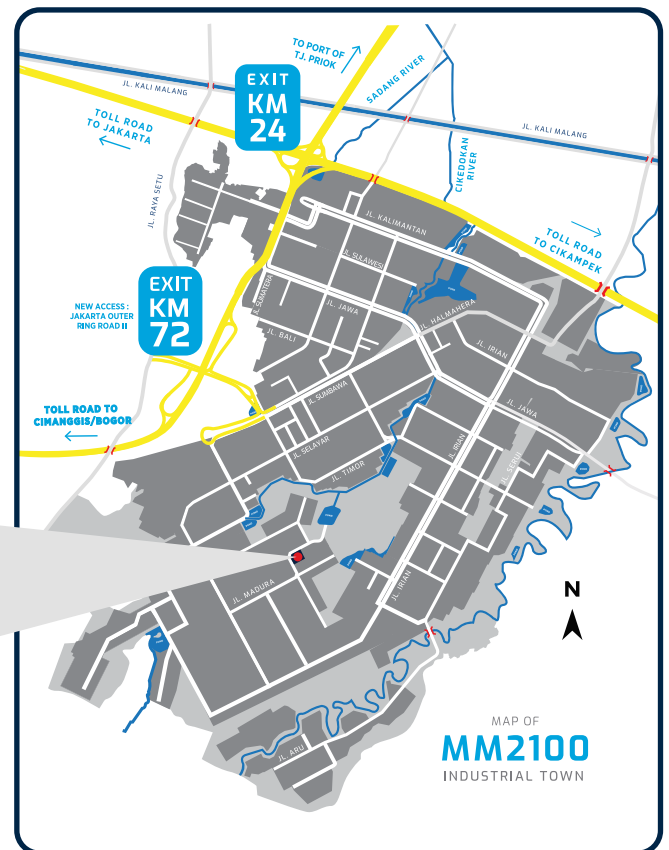


Ready to Use Factories to Accelerate Your Business Growth

Each factory unit is pre-built and fully operational, eliminating construction lead times and accelerating business growth. The architectural design seamlessly combines aesthetic appeal with industrial functionality. Factory spaces are measured to ensure operational efficiency while providing the flexibility to support various industrial activities.

**COMING
SOON**

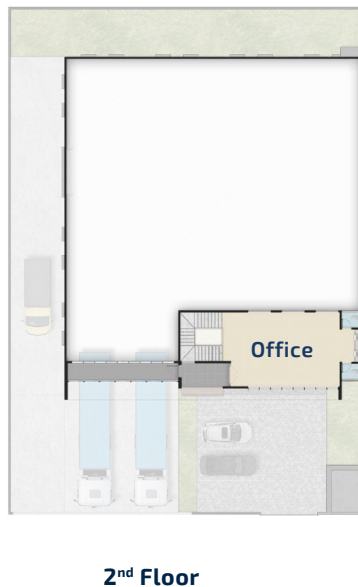
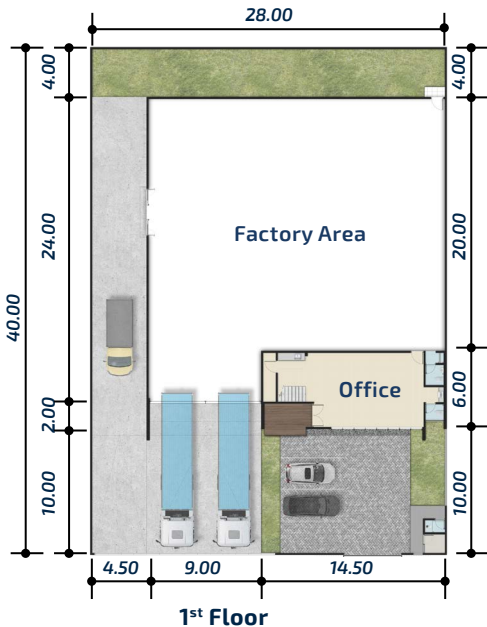




Infrastructure & Facilities

- CCTV Surveillance
- 24-Hour Security Control
- High Speed Broadband
- Reliable private power supply
- Natural gas supply
- ROW 20/22
- Water treatment plant & Waste water treatment plant

Ready Build Factory Type 28



Land Size: 1,120 - 1,456 m² | Building Size: 680 m²

1st fl: 591 m² | 2nd fl: 84 m² | Security post: 5 m²

Specification

FLOORS	
Truck Carport Area	: Concrete finishes
Parking Area	: Concrete paving
Factory Area	: Floor hardener finishes, 2 ton/m ²
Office Area	: Homogenous tiles
Toilet Area	: Ceramic tiles
STRUCTURE	
Upper Structure	: Concrete and steel frame
Sub Structure	: Pile foundation
BUILDING	
Roof	: Corrugated metal sheet 12 m (Top), 9 m (Side)
Walls	: Lightweight brick wall with plaster and finished with paint
DOORS	
Factory Main Door	: Automatic rolling door
Doors	: Frameless door (Main/Balcony), Engineering solid door (Interior), PVC doors (Toilets)
Windows	: Glass with aluminium frame
SANITARY	
Building	: Sitting closet (1st and 2nd Floor) Ex. Tota
Guard house	: Squatting closet Ex. Tota
POWER SUPPLY	: 16,500 VA

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