

# AXIS INDUSTRIAL FACILITY @ RAWANG



Lot 795 & 796 Jalan Monorail, Kawasan Industri Choh,  
48000 Sungai Choh Rawang, Selangor Darul Ehsan

## PROPERTY INFORMATION



December 2020



# 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 11<sup>th</sup> 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](http://www.axis-reit.com.my)**



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## LOCATION

Lot 795 & 796 Jalan Monorail, Kawasan Industri Choh,  
48000 Sungai Choh Rawang, Selangor Darul Ehsan



## ACCESSIBILITY

- CAR** : 4.5km away from Federal Route 1.
- BUS** : 15 minutes walking distance to bus stop (via google map)
- TRAIN** : 10 minutes drive to KTM Rawang.

## AMENITIES

- F&B FACILITIES** : 3min driving to Warung kak ramlah Sungai Choh, Azra Grill Restaurant, Approximately 2km away (De Anjung Restaurant)



# AXIS INDUSTRIAL FACILITY @ RAWANG



## PROPERTY DETAILS

### GENERAL INFO

#### USE

Factory/Office/  
Warehouse

#### LANDLORD

RHB Trustees Berhad (as  
Trustee for Axis Real  
Estate Investment Trust)

#### MANAGEMENT

Axis REIT Managers  
Berhad

#### LAND AREA

15.24 acres

#### GROSS FLOOR AREA

Block 1 : 145,756 sq. ft.

Block 2 : 154,539 sq. ft.

Amenities : 2,326 sq. ft.

Buildings

Total : 302,621 sq. ft.

#### ELECTRICAL/POWER

Total Power Supply:  
600 Amps

#### NO. OF STOREYS

BLOCK 1:

Single Storey Factory with 3  
Storey Office Annex

BLOCK 2:

Single Storey Factory with 4  
Storey Office Annex

Single Storey Pre-Delivery  
Inspection (PDI) Factory

Single Storey Fibre Glass  
Factory

### CAR PARK

#### TOTAL BAYS

**291** car park bays

**23** lorry parking bays





# AXIS INDUSTRIAL FACILITY @ RAWANG



## SITE LAYOUT

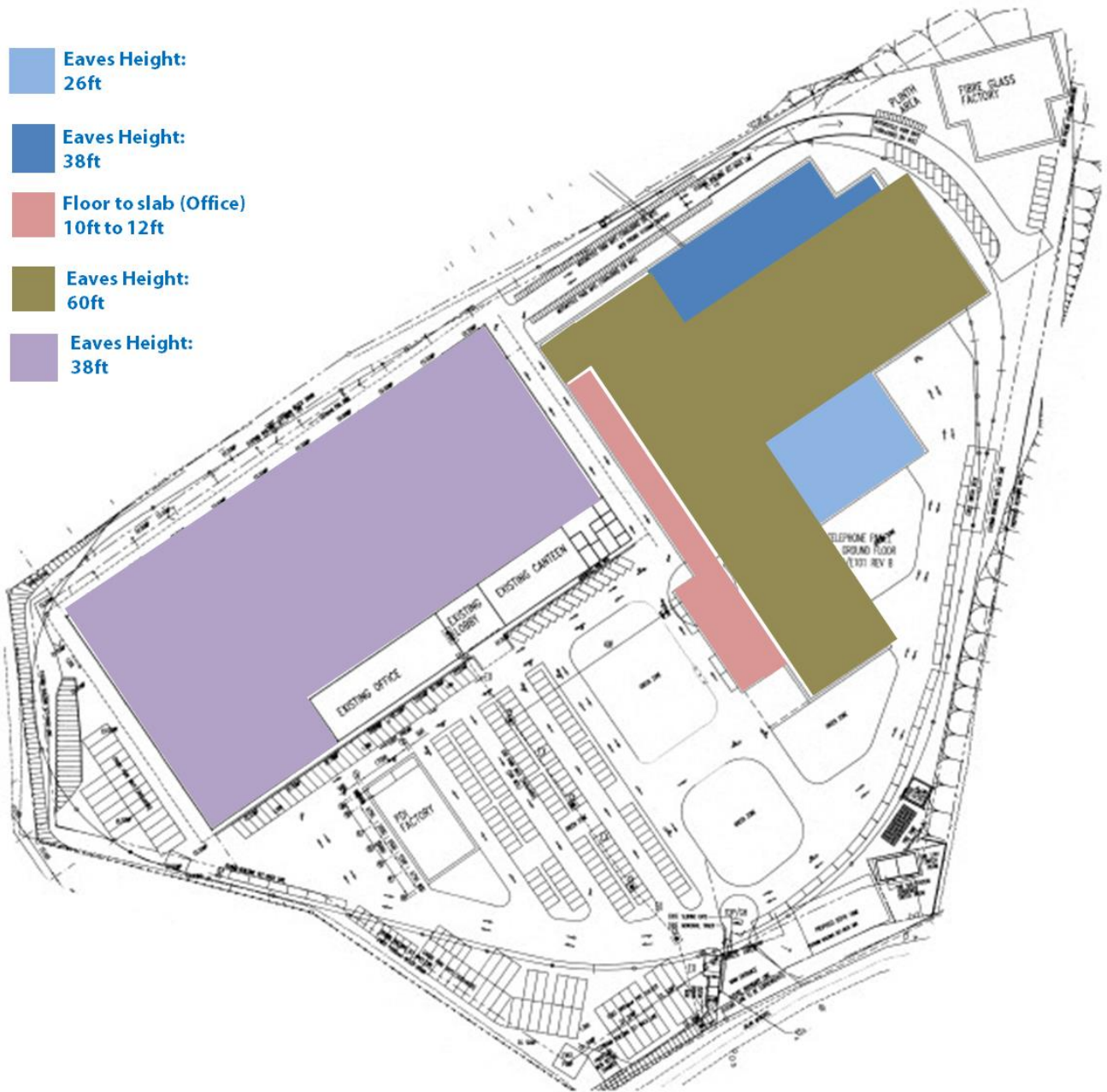




# AXIS INDUSTRIAL FACILITY @ RAWANG



## BUILDING HEIGHT INDICATION





# AXIS INDUSTRIAL FACILITY @ RAWANG



## BUILDING DIMENSIONS INDICATION



**Floorto Slab height:**  
Block 1: 12ft to 34ft  
Block 2: 12ft to 55ft



# AXIS INDUSTRIAL FACILITY @ RAWANG

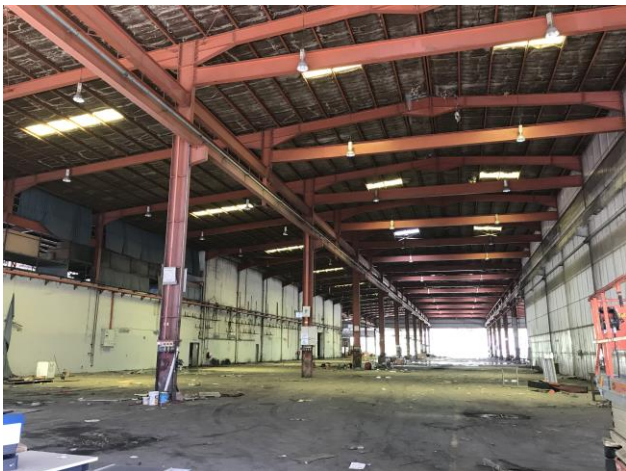


## BUILDING PHOTOS



**Block 1**  
Overall View

3 Storey Office  
Annex



Single Storey Factory  
(Open Sided)



# AXIS INDUSTRIAL FACILITY @ RAWANG



## BUILDING PHOTOS

### Block 2



Front View Single Storey  
Factory with 4 Storey  
Office Annex



Top view from 4 storey  
office annex



# AXIS INDUSTRIAL FACILITY @ RAWANG



## BUILDING PHOTOS

### Block 2



Loading bay for Single Storey Factory with 4 Storey Office Annex



Drop Off Area  
for 4 Storey  
Office Annex



# AXIS INDUSTRIAL FACILITY @ RAWANG



## BUILDING PHOTOS

### **Block 2** *(cont)*



Single Storey  
Factory





# AXIS INDUSTRIAL FACILITY @ RAWANG



## BUILDING PHOTOS

### **Block 2** *(cont)*



4 Storey Office  
Annex





## WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 10,000,000 sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ Office and warehouse space provider for Fuji Xerox, Konica Minolta, DHL, Philips, DB 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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### **Axis REIT Managers Berhad (649450-W)**

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