

SADC 2 WAREHOUSE



PROPERTY INFORMATION



**SPACE
PROPOSAL**

Lot 11&13, JaLan Gudang 16/9, Section 16, 40200 Shah Alam, Selangor Darul Ehsan.

June 2025

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).

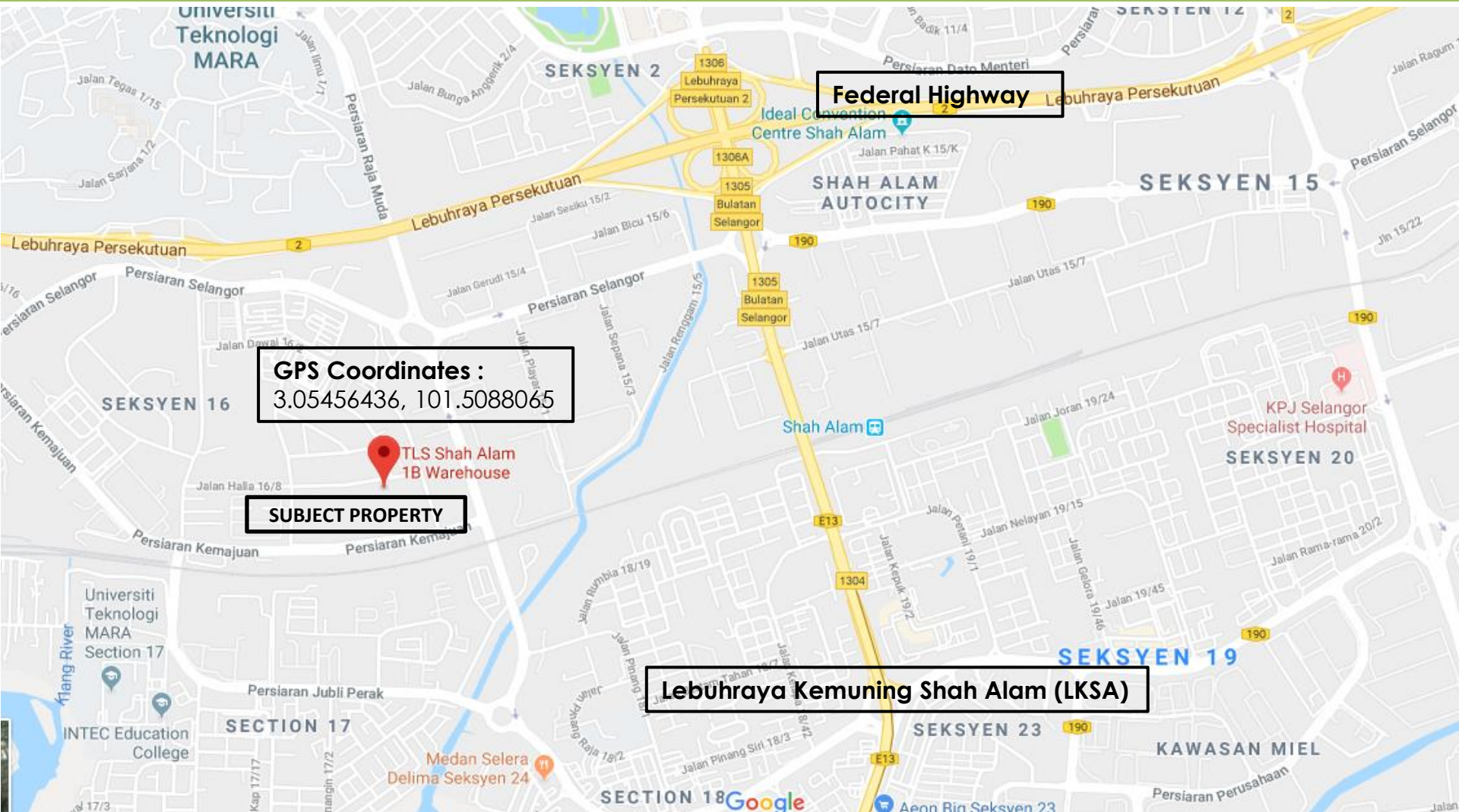
The property is situated on a 5.91 acres parcel (257,707sqft.) of land comprising:

- 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 B Warehouse: single-storey detached adjoining Building A	75,300sqft.	Height to Eave Level : 33 feet Height to Ridge Level: 42 feet *for warehouse	4.5 tons per square metres

LOCATION



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.

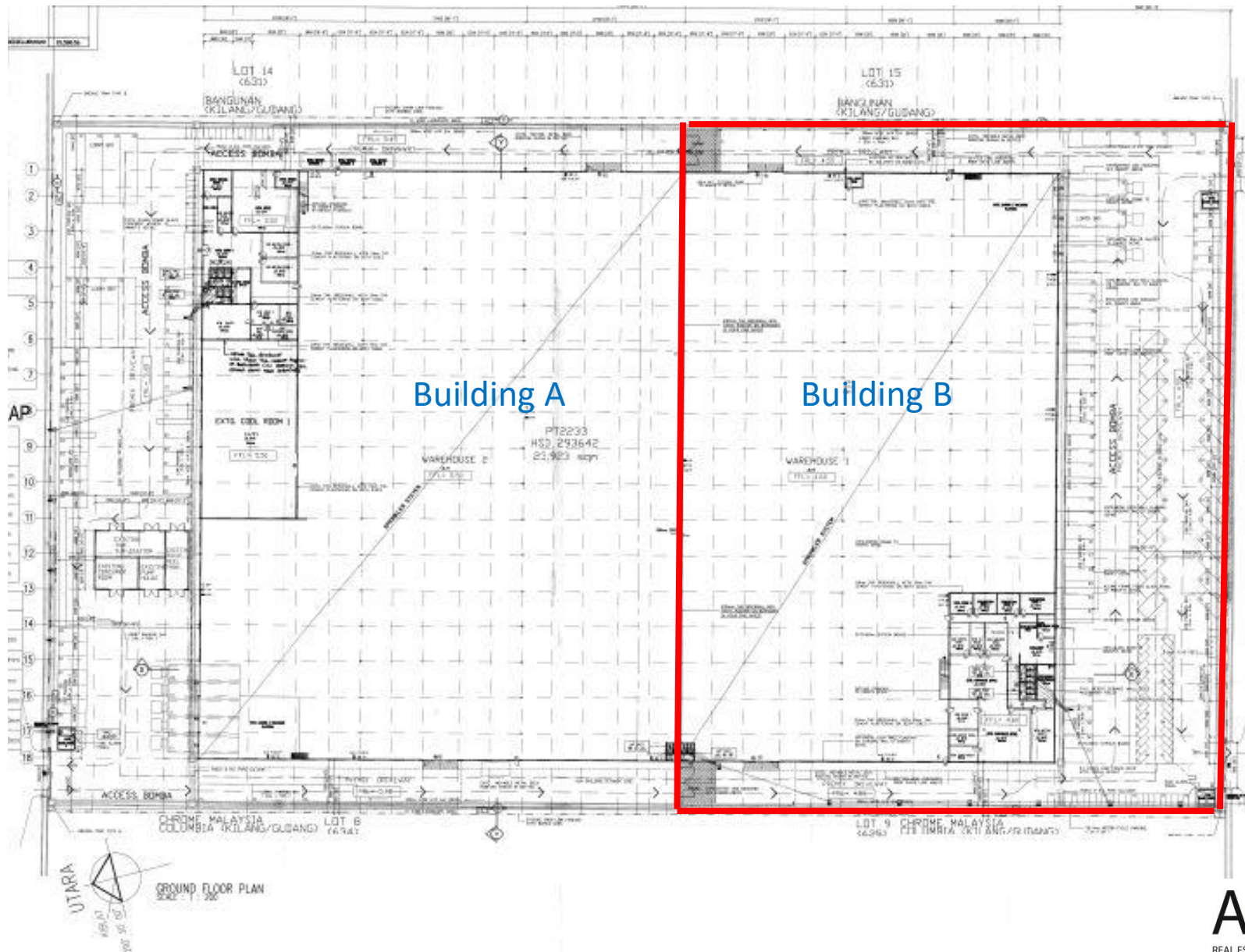
BUILDING PHOTOS



Internal photos of warehouse



FLOOR PLANS : SITE PLAN



WHY CHOOSE AXIS?

- ✓ Malaysia's leading Real Estate Investment Trust with over 15,000,000 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.

Privacy Notice & Anti Bribery and Anti Corruption Policy

Privacy Note:

Personal data provided by you is required for purpose(s) relating to tenancy/lease with Axis Real Estate Investment Trust ("Purpose"). We only collect personal data that is necessary to perform our functions relating to the Purpose and/or all the dealings that we may have with you. It is obligatory that you supply us your personal data where required so that we may be able to satisfy the Purpose. If you do not provide us the personal data or consent to certain use of your personal data, we may not be able to carry out the Purpose. Any personal data provided may also be disclosed to relevant parties which we may engage/have dealings with, to perform the Purpose; and/or to the governmental or relevant authorities for regulatory oversight and compliance with the law. By providing us the personal data, you hereby consent to the processing of the personal data as described above. You may, from time to time, make any inquiries or complaints or request access or correction of the personal data or limit the processing of the personal data by calling (603-7958 4882) or emailing to our Head of Real Estate (jackie@axis-reit.com.my). By providing your personal data, you are deemed to have read and understood our Privacy Notice on the website: www.axis-reit.com.my.

ANTI-BRIBERY AND ANTI-CORRUPTION POLICY:

The Malaysian Anti-Corruption Commission (Amendment) Bill 2018 that was first tabled in the Malaysian Parliament on 26 March 2018 had been passed and gazetted on 4 May 2018 as the Malaysian Anti-Corruption Commission (Amendment) Act 2018. One of the key amendments is the insertion of Section 17A into the Malaysian Anti-Corruption Commission Act 2009, which generally imposes a new corporate liability on commercial organisations for their failure to prevent corruption. The said corporate liability provisions had taken effect on 1 June 2020.

We have adopted a zero-tolerance policy against all forms of bribery and corruption. We are committed to acting professionally, fairly and with integrity in all our business dealings and relationships and will constantly uphold all laws relating to anti-bribery and corruption and we are guided by our Anti-Bribery and Anti-Corruption Policy issued on 20 May 2020. This Policy applies to you as our tenant.

This Policy serves as a guideline in recognising and dealing with bribery and corrupt practices that may arise in the course of our daily business and operations, in furtherance of our Company's commitment to lawful and ethical behaviour at all times. As the Company is the management company of Axis-REIT, this Policy shall also apply accordingly in respect of all activities, dealings and transactions by the Company in its role for and on behalf of Axis-REIT.

This Policy should be read in conjunction with the Company's Code of Conduct, Whistle-blowing Policy and Supplier Code of Conduct ("Existing Policies"). This Policy and the Existing Policies are available on our corporate website at www.axis-reit.com.my.

You are deemed to have acknowledged, fully read and understood our Anti-Bribery and Anti-Corruption Policy (*made available on the corporate website stated above*) and the Declaration in the form of Appendix A of the Policy is deemed incorporated in the terms of your contractual relationship with us and/or Axis-REIT.

CONTACT INFORMATION

To request further information regarding this project, kindly contact:

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