AXIS SHAH ALAM DISTRIBUTION CENTRE 5



PROPERTY INFORMATION

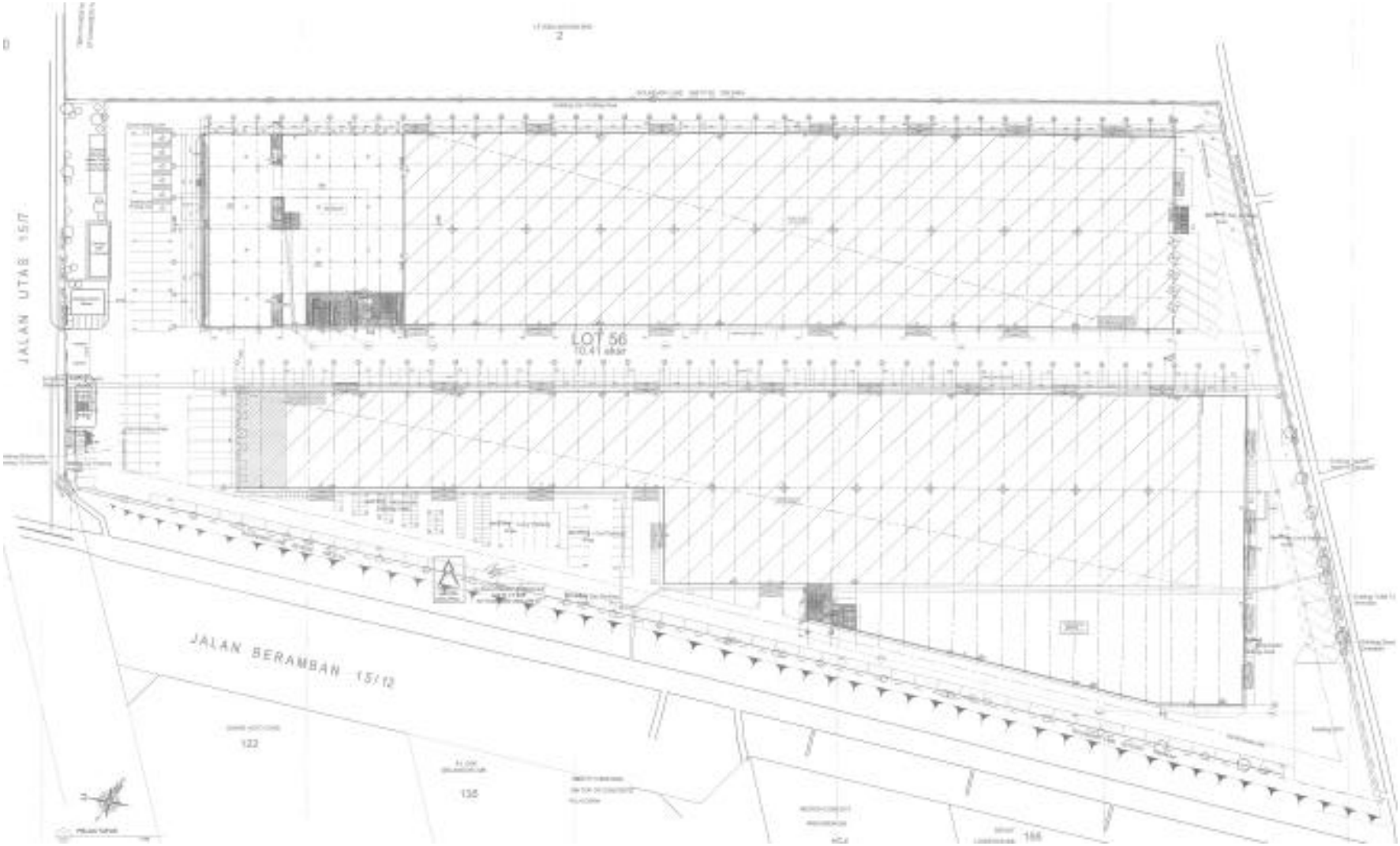
AXIS REAL ESTATE INVESTMENT TRUST

SPACE PROPOSAL

Lot 45 (177) Jalan Utas 15/7, Seksyen 15, 40200 Shah Alam, Selangor

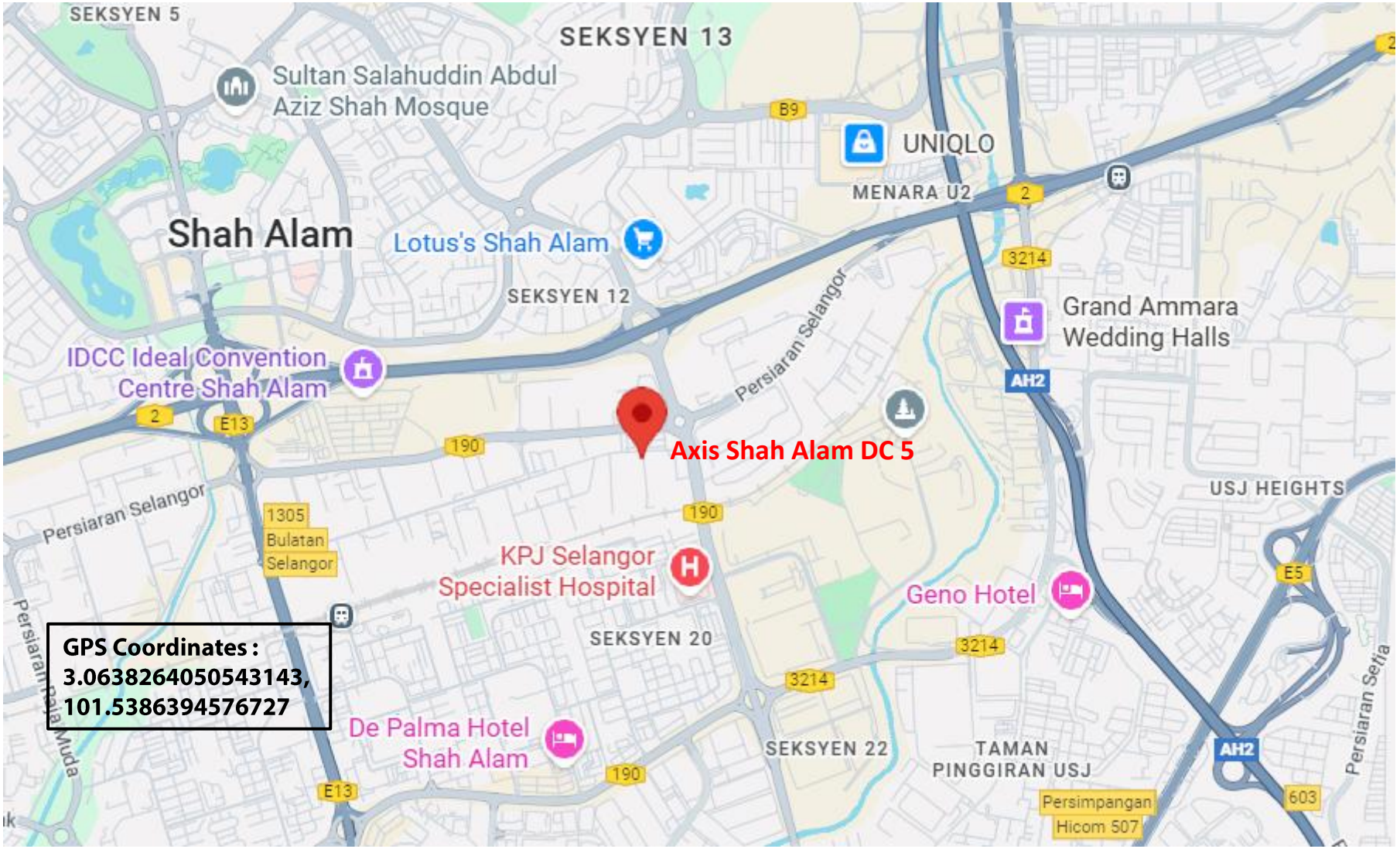
November 2026

FLOOR PLANS : SITE PLAN



AXIS
REAL ESTATE INVESTMENT TRUST

LOCATION



The property is located along Jalan Utas 15/7, within Section 15 of Shah Alam, Selangor.

AXIS REAL ESTATE INVESTMENT TRUST

LOCATION

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

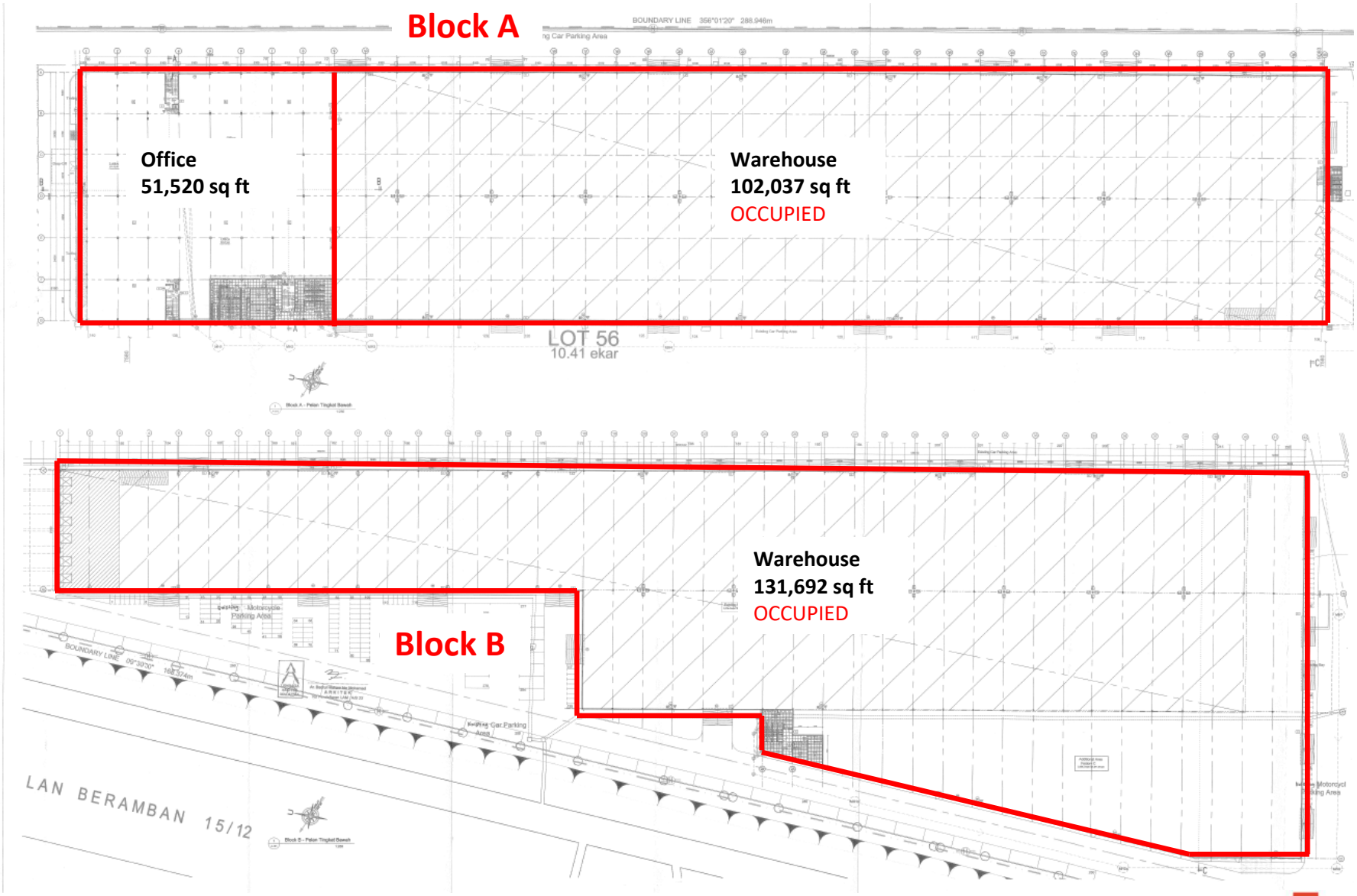
- Connected to the national rail grid with access to the northern, central and southern regions of Peninsular Malaysia.

AMENITIES

The surrounding area is well-served with banks and a variety of food & beverage outlets, offering both essential financial services and diverse dining choices within close proximity.

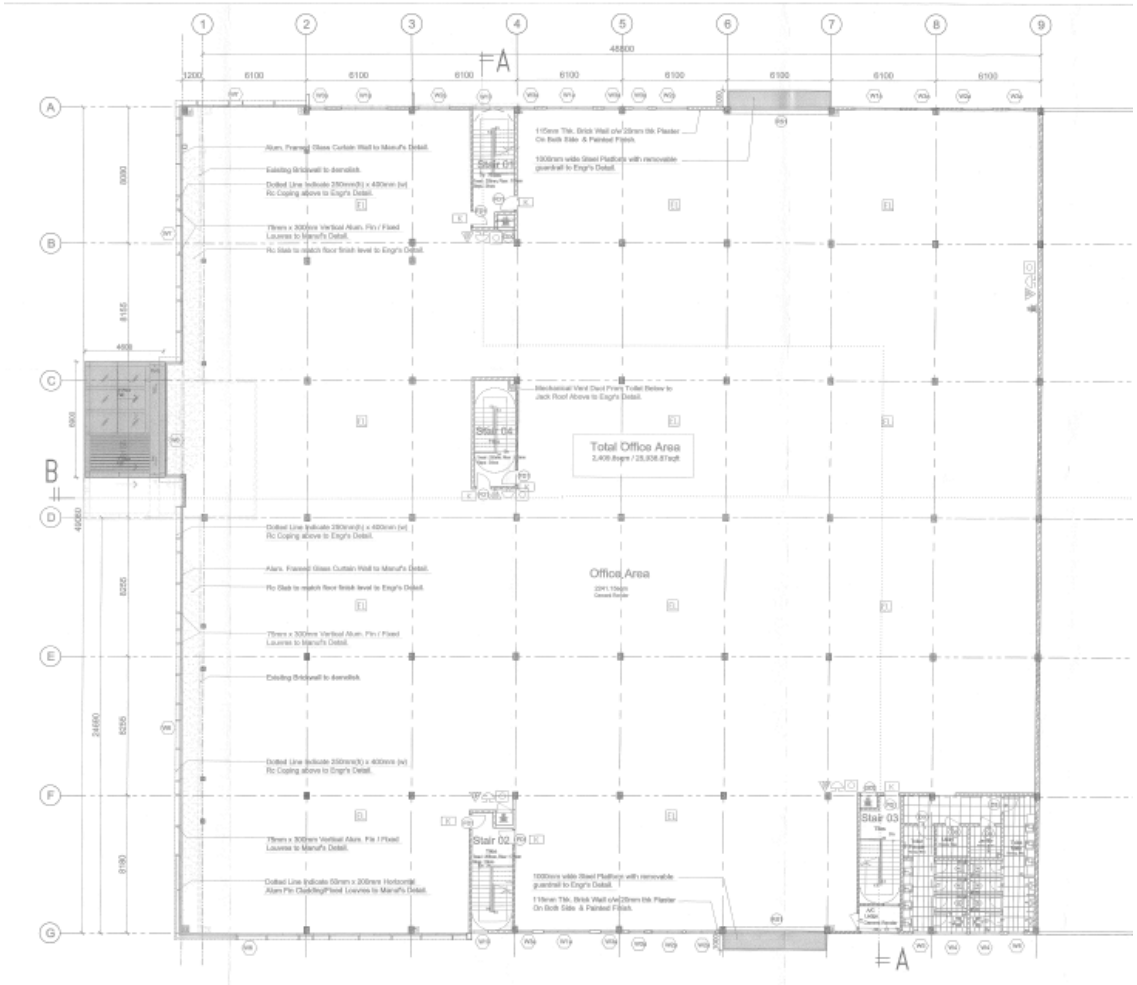
AXIS
REAL ESTATE INVESTMENT TRUST

FLOOR PLAN – GROUND FLOOR



AXIS
REAL ESTATE INVESTMENT TRUST

FLOOR PLAN – FIRST FLOOR OFFICE (BLOCK A)



Area	Power Supply	Eave Height	Floor Loading
Office - 51,520 sqft Warehouse - 233,729 sqft Whole Premises - 285,249 sqft	1200 Amps	Warehouse 28 ft	Warehouse 3 tonne per sq.m.

AXIS
REAL ESTATE INVESTMENT TRUST

PHOTOS









AXIS
REAL ESTATE INVESTMENT TRUST

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, DSV, 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 property, kindly contact:

Jackie Law

Head of Real Estate

Tel: 03-7958 4882

Mobile: 012 216 6328

Email: jackie@axis-reit.com.my

Mr. Lawrence Loh

Leasing Manager

O: 03 - 7958 4882

M: 012 703 2630

E: lawrenceloh@axis-reit.com.my

Mr. Alvin Loo

Leasing Manager

O: 03 - 7958 4882

M: 012 453 7772

E: alvinloo@axis-reit.com.my

Ms. Loh Wai Yan

Leasing Manager

O: 03 - 7958 4882

M: 012 537 5465

E: waiyan@axis-reit.com.my

Axis REIT Managers Berhad

Penthouse Menara Axis,

2 Jalan 51A / 223, 46100 Petaling Jaya,

Selangor Darul Ehsan, Malaysia.

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-CORRUPTION & FRAUD POLICY

We, Axis REIT Managers Berhad, as the management company of Axis Real Estate Investment Trust ("Axis-REIT"), 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-Corruption & Fraud Policy ("Policy"), which is publicly available on our corporate website at www.axis-reit.com.my.

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.

This Policy is applicable to all third parties having business activities, dealings and transactions with us and/or Axis-REIT.

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

AXIS
REAL ESTATE INVESTMENT TRUST