

AXIS SHAH ALAM DISTRIBUTION CENTRE 3



PROPERTY INFORMATION

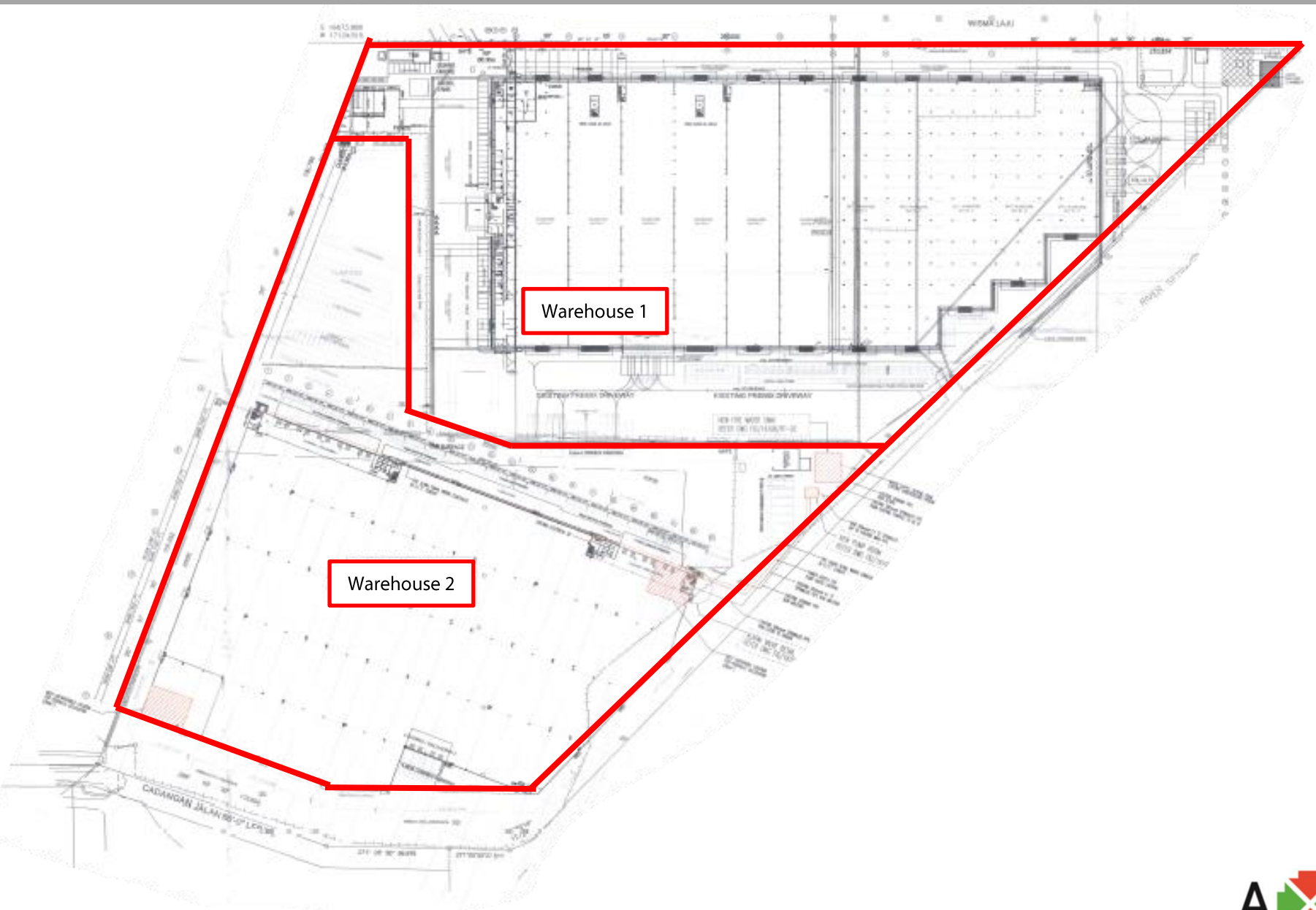
SPACE PROPOSAL

Lot. No. 22202, Jalan Gambus 33/4, Off Jalan Bukit Kemuning,
Batu 8.5 40400 Shah Alam Selangor Darul Ehsan



September 2023

FLOOR PLANS : SITE PLAN



LOCATION



The property is located along Jalan Gambus 33/4, within Shah Alam Technology Park, Section 33 of Shah Alam, Selangor.

ACCESSIBILITY

CONNECTED TO MAJOR HIGHWAYS

- 1.8 km to Shah Alam Expressway (KESAS)
- 3.0 km to Kemuning – Shah Alam Highway (LKSA)
- 6.5 km to ELITE Highway
- 8.8 km to Federal Highway

CLOSE TO COMMERCIAL CENTRES

- 5.4 km to Shah Alam Town Centre
- 6.7 km to Kota Kemuning Town Centre
- 9.4 km to Subang Jaya Town Centre
- 11.2 km to Klang Town Centre
- 12.0 km to Puchong

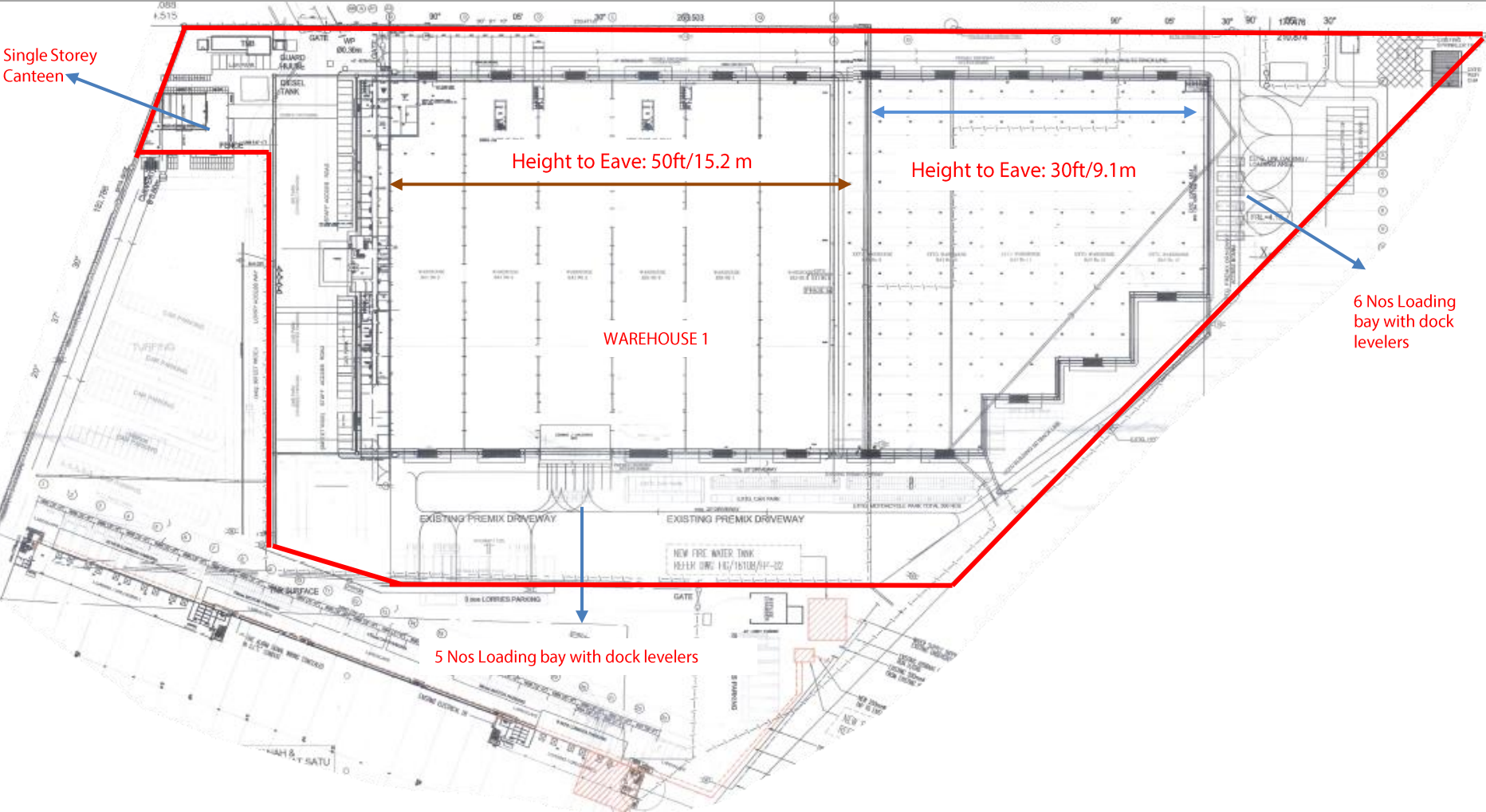
ACCESSIBILITY TO PORTS

- 24 km to Port Klang

CONNECTED TO RAILWAY NETWORK

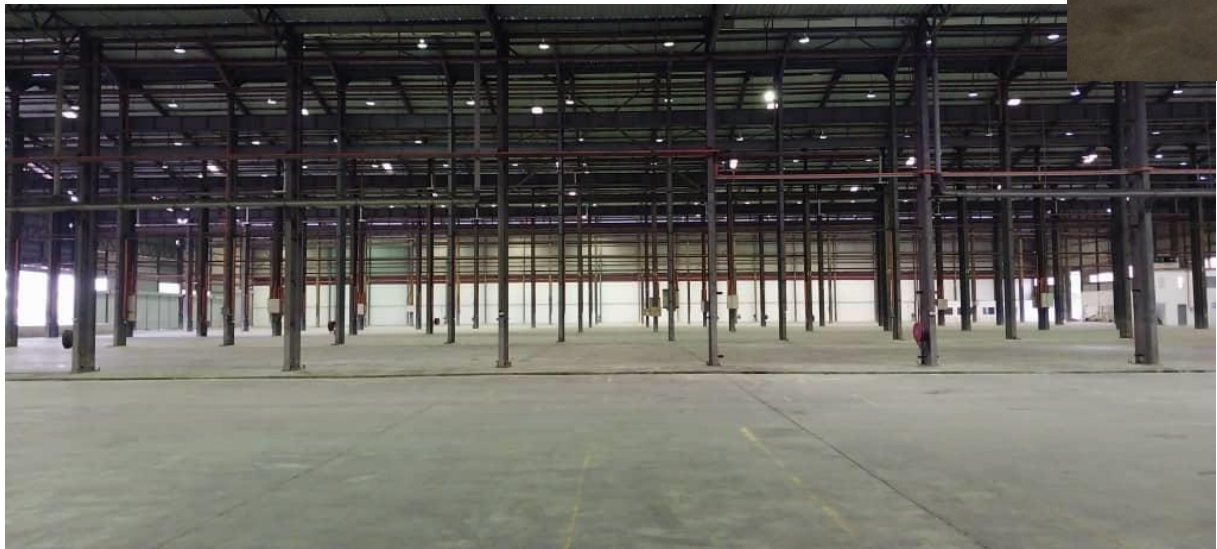
- Connected to the national rail grid with access to the northern, central and southern regions of Peninsular Malaysia.

FLOOR PLANS : GROUND FLOOR WAREHOUSE 1



Details	Area	Floor Loading
Warehouse 1	383,641 sq ft	2 tonne/sqm

BUILDING PHOTOS



BUILDING PHOTOS



BUILDING PHOTOS



BUILDING PHOTOS

Loading bays



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, 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.

CONTACT INFORMATION

To request further information regarding this project, kindly contact:

Jackie Law

Head of Real Estate

Tel: 03-7958 4882 (ext. 8018)

Mobile: 012 216 6328

Email: jackie@axis-reit.com.my

Mr. Lawrence Loh

Leasing Manager

O: 03 - 7958 4882 (ext. 8016)

M: 012 703 2630

E: lawrenceloh@axis-reit.com.my

Axis REIT Managers Berhad

Penthouse Menara Axis,

2 Jalan 51A / 223, 46100 Petaling Jaya,

Selangor Darul Ehsan, Malaysia.

Mr. Alvin Loo

Leasing Manager

O: 03 - 7958 4882 (ext. 8017)

M: 012 453 7772

E: alvinloo@axis-reit.com.my

Mr. Takim Khan Myhre

Leasing Executive

O: 03 - 7958 4882 (ext. 8025)

M: 012 338 9705

E: takim@axis-reit.com.my