



**Starcity Property Sdn Bhd** (967929-D) E(1)1395/9  
No 2-3, Jalan Radin Anum 2, Bandar Baru Sri Petaling, 57000, Kuala Lumpur.  
Tel: 03-9054 8582  
(SST No:B16-1809-32000636)

## Elmina East Industrial Park, U16

### Property Detail

**Listing Type:** SALE  
**Category Type:** Industrial  
**Property Type:** Detached factory  
**State:** Selangor  
**City:** Shah Alam  
**Postcode:** 40150  
**Selling Price:** RM 12,529,200  
**Build-up:** 20,882.00 sq.ft  
**Land Area:** 30,231.00 sq.ft - 0 x 0  
**Power supply(AMP):** 150  
**Ceiling height(ft):** 40.00  
**Floor Loading(ton/m2):** 3.00  
**Tenure:** Freehold  
**Title Type:** individual  
**Land Title Type:** Industrial  
**Occupancy Status:** vacant  
**Unit Type:** Intermediate  
**Direction:** North  
**Condition:** Unfurnished

### Agent Detail



**PANG KUAN SHIONG**  
PEA 2366  
60199990200  
60199990200  
PANG.KUANSHIONG@GMAIL.COM

### Property Detail

The Elmina East Industrial Hub located at U16, Shah Alam. Currently offers a range of parcel sizes from 30,231 sqft to 34,979 sqft. The property is freehold and is situated within the Elmina City Industrial Park, which is part of the larger Elmina City township development spanning over 5,000 acres.

This industrial hub is a prime development by Sime Darby and boasts excellent infrastructure. It is strategically located with great access to major highways such as the NKVE, Guthrie Corridor Expressway, and the upcoming DASH Highway, as well as being easily accessible to Port Klang.

Overall, this industrial hub is a promising investment opportunity for businesses looking to establish a presence in a well-planned and accessible industrial park in Shah Alam.

## SPECIFICATIONS

### Detached Factory

Structure		: Reinforced concrete / Steel
Roof Covering		: Concrete / Metal Deck
Roof Framing		: Metal Deck
Ceiling		: Skim Coat / Cement Board
Windows		: Aluminium Frame
Door	Main Entrance	: Glass
	Other Doors	: Fire Rated /Timber Flush /Metal Roller Shutter
		: Metal Sliding
Wall finishes	Office	: Plaster & paint
	Warehouse	: Plaster & paint
	Toilets	: Tiles / Plaster & paint
Floor Finishes	Office	: Cement Render
	Warehouse	: Floor Hardener
	Toilets	: Tiles
Sanitary and Fittings	Toilets	: Sanitary Wares & Fittings
Factory Clear Height		: 40 feet
Factory Max Height		: 48 feet
Factory Floor Loading		: 3tonnes

No.	Location	Type	Land Area	Built-Up Area (sf)	Selling Price (RM)
LOT 1	Elimina	Detached	34,979sf (0.803 acres)	22,732	(RM600psf) 13,639,200
LOT 2	Elimina	Detached	30,231sf (0.694 acres)	20,882	(RM600psf) 12,529,200
LOT 3	Elimina	Detached	30,231sf (0.694 acres)	20,882	(RM600psf) 12,529,200

