

SADC 2 WAREHOUSE



PROPERTY INFORMATION



SPACE PROPOSAL

Lot. 10 & 12, Jalan Pahat 16/8A & Lot 11&13, JaLan Gudang 16/9,
Section 16, 40200 Shah Alam, Selangor Darul Ehsan.

May 2019

Axis SADC2 is an industrial property located within Section 16, Shah Alam with dual entrance from Jalan Gudang 16/9. It is just off main road of Persiaran Kemajuan. The site is accessible from the Federal Highway and also Lingkarana Kota Kemuning-Shah Alam (LKSA).

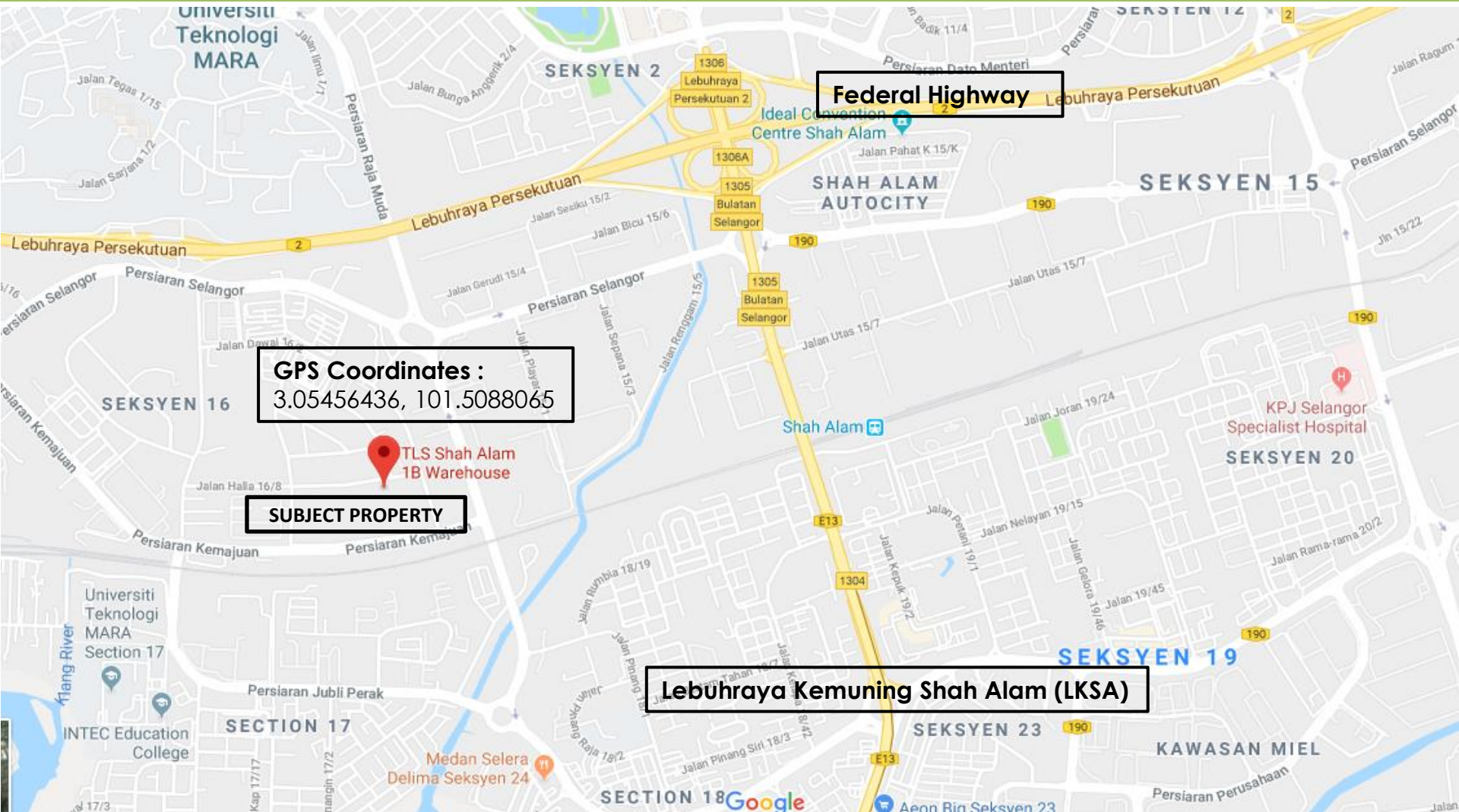
The property is situated on a 5.91 acres parcel (257,707sqft.) of land comprising:

- Building A, a single-storey detached warehouse with double-storey office
- Building B, a single-storey detached warehouse adjoining Building A

SPACE SUMMARY

BUILDING	NET LETTABLE AREA	HEIGHT	FLOOR LOADING
Building A <ul style="list-style-type: none">Warehouse: single-storey detachedOffice: double-storey	89,100sqft.	Height to Eave Level :30 feet Height to Ridge Level: 39 feet *for warehouse	1.5 tons per square metres
Building B <ul style="list-style-type: none">Warehouse: single-storey detached adjoining Building A	75,300sqft.	Height to Eave Level : 33 feet Height to Ridge Level: 42 feet *for warehouse	1.5 tons per square metres

**Only Building B available for lease*



The property has dual frontage which located along Jalan Pahat 16/8A & Jalan Gudang 16/9, from Persiaran Raja Muda Musa and within Section 16 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.

SURROUNDINGS

NEIGHBOURING PREMISES

- The immediate surroundings located along Jalan Pahat 16/8A are mainly warehouse buildings occupied by Toyo Dai – Nichi Ink Sdn Bhd, Volvo Car Asia Regional Training Centre, Kejuruteraan Elektrik Delta Saujana, Hercules Sdn Bhd, Innopeak (M) Sdn Bhd and Magneprint Technology Sdn Bhd.
- The immediate surroundings located along Persiaran Kemajuan are occupied by Bluescope Lysaght Malaysia, Felio Group (M) Sdn Bhd, Webforge (KL) Sdn Bhd, Panasonic Electronic Devices (M) Sdn Bhd and OYL Technology Sdn Bhd.

INDUSTRIAL ESTATES

- The Elite 33 Signature Industrial Business Park is another industrial area which is adjacent to Shah Alam Technology Park.
- To the north of the subject property are the industrial estates of Section 25 and 33 of Shah Alam, Axis Industrial Park, Taman Perindustrian Subang Utama and Hicom Industrial Estate.
- Notable industrial premises within this locality comprise of prominent names such as Proton, Asian NDK Crystal (M) Sdn Bhd, Uchida (M) Sdn Bhd, Hirose Electric (M) Sdn Bhd and Canon Opto (M) Sdn Bhd.

HOUSING DEVELOPMENTS

- Housing estates nearby include Kota Kemuning, Kota Kemuning Utama, Kemuning Residence, Kemuning Utama Bayu and Kemuning Utama Permai as well as Taman Sri Muda and Section 25 of Shah Alam.

BUILDING PHOTOS



External photos of
warehouse



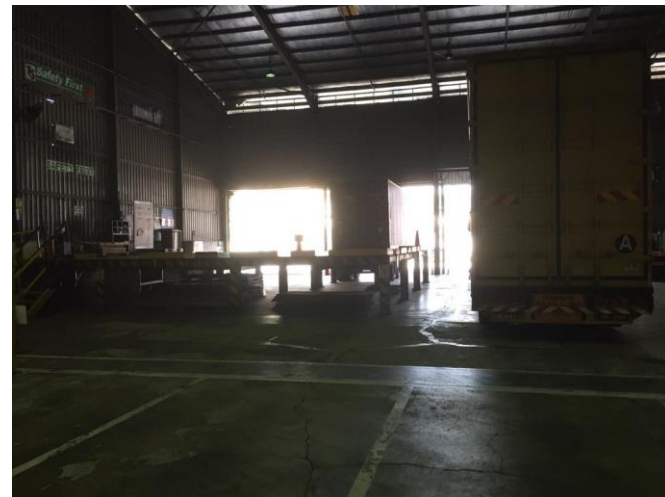
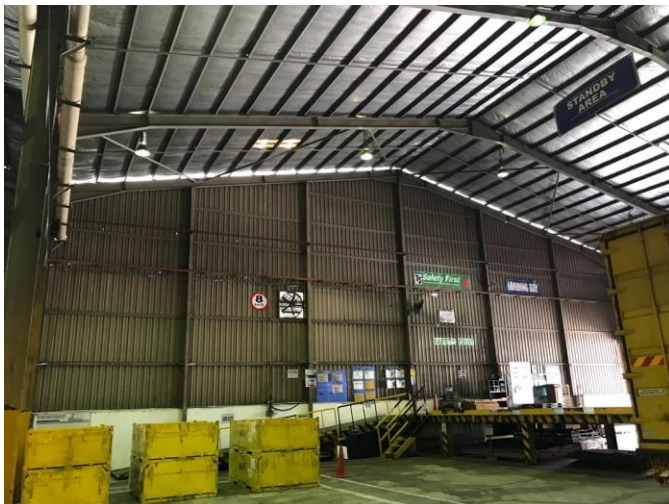
BUILDING PHOTOS



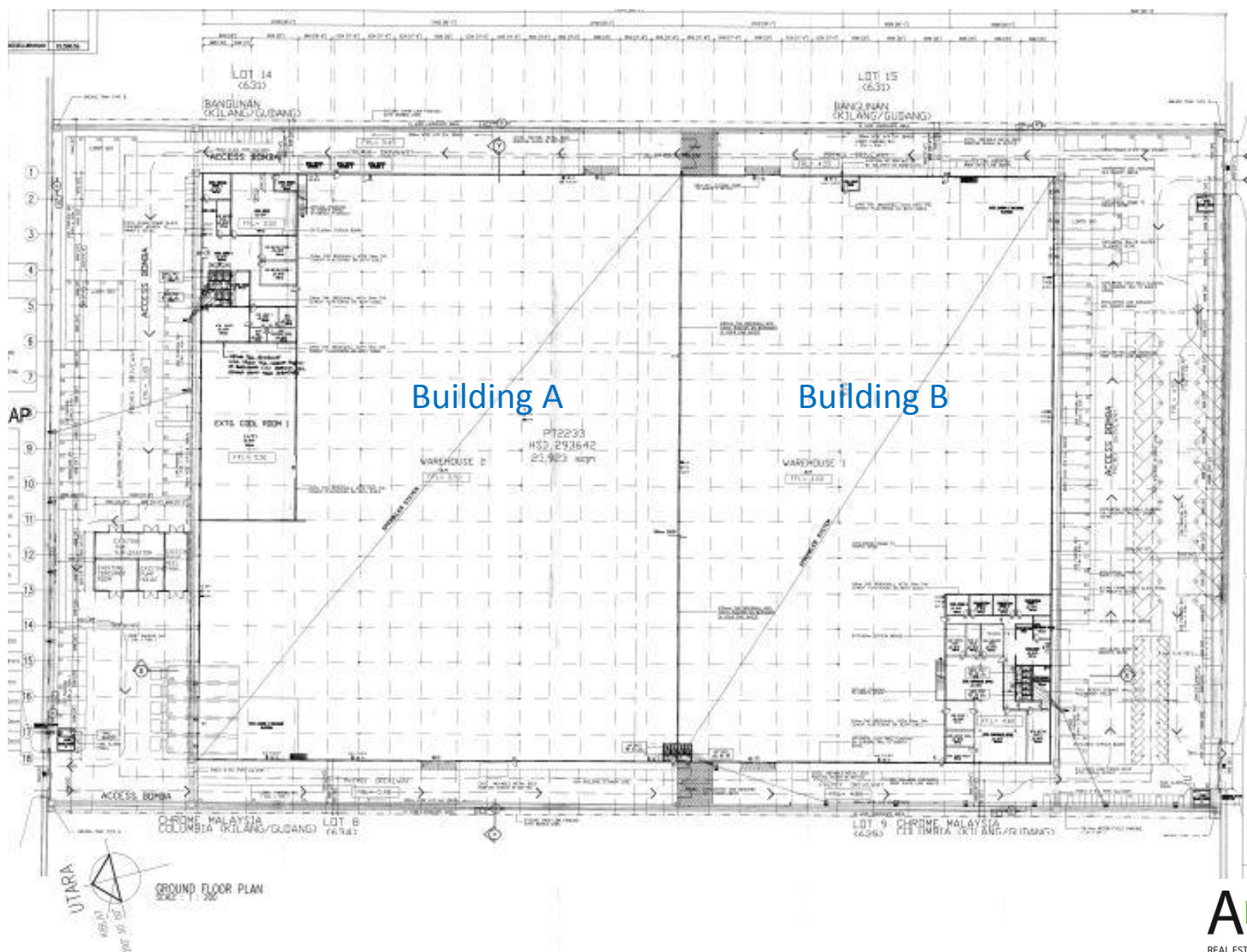
Internal photos of
warehouse



Loading area



FLOOR PLANS : SITE PLAN



WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 9,000,000 sq. ft. in space under management. A strong focus on owning grade A logistics assets.
- ✓ Office and warehouse space provider for Fujifilm, Fuji Xerox, Konica Minolta, Nippon Express, DHL, Philips, DB Schenker, LF Logistics, Hitachi eBworx, Nestle, Fonterra 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.

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

Axis REIT Managers Berhad

Penthouse Menara Axis,

2 Jalan 51A / 223, 46100 Petaling Jaya,

Selangor Darul Ehsan, Malaysia.