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PEKAN NENAS INDUSTRIES SDN. BHD.
(209816-D)

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JOLAND
柔置地集团 GROUP

End-Financier :



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THE PERFECT MODERN
INDUSTRIAL ADDRESS

A STEP AHEAD OF THE REST

Pekan Nenas Industrial Park is a 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's also the worker's hostel while a hypermarket and food court is planned to be part of the precinct.

KEY FEATURES INCLUDE :

- 34 ft internal road
- 26 ft ceiling height
- Floor loading of 25KN/m2
- 200 amp power supply
- Guarded community
- Worker's hostel
- Ample source of manpower

1½ Storey Semi-Detached Factory

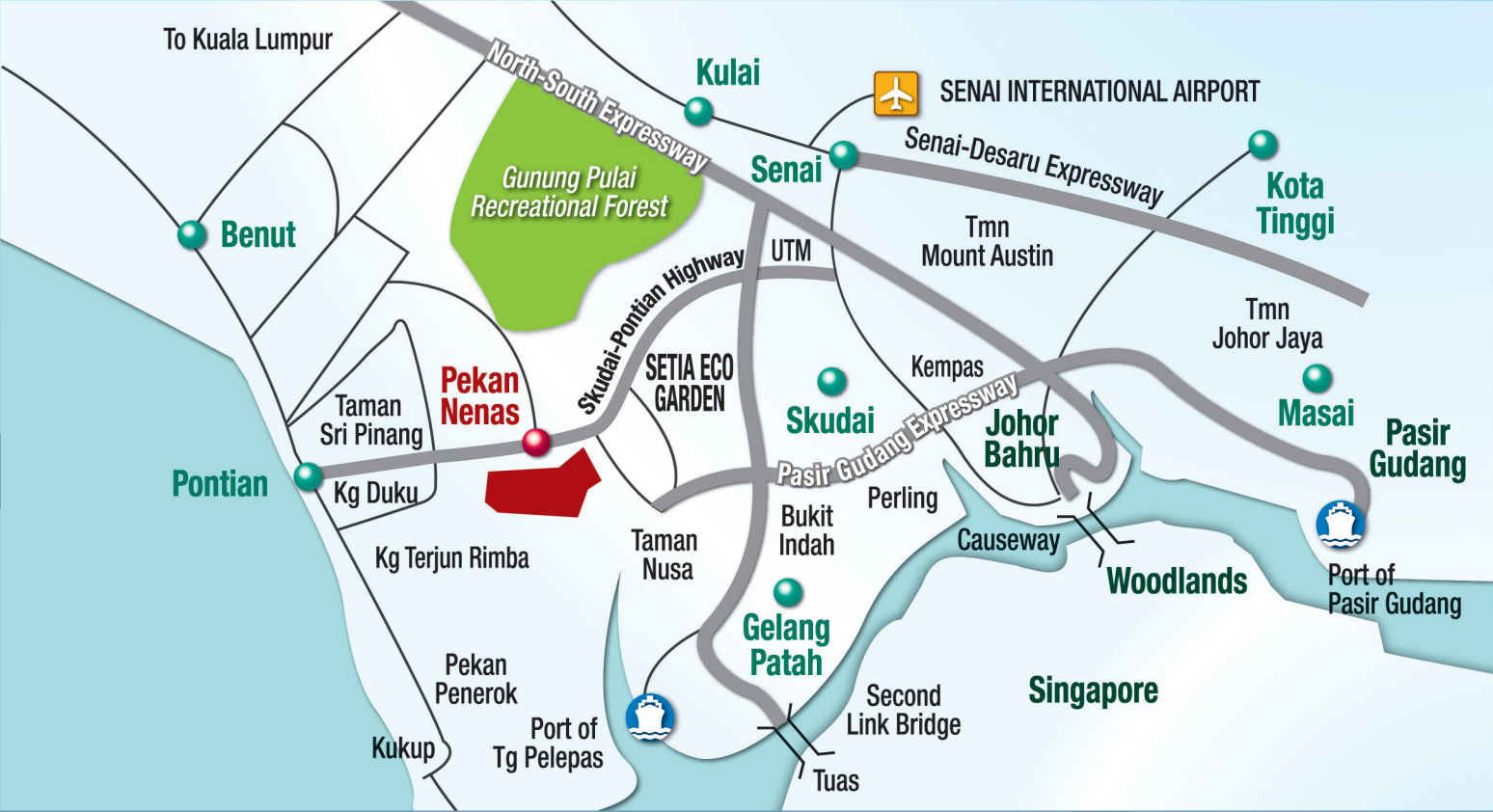
TYPE SD2 & SD3 (PHASE III)

FREEHOLD | MEDIUM INDUSTRY

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

Built-up Area
12,102 sq.ft & 11,730 sq.ft

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 to 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's 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



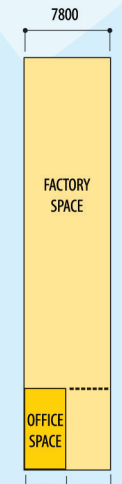
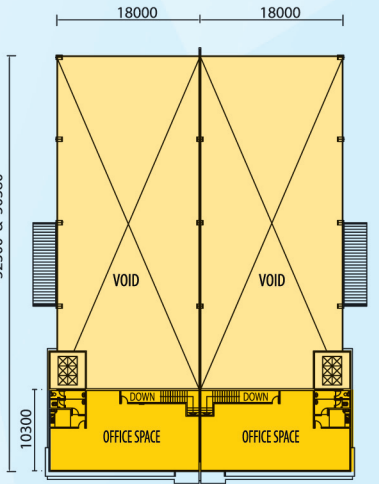
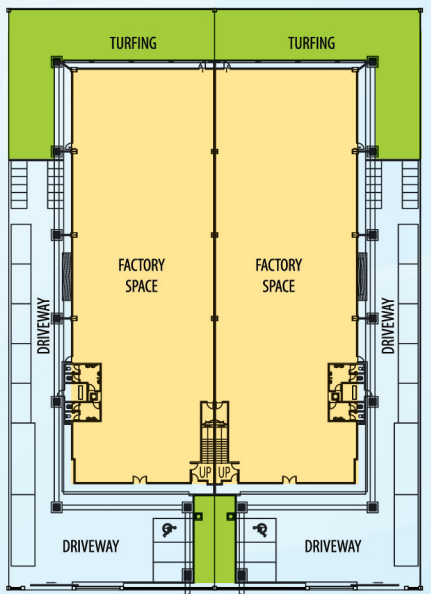
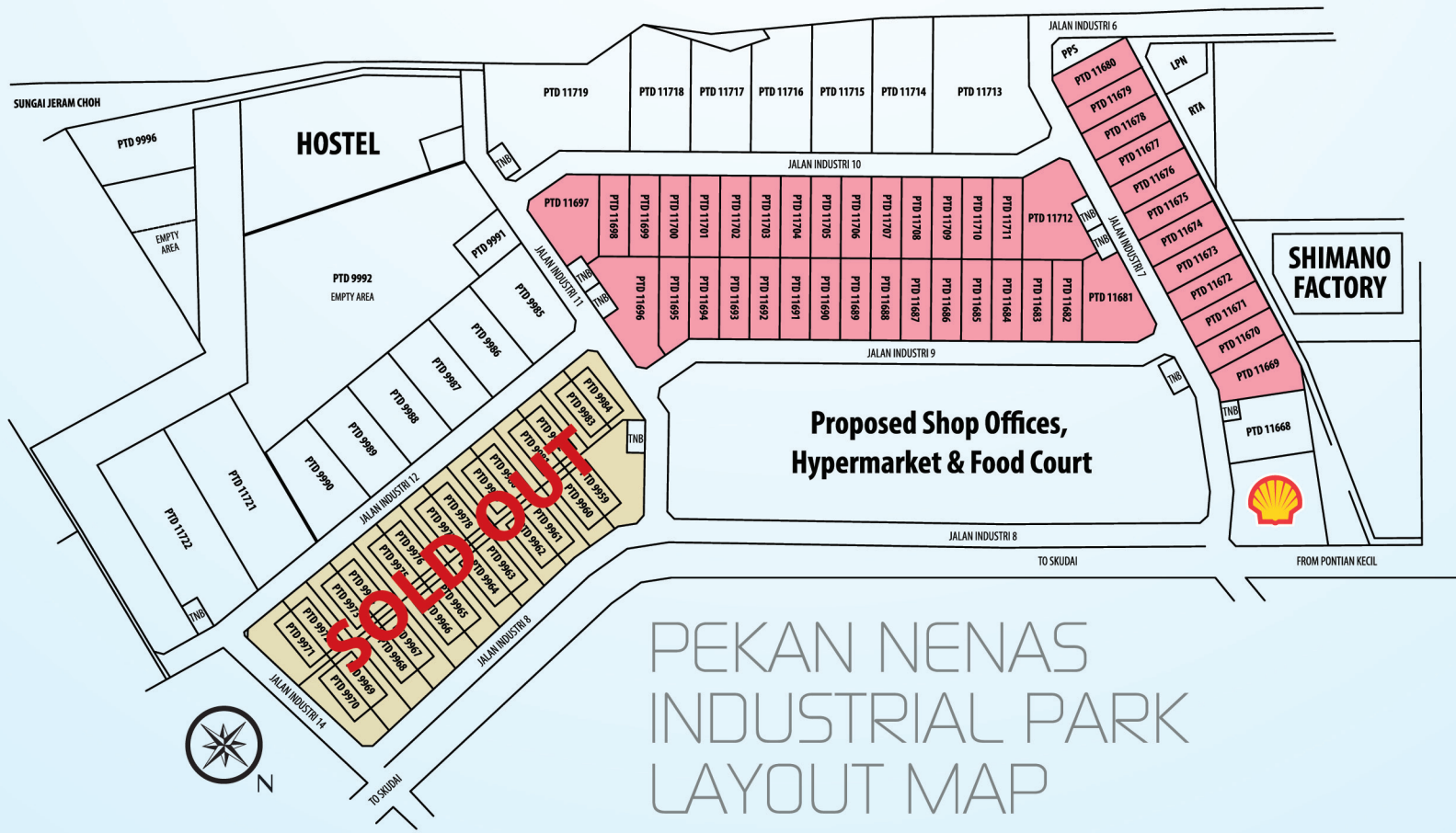
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- A** Phase II - Semi-Detached Factory (Type SD I) & Shell Petrol Station
- B** Phase III - Semi-Detached Factory (Type SD2, SD3)
- C** Phase IV - Detached Factory
- D** Hostel, Proposed Shop Offices, Hypermarket & Food Court

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.



Factory Type	Qty	Land Area Sq Ft	Factory Area Sq Ft		
			Ground Floor	Mezz Floor	Total Area
SD2	12	20,227 - 30,417	9,995	2,107	12,102
SD3	32	19,550 - 44,937	9,623	2,107	11,730

Specifications

- Structure / 结构**
Reinforced concrete and steel frame / 钢筋混凝土骨架
- Wall / 墙壁**
Cement brick wall with plaster / 砖墙水泥修饰
- Roof / 屋顶**
Metal Deck / 金属甲板
- Ceiling / 天花板**
Asbestos-free cement board to office area / 无石棉水泥板
- Windows / 窗**
Adjustable glass/ Fixed glass louvres and aluminium sliding windows / 可调整/固定玻璃百叶窗和铝合金推拉窗
- Doors / 门**
Metal/Flush door & metal roller shutter / 金属/平板门和金属卷帘
- Staircase / 阶梯**
Reinforced concrete staircase / 钢筋混凝土阶梯
- Floor / 地板**
Cement, sand screeds for all except toilet area with non-slip homogeneous tiles / 水泥批荡地面除了卫生间采用防滑砖
- Wall finishes / 墙壁修饰**
Cement, sand plaster for all except toilet area with ceramic tiles / 水泥砂浆抹面除了卫生间采用瓷砖
- Painting / 油漆**
Enamel painting to wood and metal finished work. Cement based painting and emulsion painting for external and internal walls respectively / 木质与金属表面采用瓷漆，外墙采用防水漆；内墙采用乳胶漆
- Sanitary / 卫生设备**
Ample provision / 充足配备
- Electrical power provision / 供电**
200 amp / 200安倍
- Floor loading / 地面负荷量**
25kN/m2