

AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM



No. 3, Jalan Keluli 15/16, Section 15,
40200 Shah Alam, Selangor Darul Ehsan

PROPERTY INFORMATION



May 2023

ABOUT **AXIS REIT**



Mission of the Fund

To provide consistent distributions to Unitholders through growing the property portfolio, displaying the highest level of corporate governance, excellent capital management, effective risk management and preserving capital values.

Background

Axis-REIT was the first Real Estate Investment Trust ("REIT") to list on Bursa Malaysia Securities Berhad on 3 August 2005.

The Portfolio

Axis-REIT owns a diversified portfolio of properties, located within Klang Valley, Johor, Kedah and Penang, comprising:

- ✓ Offices
- ✓ Office / Industrial Buildings
- ✓ Warehouse / Logistics
- ✓ Manufacturing Facilities
- ✓ Hypermarkets

Shariah Compliance

With effect from 11th December 2008, Axis-REIT became the world's first Islamic Office / Industrial REIT. This reclassification means that property uses and types of tenants need to comply to Shariah principles. For a detailed description of Shariah Compliance please contact us or log in to our website.

Axis REIT Managers Berhad

Axis REIT Managers Berhad is the Manager of Axis-REIT. Our hands on management team consist of qualified professionals from the real estate profession, including valuers, engineers, chargeman and competent building management personnel.

We understand the requirements of our tenants and see ourselves as 'business partners' with our tenants. Tenants are able to contact the management team for service via our "Hello Axis" app.

Own
+
Manage
+
Maintain
+
Enhance

For more info : www.axis-reit.com.my

AXIS INDUSTRIAL FACILITY 1@ SHAH ALAM



LOCATION

No. 3, Jalan Keluli 15/16, Section 15, 40200 Shah Alam, Selangor Darul Ehsan



ACCESSIBILITY

This property enjoys dual frontage onto 2 major roads and additional frontage onto an internal road within Section 15, Shah Alam. It is located approximately 20 kilometres to the south-west of the Petaling Jaya town center and about 3 kilometres to the south-east of Shah Alam town centre.

Access to the facility is easily available from the Federal Highway via a slip road leading to Persiaran Sultan, Bulatan Selangor, Persiaran Selangor and thence onto Jalan Keluli 15/16. Alternative access is from Shah Alam Expressway (KESAS Highway) via Persiaran Kuala Selangor, Persiaran Tengku Ampuan, Bulatan Sejahtera, Persiaran Selangor and thence onto Jalan Keluli 15/16.

AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM



General Facilities

Entrance Guard Post



Exit Guard Post



Loading Bay and Cargo lift

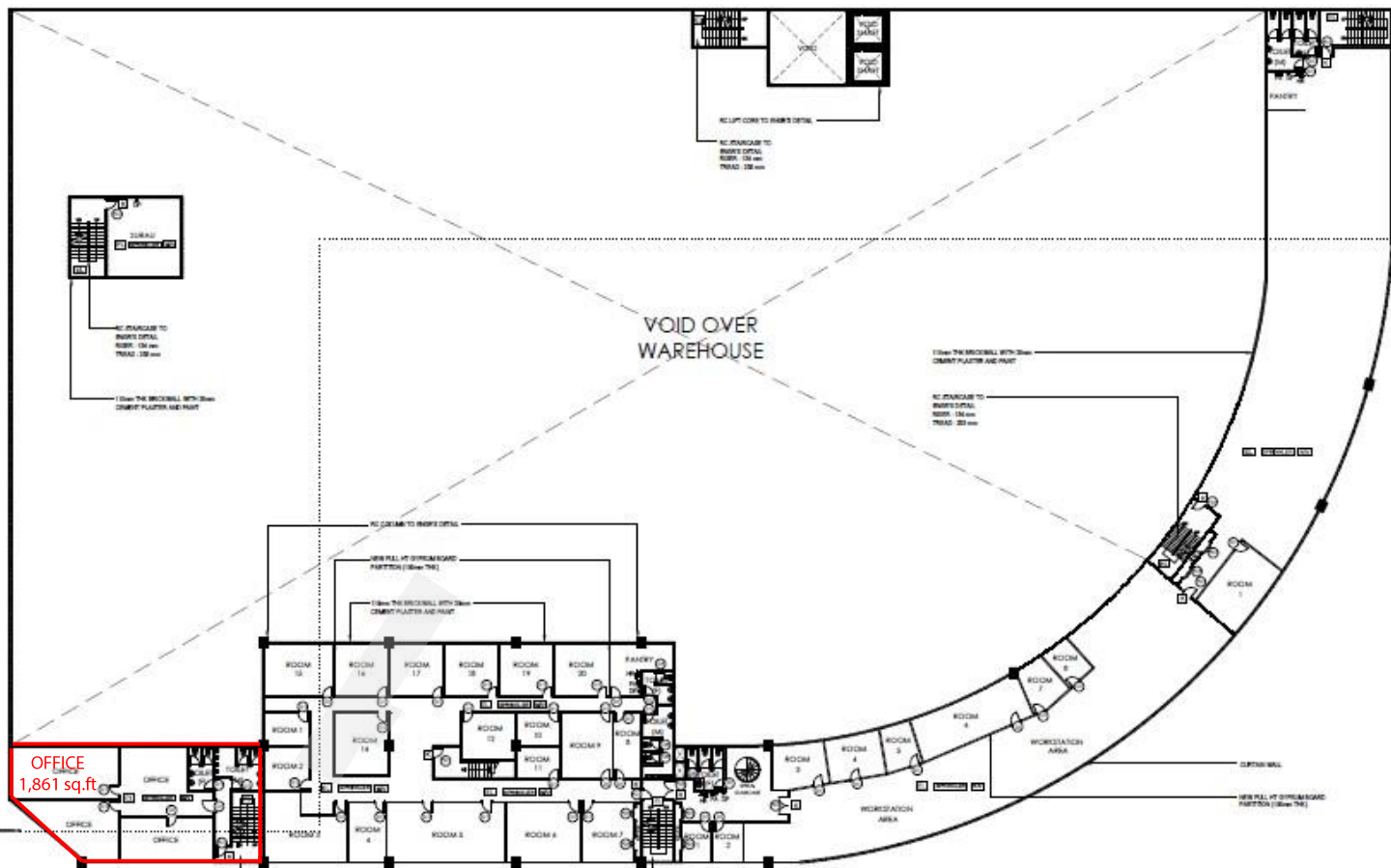
AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM



Floor Plan

FIRST FLOOR OFFICE

Floor	Area	Floor to slab	Floor Loading	Use
First	1,861 sq. ft.	12 feet	50 lbs per sq. ft.	Office



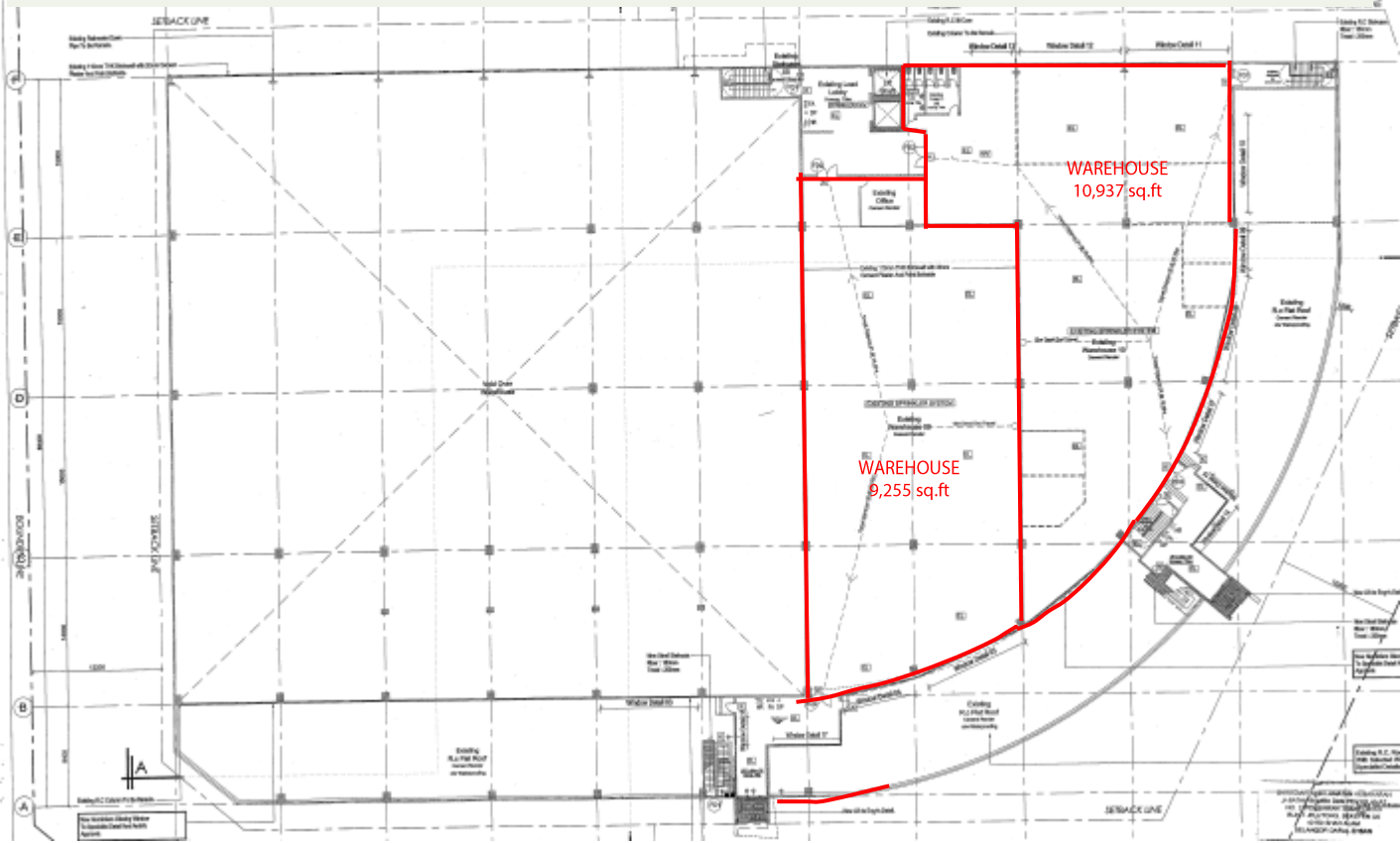
**Axis Industrial Facility 1 @ SA First
Floor Plan**
Scale 1:200

AXIS INDUSTRIAL FACILITY 1 @ SHAH ALAM

Floor Plan

THIRD FLOOR WAREHOUSE SPACE

Floor	Area	Floor to slab	Floor Loading	Use
Third	10,937 sq. ft.	10 to 30 feet (eaves)	150 lbs per sq. ft.	Warehouse
	9,255 sq. ft.			Warehouse



Axis Industrial Facility 1 @ SA Third Floor Plan
Scale 1:200

WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 12,000,000 sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ Office and warehouse space provider for FUJIFILM Business Innovation, Konica Minolta, DHL, Philips, Schenker, LF Logistics, Hitachi eBworx, Nestle, Fonterra, Emerson and Upeca Aerotech and other MNCs.
- ✓ Interest to establish long term business relationships with tenants.
- ✓ Able to provide a customized facility that offers flexibility and functionality.
- ✓ Professionally managed by Axis REIT Managers Berhad with a dedicated team of facility managers to oversee each property.
- ✓ Setting standards as a world class asset management company.
- ✓ Leveraging on technology & sustainability.
- ✓ A growing portfolio of commercial/ industrial and warehouse facilities to choose from for expansion/ relocation exercises.

Malaysia's First and Largest Islamic Business Space and
Industrial REIT

For Leasing enquiries, please contact:

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