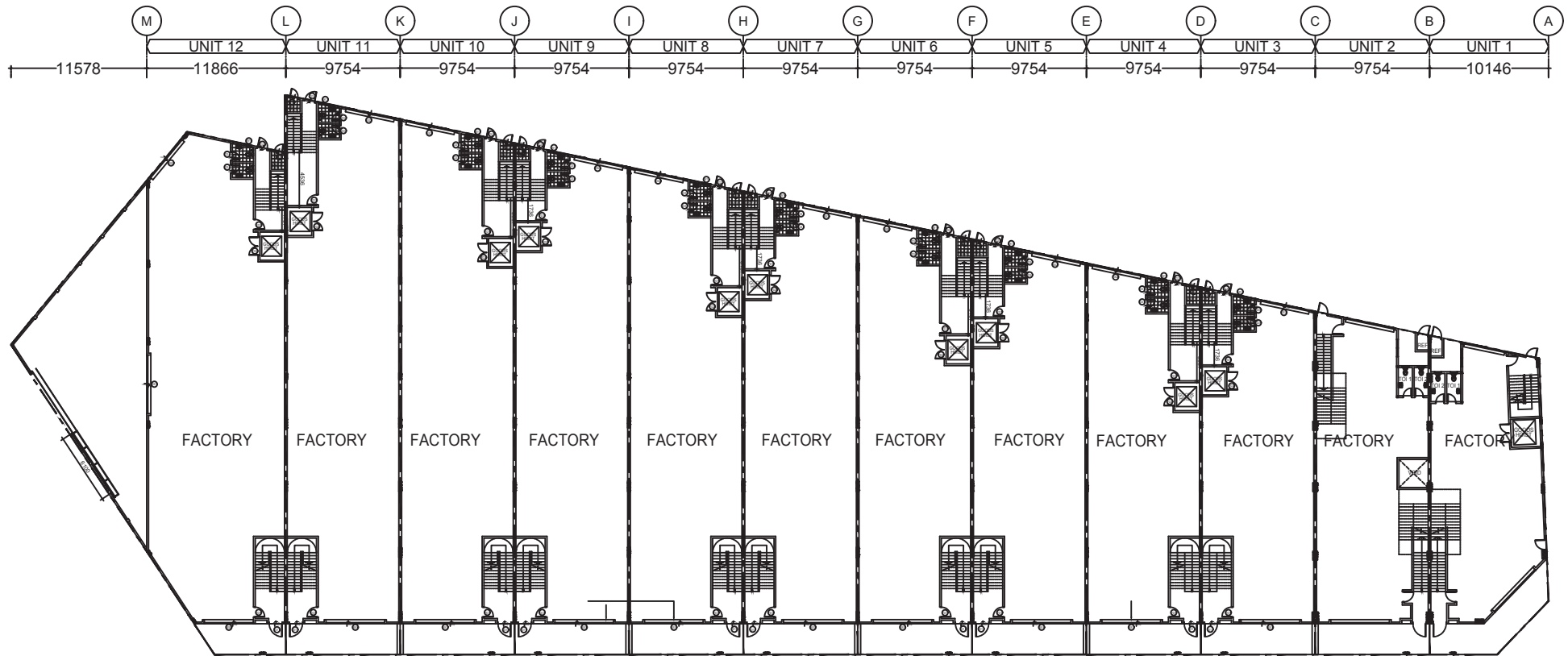
General: Plaster & Paint

Electrical Fittings:

Lighting Point
Power Point
Air-Condition point
Telephone points



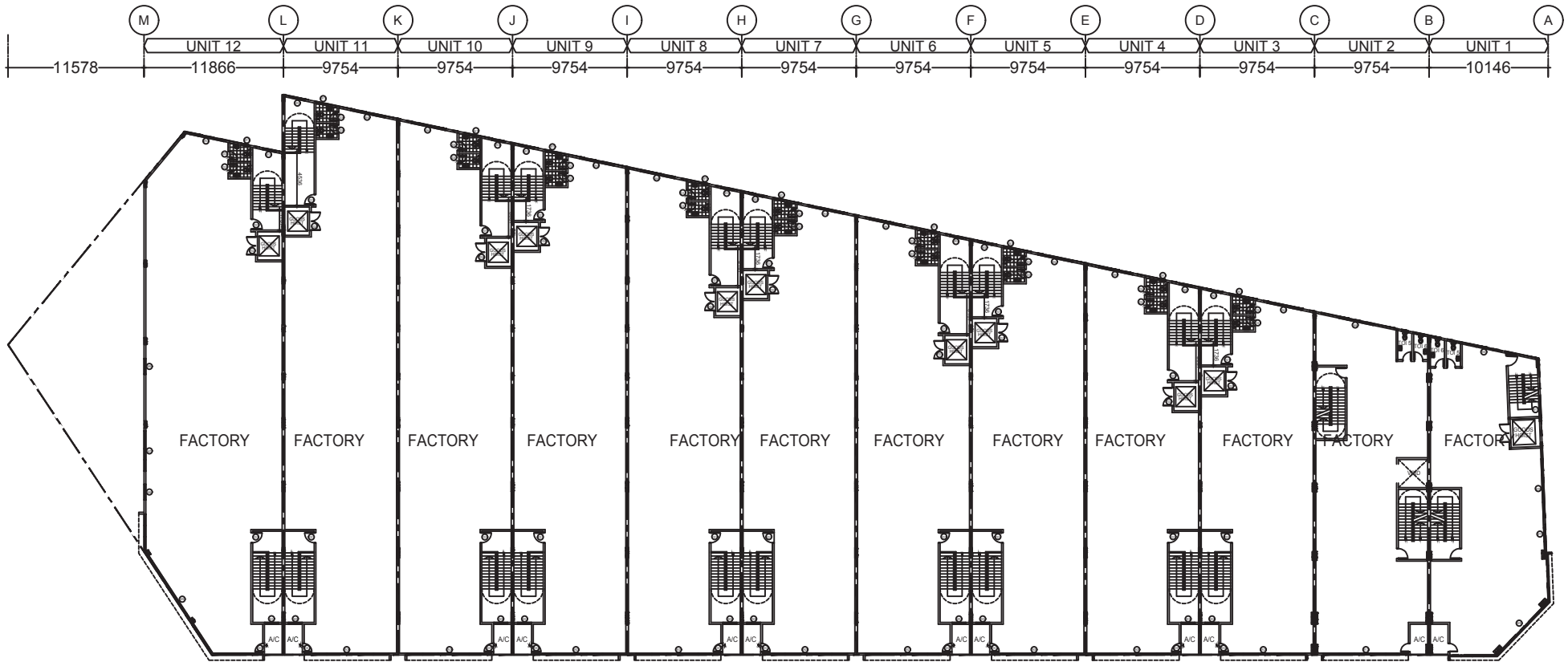
FLOOR PLAN - GROUND FLOOR (12 UNITS)



Ground Floor Plan

All informations, specifications and plans contain herein are subjected to amendments as may be required by the Authorities or Developer's project consultants.
Lot size varies - actual area of said lot is shown in final document of title.

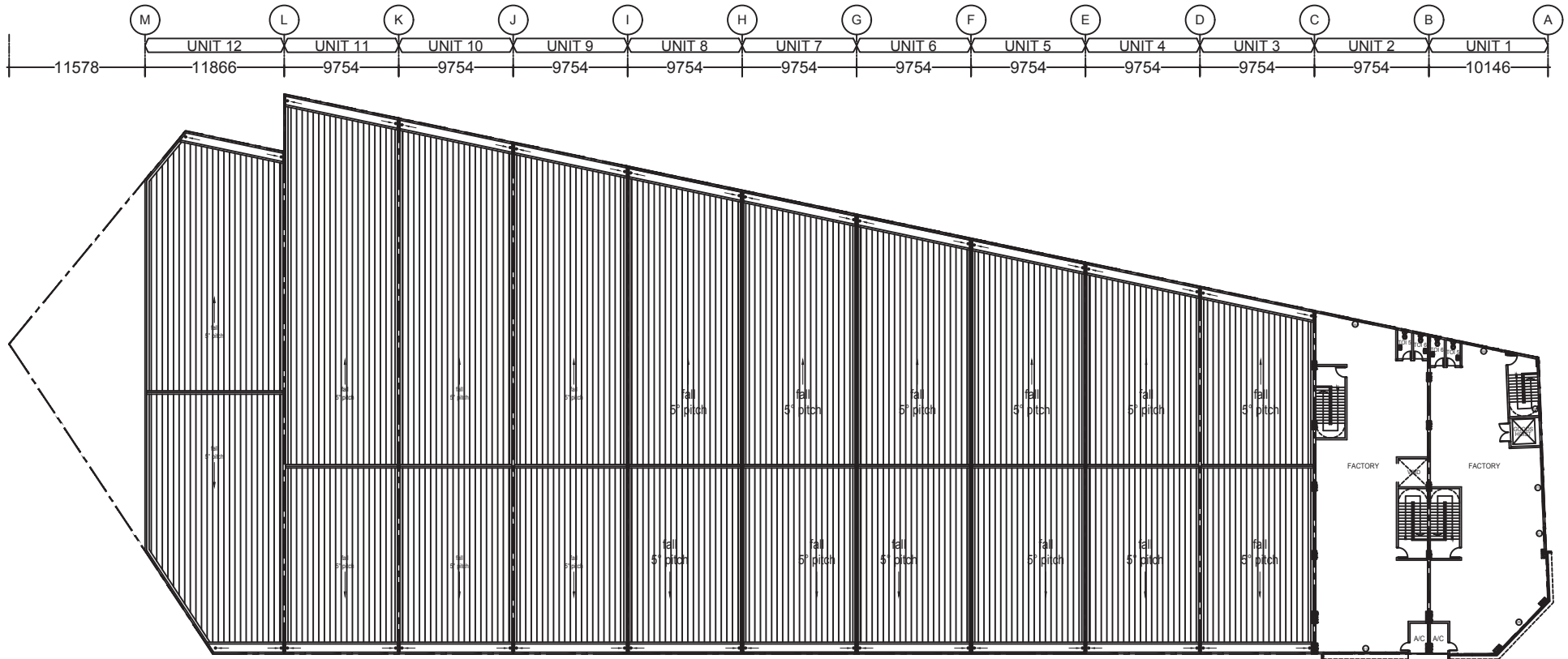
FLOOR PLAN - FIRST FLOOR (12 UNITS)



First Floor Plan

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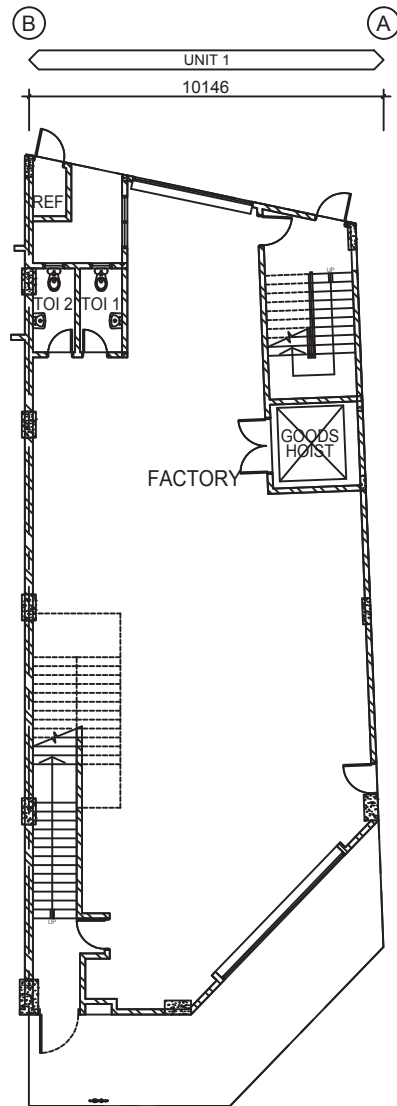
FLOOR PLAN - SECOND/ ROOF FLOOR (12 UNITS)



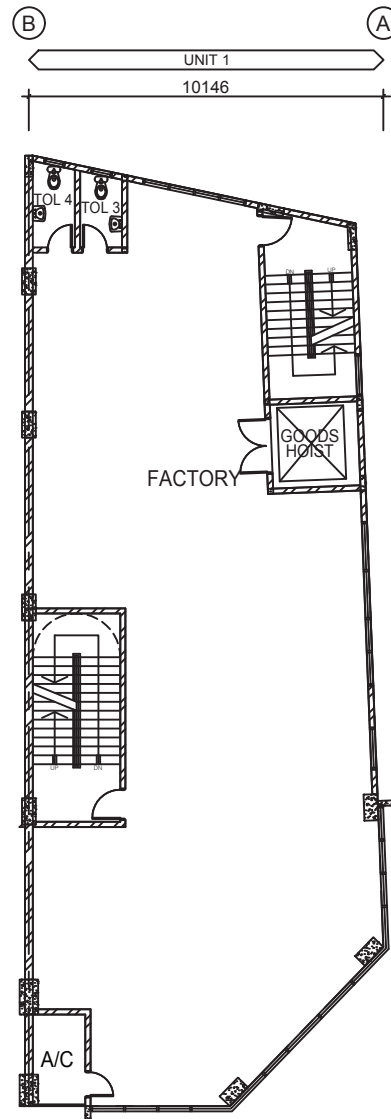
Second Floor Plan (UNIT 1 & 2), Roof Plan (UNIT 3-12)

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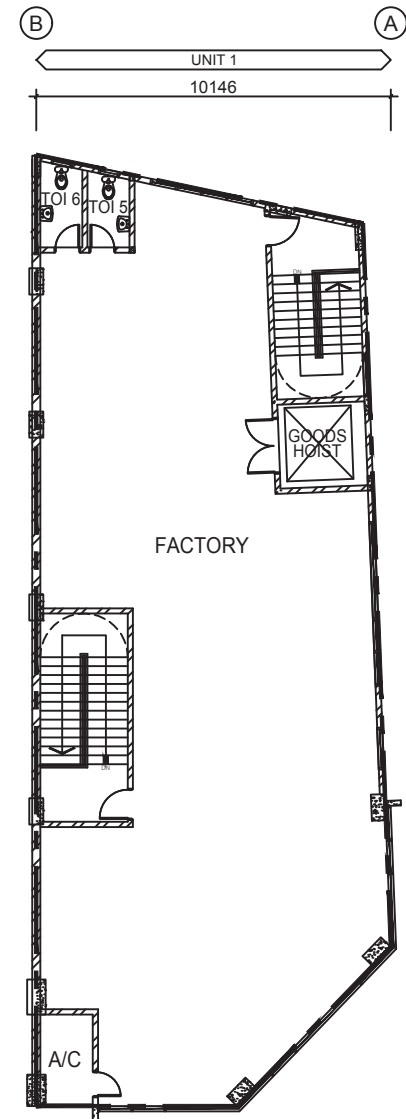
FLOOR PLAN - UNIT 1 (SIMILAR LAYOUT FOR UNIT 1 TO 2)



GROUND FLOOR



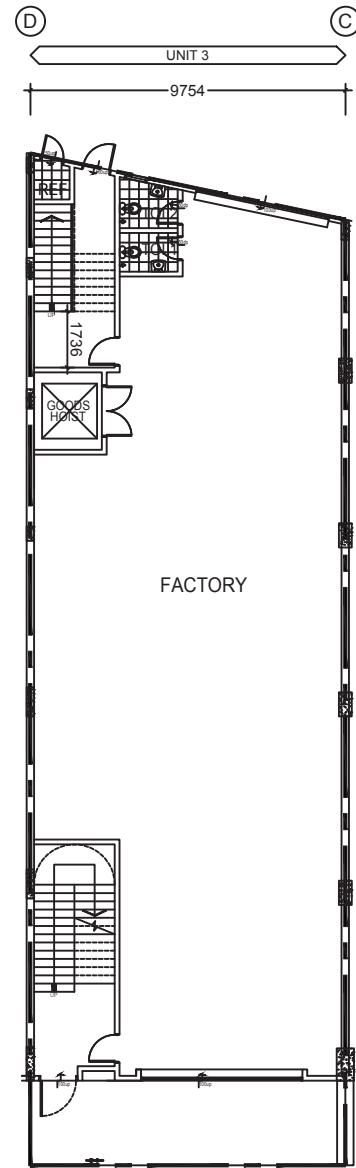
1ST FLOOR



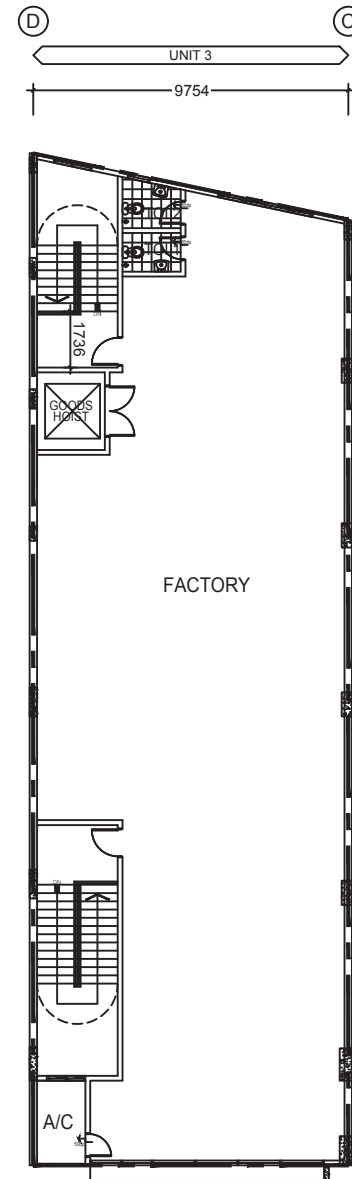
SECOND FLOOR

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FLOOR PLAN - UNIT 3 (SIMILAR LAYOUT FOR UNIT 3 TO 12)



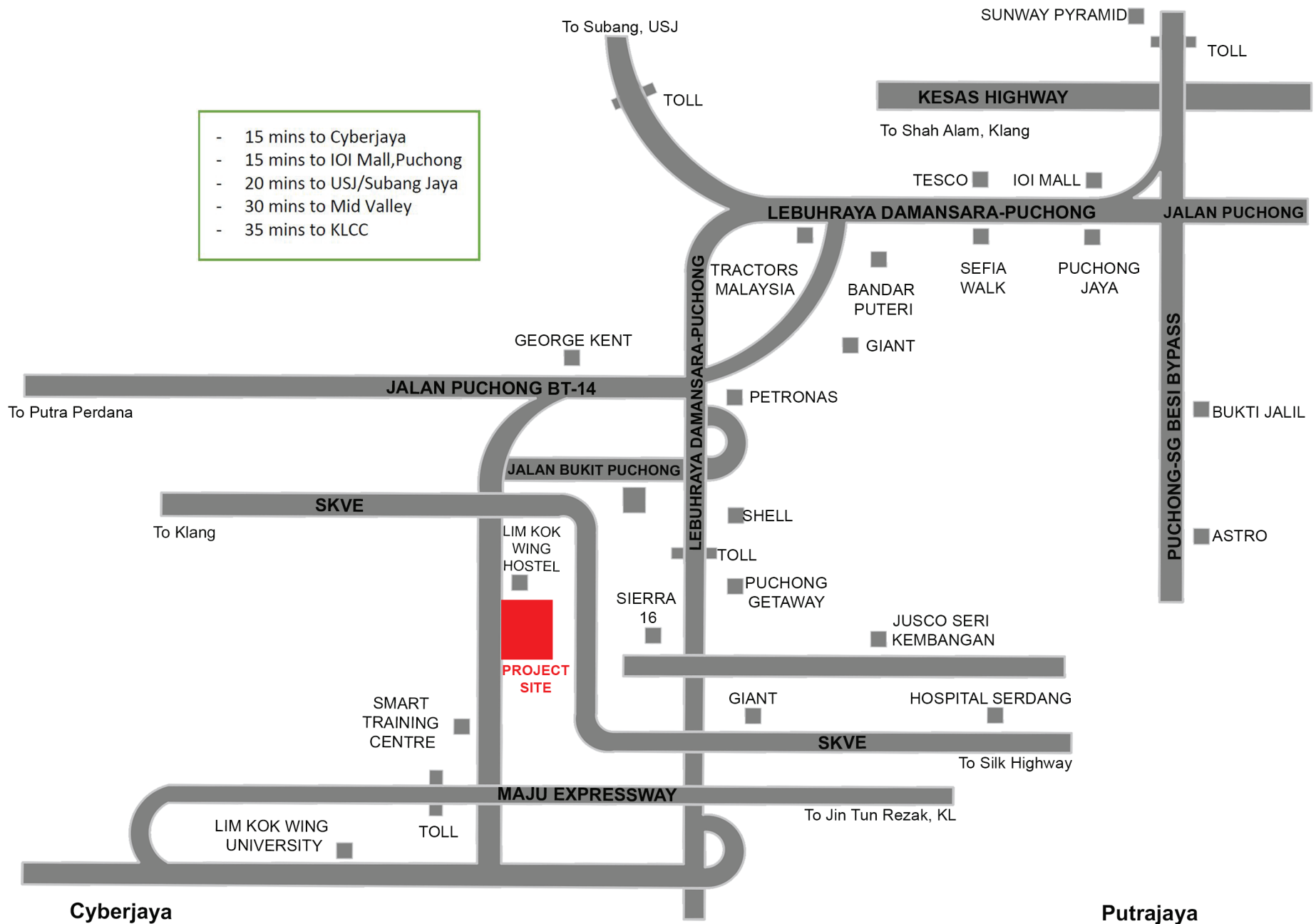
GROUND FLOOR



1ST FLOOR

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LOCATION MAP





FOR MORE INFORMATION ON MERANTI PUCHONG INDUSTRIAL PARK

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