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欲知更多详情，欢迎来电：

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**NILAI
UTAMA**
INDUSTRIAL PARK 工业园

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UTAMA**

INDUSTRIAL PARK 工业园

FREEHOLD
永久地契

CORPORATE OFFICE 企业办公楼 | SHOWROOM 展示室 | FACTORY 厂房 | WAREHOUSE 仓库



**A DYNAMIC
INDUSTRIAL ADDRESS** 与时俱进的工业要址



Within the developed and established industrial zone of Nilai, the Nilai Utama Industrial Park is envisioned to be a modern and perceptive facility.

Units are designed with flexibility & functionality in mind and for a wide spectrum of industrial businesses.

Nilai Utama 工业园坐落于发展完善成熟的汝来工业区境内，预期成为一所具前瞻性的现代化生产要地。

各个单位均精心规划，以创造变通性和实用价值作为设计构想，迎合各类工商业的需求。

MODERN DOUBLE STOREY SEMI-D FACILITY 现代化双层半独立型设施

THE PERFECT 10 完美10项

- HIGH POWER SUPPLY - 3 PHASE 200 AMP**
高电力供应 - 3 相式 200 AMP 电流
- LARGE BUILT UP: FROM 10,128 SQ FT**
建筑面积特大: 由 10,128 平方尺起
- PRACTICAL & FUNCTIONAL LAYOUT**
功能实用的布局
- ALARM SYSTEM WITH CCTV**
闭路电视及警报系统
- ELECTRIC ROLLER SHUTTER**
厂房设有电动卷帘
- AUTOGATE WITH SYSTEM INSTALLATION**
自动门系统



7 30 FEET CEILING HEIGHT FOR PRODUCTION AREA
生产房具备30尺高天花

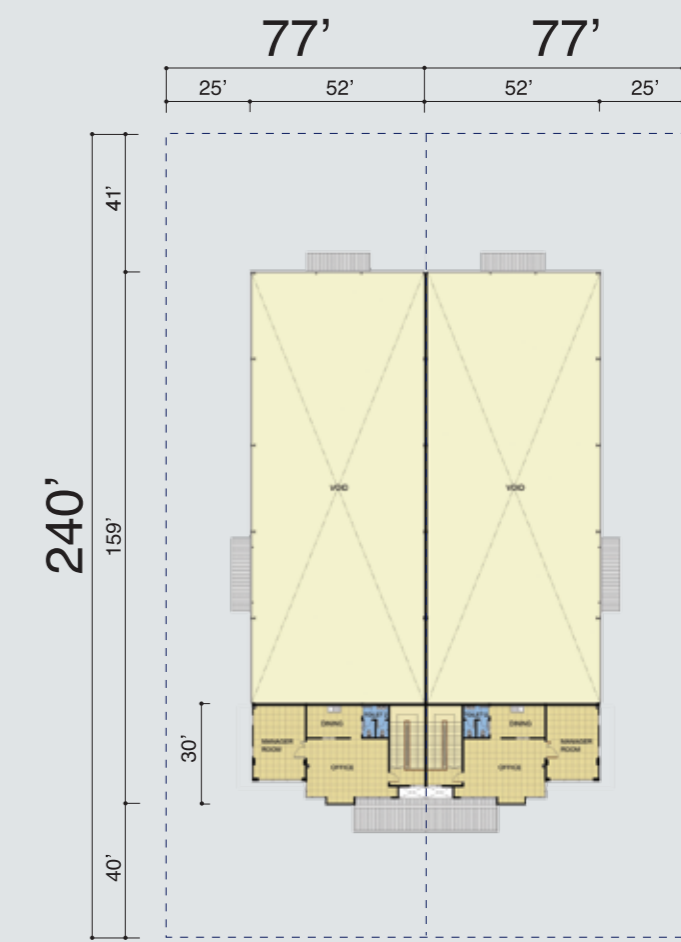
8 WIDE EXIT AND ENTRYWAYS
宽敞的出入通道

9 MODERN CORPORATE FACADE
现代感企业外观形象

10 AMPLE CAR PARKS & LOADING SPACE
大量泊车位及卸货空间



10
EXCLUSIVE
UNITS
10个专属单位



FIRST FLOOR 一楼



GROUND FLOOR 底层

SPECIFICATIONS

STRUCTURE	
Foundation	Reinforced Concrete Footings
Framework - Office	Reinforced Concrete Frame
- Factory	Metal Frame
BRICKS	
Walls	Bricks with Cement Plastering
ROOF	Metal Roofing Sheet with Insulator
ROOF STRUCTURE	Metal Construction
CEILING	
Ground & First Floor	
Office	Skim Coat / Suspended Ceiling
WINDOWS	
Ground & First Floor	
Factory, Entrance, Office, Manager's Room & Dining	Aluminium Frame / Glass Window
Toilet	Aluminium Frame Top Hung Window
DOORS	
Ground & First Floor	
Manager's Room & Toilet	Plywood Flush Door
Office	1 Hour Fire Rated Door / Aluminium Frame Swing Door
Factory	M.S. Roller Shutter
LOCKS	
Factory, Office & Toilet	Quality Cylindrical Lockset
FLOORING	
Factory, Office, Dining, Toilet & Staircase	Ceramic Tiles
Factory	Power Floated
WALL TILES	
Toilet	7' 0" High Ceramic Tiles
SANITARY FITTINGS	
Aluminium Sink	1 No.
Sitting WC	4 Nos.
Washbasin	4 Nos.
ELECTRICAL INSTALLATION	
Lighting Point	39 Nos.
Emergency Light	15 Nos.
'Keluar' Sign	6 Nos.
13 amp Plug Point	15 Nos.
Telephone Point	4 Nos.

TYPICAL UNIT 典型单位
77' x 240'

LOT SIZE 土地面积
from **18,485 sq ft**

BUILT UP 建筑面积
10,128 sq ft