

## 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)

# **Cheras NEW PROJECT Linked Factory FOR SALE**

## Property Detail

Listing Type: SALE Category Type: Industrial Property Type: Link Factory

State: Selangor City: Cheras Postcode: 56000

Selling Price: RM 2,688,888 Build-up: 4,500.00 sq.ft

Land Area: 2,250.00 sq.ft - 30 x 75

Power supply(AMP): 60
Ceiling height(ft): 25.00
Tenure: Leasehold
Title Type: individual
Land Title Type: Industrial
Occupancy Status: vacant
Unit Type: Intermediate
Condition: Unfurnished

## Agent Detail



**△** CHIENG LEE PING

■ REN 05968

© 60162099797

**6**0162099797

**@** KARENCHIENG@YAHOO.COM

Property Detail

### LINKED FACTORY NEW PROJECT LAUNCHING@ CHERAS!! Now open for Booking!!

Strategic Location, Great Connectivity, Excellent Investment or OWN Use

- All requirement for a good value buy Factory. Not to miss,

22 Units only, 19lots Available for now(Leasehold 95years)

Located in Progressive Industrial Hub, Surrounded by Modern Amenities, Mature Neighbourhood with a ready Market.

#### Distance:

To Pandan Indah Industrial area : 2.6km To Taman Shamelin Perkasa Ind area : 6.2km

To Chan Sow Lin Ind Area.: 8.5km To Taman Industri Bukit Permai: 3.8km

### Superb Connectivity:

Easy accessible to

MRR2

**AKLEH Highways** 

**DUKE Highways** 

KL Seremban Highways

SG BESI EXPRESSWay

SUKE highways(Advance Stage of Construction)

Maximum Functionality and Practical Use

30 x 75 feet

Ceiling Height 14feet

66Feet wide frontage road

40 feet wide back lane (For easy loading/unloading & Ample Parkings

#### Versatile Space:

Ideal for:

Light industrial factory

Corporate office or showroom

Sales gallery

Warehouse

Distribution centre

Central Kitchen

NB: 1ST 10 UNITS Gets the Early Bird Privilege ONLY! HURRY! HURRY!

Contact Karen@ 0162099797 for further details and site viewing.





#### **Superb Connectivity**

Easy access from the following Highways:-

- MRR2
- AKLEH Highway
- DUKE Highway
- KL-Seremban Highway
- Sg. Besi Expressway
- SUKE Highway (advanced stage of construction)

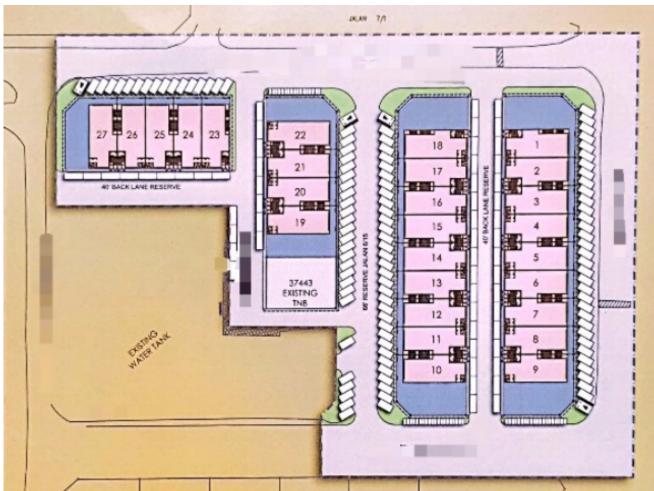
#### **Maximum Functionality**

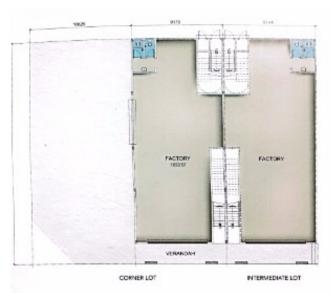
- Large 30 feet width x 75 feet length factory lot
- 66 feet\* wide frontage road
- 40 feet\* wide back lane
- \*Ease of loading / unloading for lattles & ample parking bays

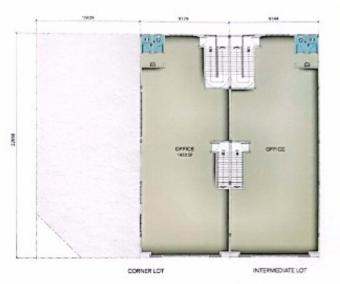
### Versatile Space

#### Ideal for:

- Light Industrial factory
- Corporate office & showroom
- Sales gallery
- Warehouse
- Distribution Centre
- Central Kitchen







GROUND FLOOR

FIRST FLOOR

| oundation         | Reinforced Concrete Foundation                                    |   | Doors              | Main Entrance   | Metal Roller Shutters                    |
|-------------------|---|---|--------------------|---|--|
| Structure         | Reinforced Concrete/Steel Frame & Slab and Steel Purlins for Roof |   |                    | Factory/Office  | Plywood Flush Doors & Roller<br>Shutters |
| alls              | Brick Walls   |   | Locks              | Cylindrical Lockset   |  |
| Roof              | Metal Roofing   |   | Floor Loading      | 200lb/sq.ft. or 9.6kN/sq.m (for ground floor<br>factory area) |  |
| Ceiling           | Ground Floor  | Skim coat and Emulsion Paint<br>on Slab and Staircase | Power Supply       | 60amp 3-phase   |  |
|                   | 1st Floor   | Asbestos Free Ceiling Board                           |                    |   |  |
|                   | Toilets   | Asbestos Free Ceiling Board                           | Electrical Install | Electrical Installation                                       |  |
| Floor<br>Finishes | Factory &<br>Office   | Power Trowelled Concrete<br>Figor Finish              | Lighting Points    | 18  |  |
|                   |   |   | 13A Power Poin     | its 6   |  |
|                   | Toilets   | Ceramic Tiles up to 5 feet<br>height                  | Telephone Poin     | t 1   |  |