



IOI INDUSTRIAL PARK
ISKANDAR MALAYSIA

FREEHOLD

永久地契



THE PREFERRED ADDRESS IN ASIA 飞跃亚洲的完美据点

Malaysia is fast becoming the preferred business and investment destination in ASEAN and the Asia Pacific. The progressive liberalisation of the economy and investor-friendly policies have contributed immensely in building a strong industrial base, and the country is emerging as a favoured destination for investors from cities such as Bangalore, Dubai, Hong Kong, Seoul, Shanghai, Taipei and Tokyo. It lies within an 8-hour flight radius from all these burgeoning growth centres in Asia.

An investor-friendly environment has propelled Malaysia to become a fast emerging and developing economy, with a national focus on innovation and knowledge to drive growth.

马来西亚堪称东盟及亚太区快速崛起的商业与投资据点。自由的经济体和友善的投资环境与政策吸引了来自世界各地的工商业投资者建基于此并大幅度刺激了国家的经济起飞，其中包括来自孟加拉、杜拜、香港、首尔、上海、台北及东京的投资商，而且只需方圆8小时飞行航程内即可抵达这些亚洲的蓬勃发展中心。

友善的投资环境与政策促进马来西亚快速蓬勃发展的经济体。目前马来西亚的经济着重于创革和智慧型的发展趋势。

THE KEY ECONOMIC DRIVERS OF ISKANDAR MALAYSIA

大马依斯干达的主要经济驱动力

Divided into 5 key flagship zones designated as key focal points for development in Iskandar Malaysia, these zones are envisaged to further strengthen existing economic clusters, as well as to diversify and develop targeted growth sectors. These zones serve as platforms for various industries to excel, ranging from the electrical and electronics, petrochemical and oleochemical, tourism, healthcare, education, logistics and financial services sectors to the creative and food & agro-processing sub-sectors.

大马依斯干达经济特区划分为5个主要旗舰区,区域的划分有效加强现有的经济版图并达成多元化的目标发展领域。这些旗舰区成为各工商业领域卓越发展的平台,类别有电器及电子、食品及农产品加工、石油化学、旅游、创意、医疗保健、教育、物流及金融服务等等。

WHY INVEST IN ISKANDAR MALAYSIA?

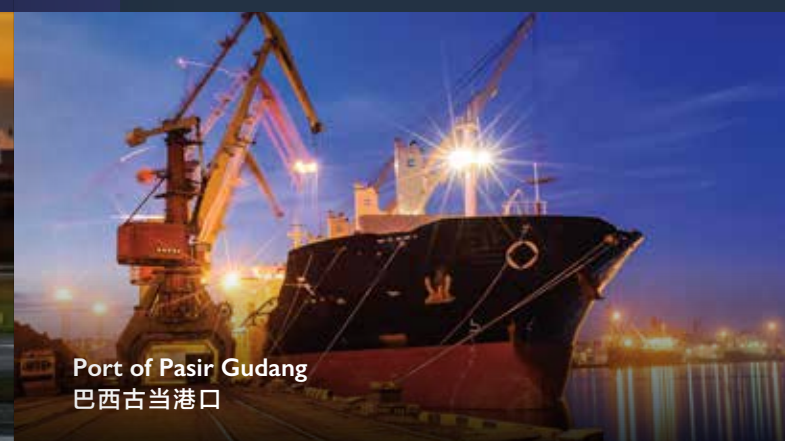
为何投资在大马依斯干达?

Situated within reach of a global market of approximately 800 million people, Iskandar Malaysia boasts accessibility by air, land, rail, and sea. The region is strategically positioned with three major ports: Pasir Gudang Port, the Port of Tanjung Pelepas and Tanjung Langsat Port. It is also served by Senai International Airport, with proximity to Singapore Changi Airport and the Port of Sembawang. This extensive connectivity, coupled with its vast acreage, positions Iskandar Malaysia as the largest single development project ever undertaken in the region.

掌握全球化市场的8亿人口, 海陆空的交通便利。三个主要海港, 巴西古当港口, 丹绒柏勒斯港口, 丹绒浪刹港口及士乃国际机场, 临近新加坡樟宜机场及三巴旺港口。占地辽阔的大马依斯干达是区域内单一最大的经济发展特区。



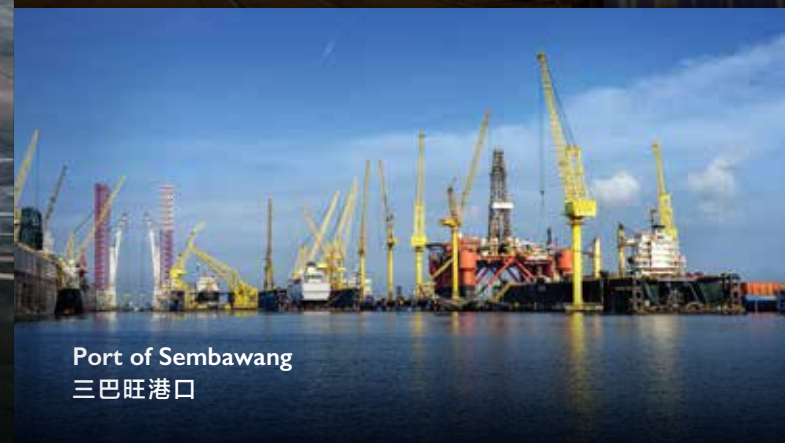
Senai International Airport
士乃国际机场



Port of Pasir Gudang
巴西古当港口



Changi Airport, Singapore
新加坡樟宜机场



Port of Sembawang
三巴旺港口



Port of Tanjung Pelepas
丹绒柏勒斯港口

STRATEGIC LOCATION, DYNAMIC HUB 卓越地利 繁华中枢

IOI Industrial Park @ Iskandar Malaysia enjoys close proximity to the Malaysia-Singapore Second Link, with easy access to international airports and seaports. As one of the nearest business parks to the Malaysia-Singapore Second Link, you can conveniently access any destination in Malaysia and Singapore, as well as connect to all major cities in Asia.

With 1,100 acres of development-ready land set aside for future expansion, your business is assured with exponential growth and potential returns from the burgeoning business opportunities of emerging economies in Asia.

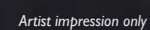
IOI Industrial Park @ Iskandar Malaysia 邻近马新第二通道及拥有直通国际机场及海港的便利,卓越的交通优势无论来往新马任何地点及亚洲主要大城市都无往不利。

拥有1,100英亩供未来扩充发展的地库作为后盾,您的业务建基在这个亚洲快速蓬勃发展, 商机无限的区域,必可预期业务增长及潜能的回酬保证。





融入充满活力的工业园区，与我们共同塑造未来商业格局。释放您的生产潜力，探索无限可能性，我们的工厂将成为您实现伟大成就的引擎。让我们与您携手打造无尽的商机。



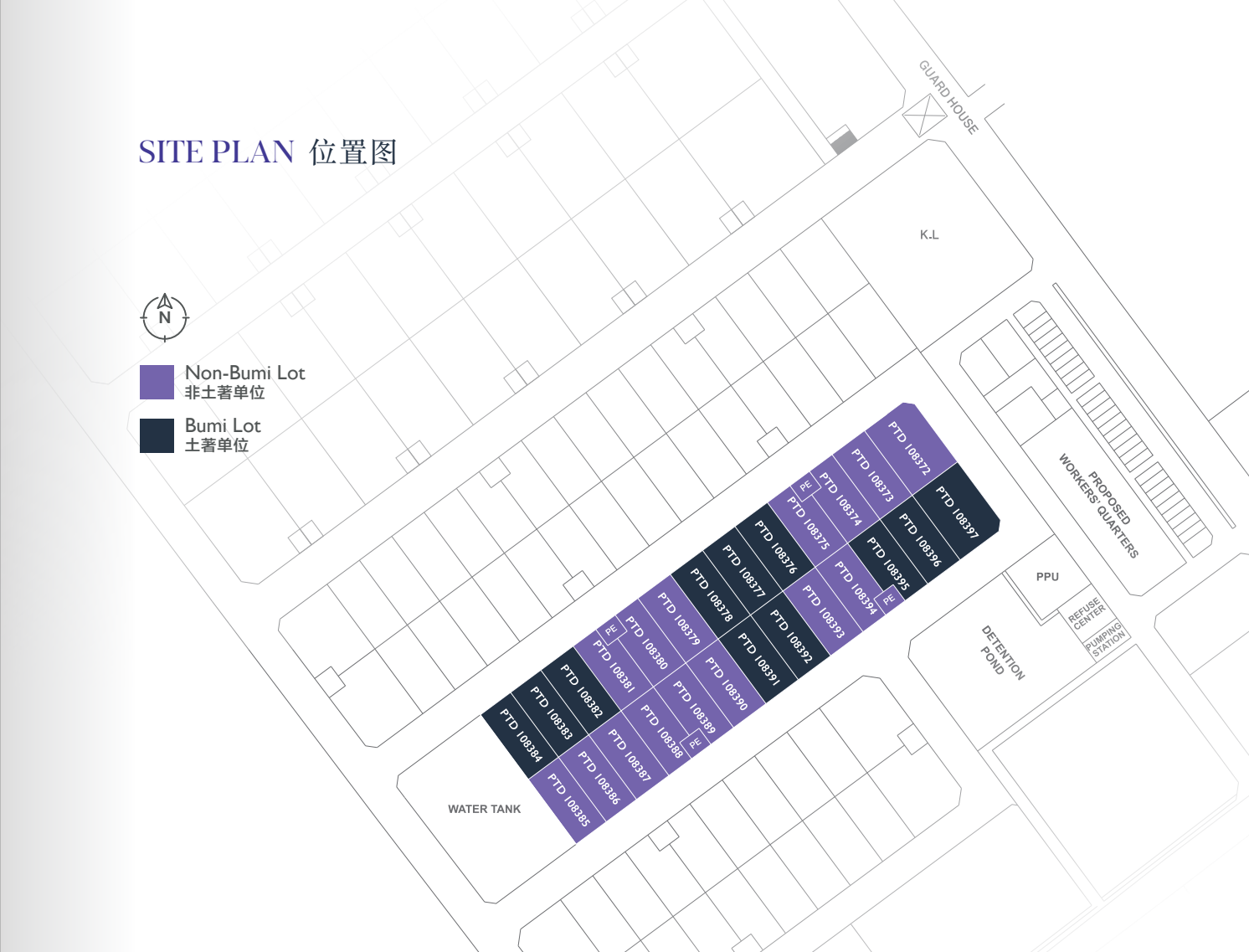
SPECIFICATIONS

Structure	Reinforced concrete/steel structure		
Roof Structure	Steel structure		
Roof Covering	Metal decking		
Wall	Brick/metal cladding		
Doors			
Entrance	Frameless glass swing door		
Bathroom	Flush door		
Production Area	Metal roller shutter/flush door		
Staircase	Timber fire rated door/flush door		
Prayer Room/Store/Toilet	Flush door with louvred		
Other Areas	Flush door		
Windows			
	Aluminium framed casement glass window		
	Aluminium framed fixed glass window		
	Aluminium framed top hung glass window		
	Metal framed adjustable glass louvred window		
	Metal framed fixed glass louvred window		
Ceiling			
Office	Skim coat with paint to soffit of reinforced concrete slab/plaster board ceiling with paint		
Prayer Room/Staircase	Skim coat with paint to soffit of reinforced concrete slab		
Toilet	Plaster board ceiling		
Floor Finishes			
Office	Cement render		
Production Area	Floor hardener		
Bathroom	Tiles		
Staircase	Cement render		
Others	Cement render		
Wall Finishes			
Production Area/Office	Plaster & paint up to ceiling level		
Toilet	Tiles at 1.5m high		
Ironmongery	Selected quality lockset		
Sanitary Fittings	Type A	Type A1	Type B
Sitting W.C	7 nos	7 nos	7 nos
Basin with Tap	7 nos	7 nos	7 nos
Water Tap	10 nos	10 nos	10 nos
Aluminium Sink & Tap	2 nos	2 nos	2 nos
Electrical Installation			
MSB (400A)	1 no	1 no	1 no
DB-M (60A)	1 no	1 no	1 no
DB-G (60A)	1 no	1 no	1 no
DB-P (150A)	1 no	1 no	1 no
Lighting Point	50 nos	50 nos	45 nos
Keluar Sign	6 nos	6 nos	5 nos
Emergency Light	13 nos	13 nos	13 nos
Wall Fan Point	2 nos	2 nos	2 nos
13A Power Point	23 nos	23 nos	22 nos
Roller Shutter Point	4 nos	4 nos	3 nos
Aircond point	2 nos	2 nos	3 nos
Isolator	5 nos*	5 nos*	4 nos*
Telephone Point	2 nos	2 nos	2 nos
*Including isolator for autogate			
Fire Protection System			
Hosereel	Yes		
Fire Extinguisher	Yes		
Fire Alarm Panel	Yes		

建筑规格

结构	钢筋混凝土/钢结构		
屋顶结构	钢结构		
屋顶覆盖	金属铺装板		
墙壁	砖墙/金属覆盖		
门			
入口	无框玻璃摆门		
卫生间	平开门		
生产区域	金属卷帘门/平开门		
楼梯	木质防火门/平开门		
祈祷室/储藏室/卫生间	带百叶窗的平开门		
其他区域	平开门		
窗户			
	铝框玻璃窗		
	铝框固定玻璃窗		
	铝框上悬玻璃窗		
	金属框可调玻璃百叶窗		
	金属框固定玻璃百叶窗		
天花板			
办公室	钢筋混凝土板底部抹灰涂漆 石膏板天花板涂漆		
祈祷室/楼梯	钢筋混凝土板底部抹灰涂漆		
卫生间	石膏板天花板		
地板饰面			
办公室	水泥抹灰		
生产区域	强化地面		
浴室	瓷砖		
楼梯	水泥抹灰		
其他	水泥抹灰		
墙面饰面			
生产区域/办公室	石膏抹灰并刷漆至天花板高度		
卫生间	1.5米高处铺贴瓷砖		
五金配件	精选品质门锁		
卫生装置	户型A	户型A1	户型B
坐式马桶	7 个	7 个	7 个
带水龙头的盆	7 个	7 个	7 个
水龙头	10 个	10 个	10 个
铝制水槽和水龙头	2 个	2 个	2 个
电源装置			
MSB(400A)	1 个	1 个	1 个
DB-M(60A)	1 个	1 个	1 个
DB-G(60A)	1 个	1 个	1 个
DB-P(150A)	1 个	1 个	1 个
照明点	50 个	50 个	45 个
出口标志	6 个	6 个	5 个
紧急照明灯	13 个	13 个	13 个
壁扇电源插座	2 个	2 个	2 个
13A电源插座	23 个	23 个	22 个
卷帘电源插座	4 个	4 个	3 个
空调插座	2 个	2 个	3 个
隔离开关	5 个	5 个	4 个
电话插座	2 个	2 个	2 个
*包括自动门的隔离开关			
消防系统			
水带卷盘	有		
灭火器	有		
火警控制面板	有		

SITE PLAN 位置图



WORK, REST, EXCEL 工人宿舍首选



The park features a workers' dormitory that provides comfortable accommodation and amenities for your workforce.

园区内设有员工宿舍,为员工提供舒适的便利设施。

LIVE, RELAX, PLAY 生活便利中心



In the adjacent township of Bandar Putra Kulai, spanning 6,000 acres, you'll find convenient facilities including schools, IOI Mall, public transport, Palm Villa Golf & Country Resort, Hutan Bandar Putra and Putra Sports Complex.

邻近占地6000英亩的古来太子城,享有完善既有设施如学校、IOI购物商场、公共交通、Palm Villa高尔夫球度假村、太子城森林公园及太子城体育中心。

GROW, INVEST, SUCCEED 携手成功前行



Explore a broader range of business opportunities to attract investments in supply chain management and tap into an existing customer base.

多选择的业务发展基地,实践供应链管理及提供既有消费群。



A Township Developed By
另一卓越发展项目
IOI Properties Group Berhad

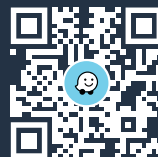
Developer
发展商

Nice Frontier Sdn. Bhd.
(199401014059)/(299739-U)
Subsidiary of IOI Properties Group Bhd. 旗下子公司
(201301005964)/(1035807-A)

Marketing & Sales Office
销售与办事处

IOI Galleria (Part of PTD 86173),
Jalan Putra 4, Bandar Putra,
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Email 电邮: sales.jb@ioigroup.com



IOI Galleria @
Bandar Putra Kulai



Scan here for more info
扫码以获得更多详情

IOI GALLERIA @ BANDAR PUTRA KULAI
Open Daily 销售展厅每日营业 9AM ~ 5PM

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IOI PROPERTIES
Trusted.