

**FREEHOLD • READY FOR OPERATION**



**KEMPAS**

**THRIVING BUSINESS  
SUSTAINABLE WORLD**

# WHERE BUSINESS THRIVES FOR ONE & ALL

Setia Business Park II broke new ground in Iskandar Malaysia by setting the benchmark for an eco-friendly development catering specifically to businesses with strong green credentials, as well as those that required clean manufacturing facilities.

Both Business Parks are strategically located and served by world-class infrastructural facilities and connectivity. They are now highly regarded as the international gateway for high value investments and business expansion.

The green and clean industrial park concept meets the requirements for an environmentally sustainable development that complements the socio-economic goals of Malaysia and Asia Pacific Region. It is also a positive step towards the development of environmentally friendly industries for the future of a greener world.



Besides being the pioneer eco-themed industrial enclave in the thriving region of Iskandar Malaysia, Setia Business Park also offers a one-stop industrial solution to all your industrial needs.

-  **Gated & Guarded**
-  **24-hour Security Patrol**
-  **High-Speed Broadband**
-  **Passive Low Energy Facade**
-  **Green Designs**
-  **Heat Reduction Louvres**
-  **Enhanced Natural Lighting**
-  **Efficient Eco-system**



## SITE PLAN

Legend:

-  Detached Factory
-  54' x 113' Cluster Factory
-  60' x 120' Cluster Factory
-  60' x 130' Cluster Factory
-  93' x 230' Cluster Factory
-  85' x 148' Cluster Factory
-  72' x 160' Cluster Factory
-  80' x 180' Semi-D Factory
-  80' x 200' Semi-D Factory
-  Shop Office



## SPECIFICATIONS

Structure	Reinforced concrete / Steel frame / Steel trusses
Walls	Brick walls / Cladding wall
Roof	Mainly metal deck roofing with suitable sisalation
Ceiling	Class 'O' ceiling for office, where indicated
Windows	Mainly aluminium framed openable & fixed windows
Doors	Metal roller shutter for service entrance. Aluminium framed glass door, m.s. framed plywood flush door, fire-rated door and PVC door with quality locks
Floor Finishes	Tiles finish for toilet. Cement rendering for others
Wall Finishes & Painting	Weather resistant paint or approved equivalent externally. Elmusion paint internally Gloss paint to wood and metal surfaces.
Sanitary And Water Supply Installation	Quality sanitary ware with fitting
Electrical Installation	Semi-Detached Factory Three phase (setting at 200 Amp) 415 Volts electricity supply terminating at the main switchboard  Cluster Factory Three phase (setting from 150 / 200 Amp) 415 Volts electricity supply terminating at the main switchboard
Gate And Fencing	Sliding mild steel gate brick wall, bin centre, and BPS fencing

*Note: All the above specifications are subject to change to comply with Government Authorities / Engineers' and / or Architects' requirements as and when deemed necessary.*



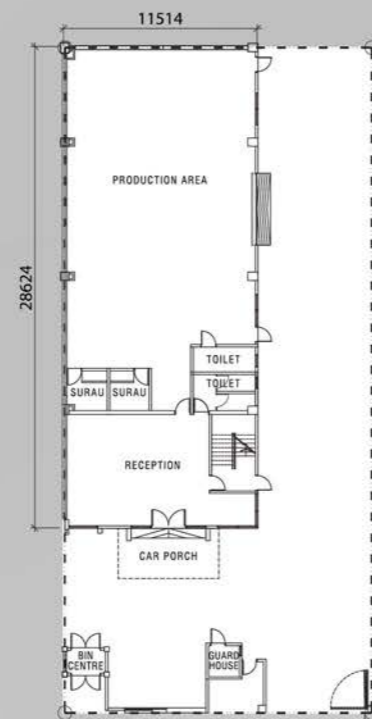
### Cluster Factory

54' x 113' • 3,286 sq. ft.

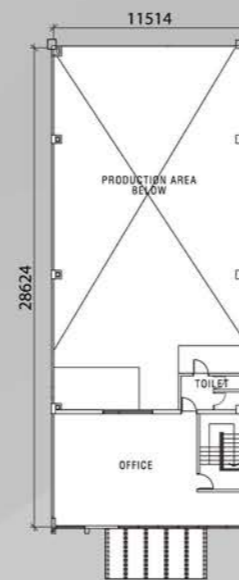
60' x 120' • 4,324 sq. ft.

60' x 130' • 4,746 sq. ft.

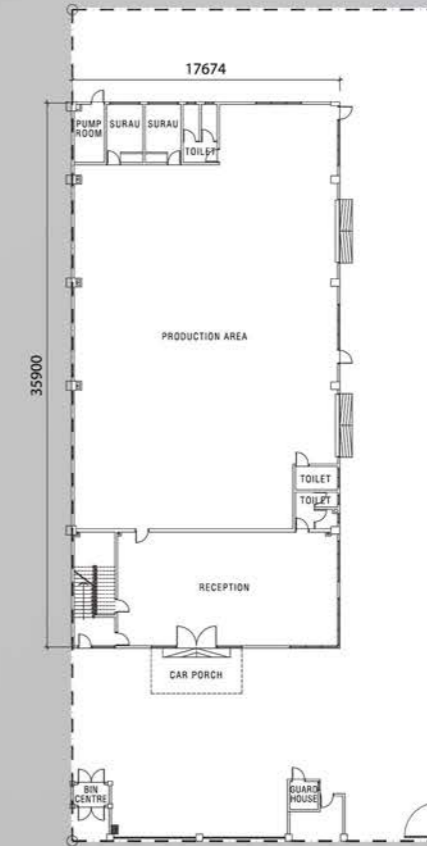
Ground Floor



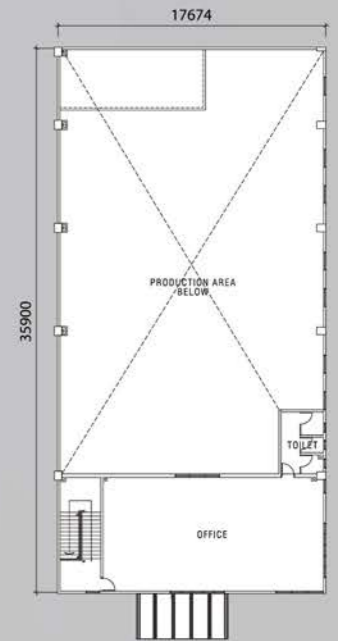
First Floor



Ground Floor



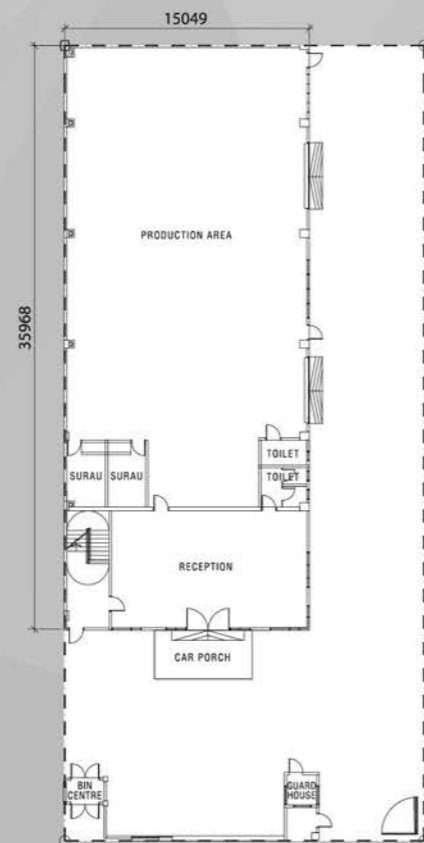
First Floor



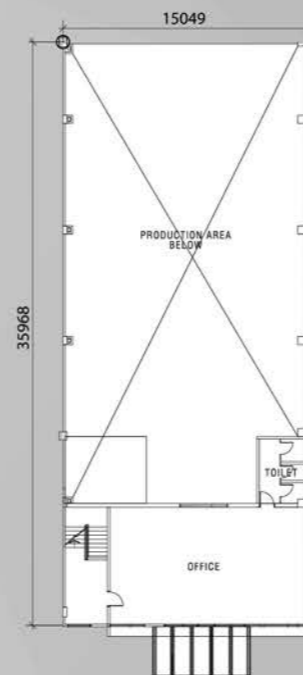
### Cluster Factory

72' x 160' • 7,488 sq. ft.

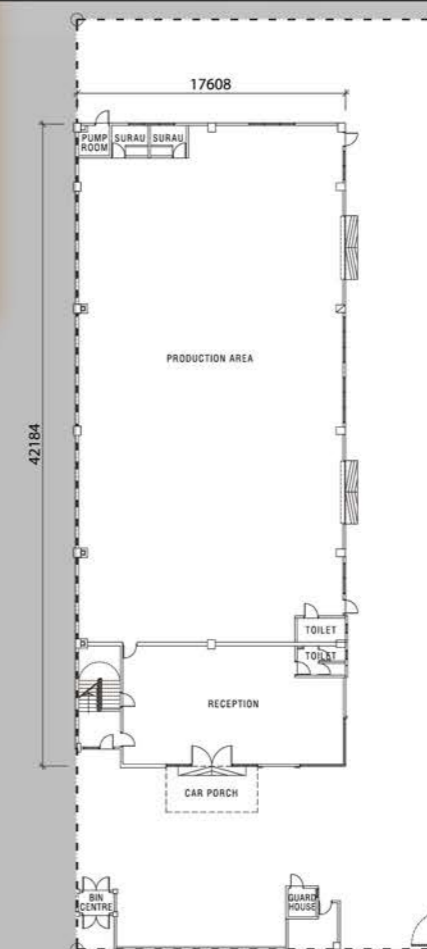
Ground Floor



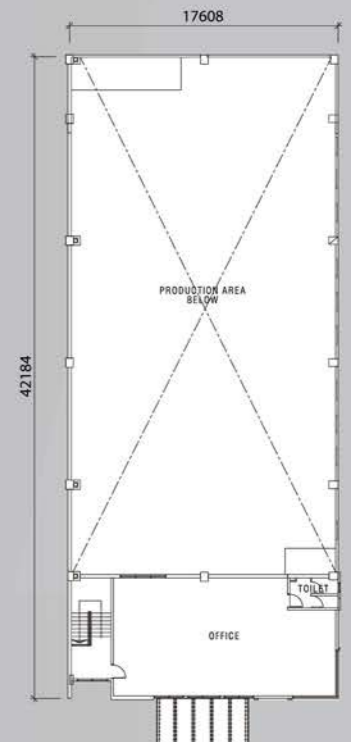
First Floor



Ground Floor



First Floor



### Semi-Detached Factory

80' x 200' • 9,802 sq. ft.

# LOCATION



Sales Gallery GPS Coordinates: N1°34'53" E103°43'51"

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Mon-Fri 9am-6pm • Sat, Sun & PH Closed



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 NO. 1  
 Top Property Development Awards



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 Awards

Aon Hewitt  
 Best Employers  
 2015 Best Employer - Malaysia  
 2013 Best of the Best - Malaysia  
 2011 Overall Best - Malaysia

Malaysia | Vietnam | Australia | Singapore | China | United Kingdom

**Setia**