VELOX INDUSTRIAL PARK RAWANG

LOT 69

SINGLE STOREY DETACHED FACTORY WITH ONE STOREY OFFICE



FREEHOLD

Land Area: approx. **23,336 sq. ft.**
Built-up Area: approx. **11,256 sq. ft**



- **PRIME & STRATEGIC LOCATION**
- **LOCATED IN VELOX INDUSTRIAL PARK**
- **CLOSE PROXIMITY TO PLAZA TOLL**
  Rawang Selatan to LATAR / Guthrie & NKVE Expressways

GRD FLOOR
9,212 SQ. FT.

FIRST FLOOR
2,044 SQ. FT.

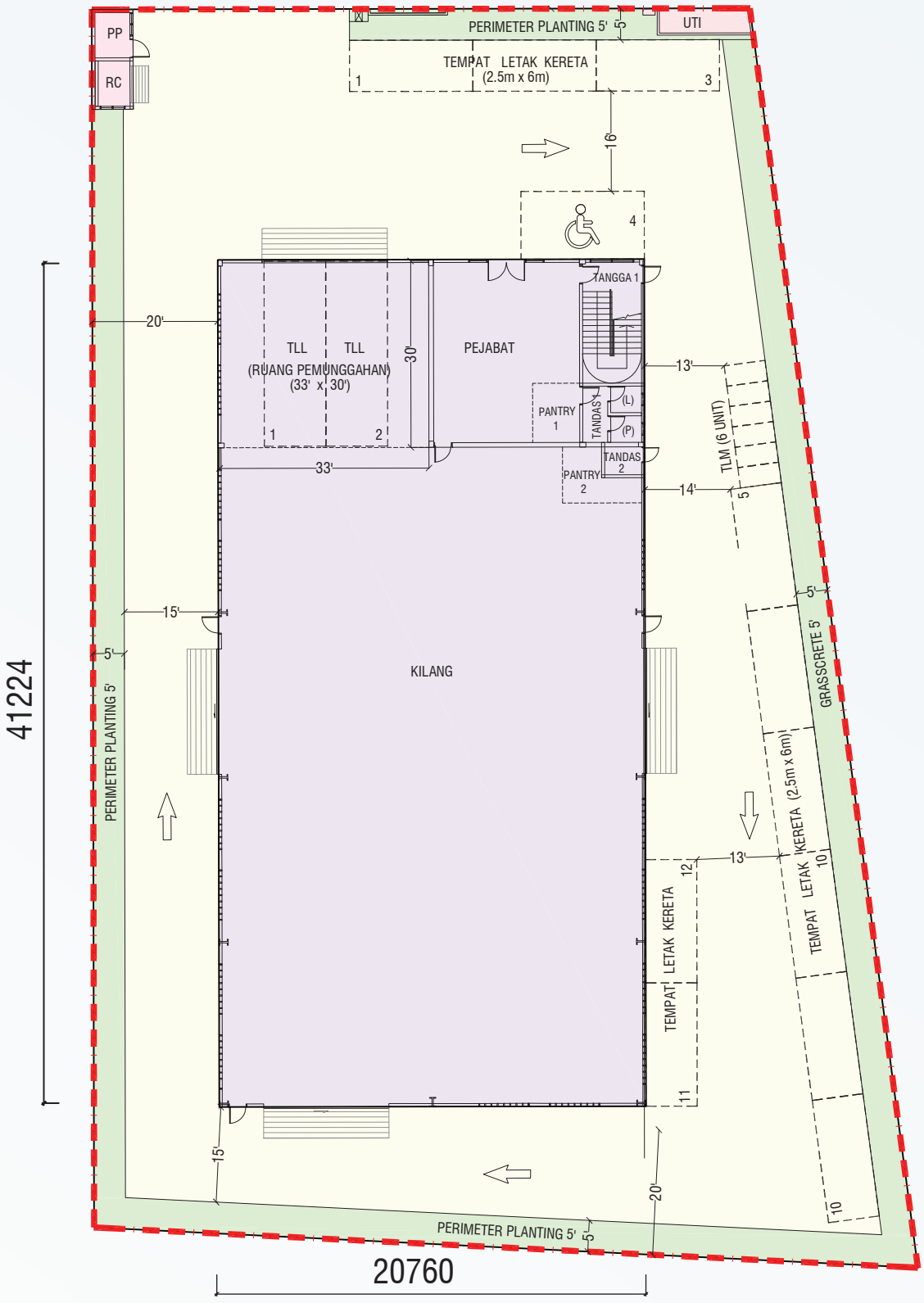
Ceiling Height (Factory Production Area): 40 feet

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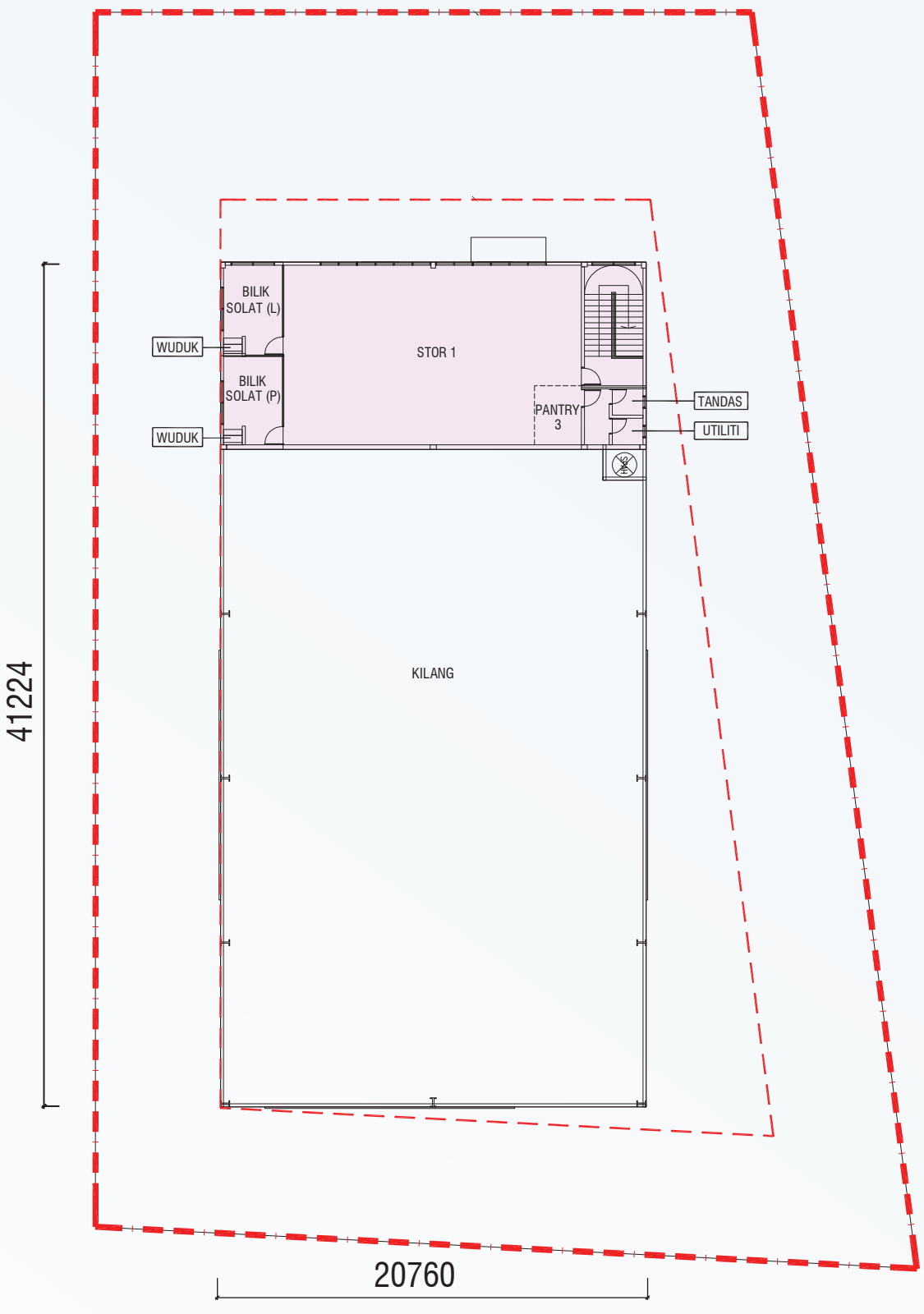
VELOX INDUSTRIAL PARK RAWANG LOT 69



GROUND FLOOR

VELOX INDUSTRIAL PARK RAWANG

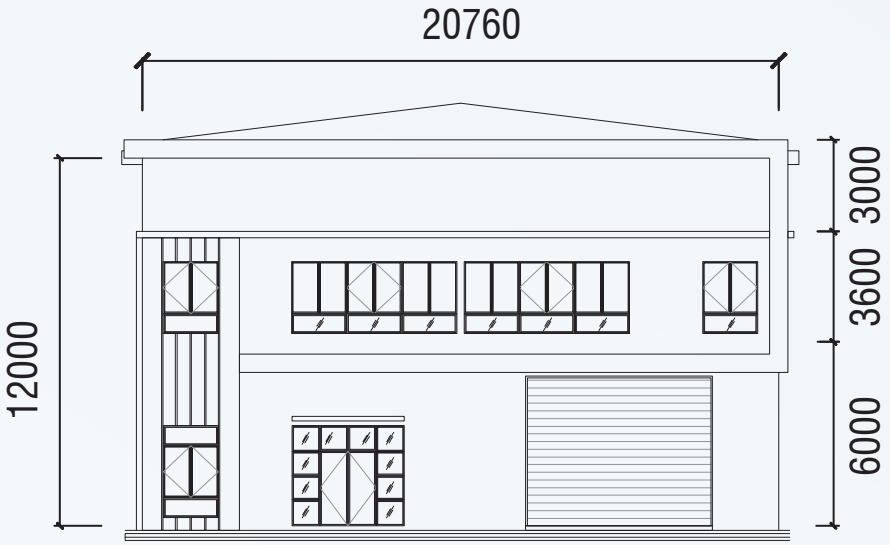
LOT 69



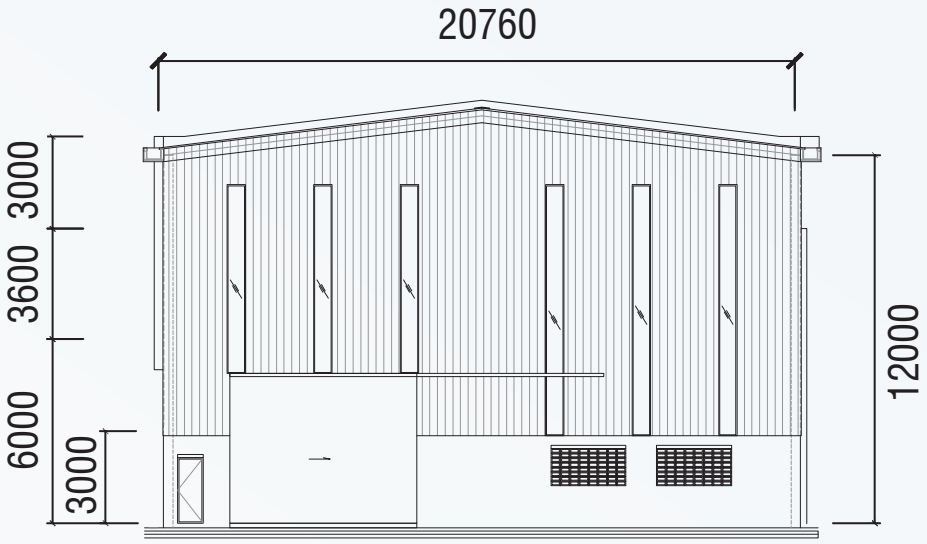
FIRST FLOOR

VELOX
INDUSTRIAL PARK
RAWANG

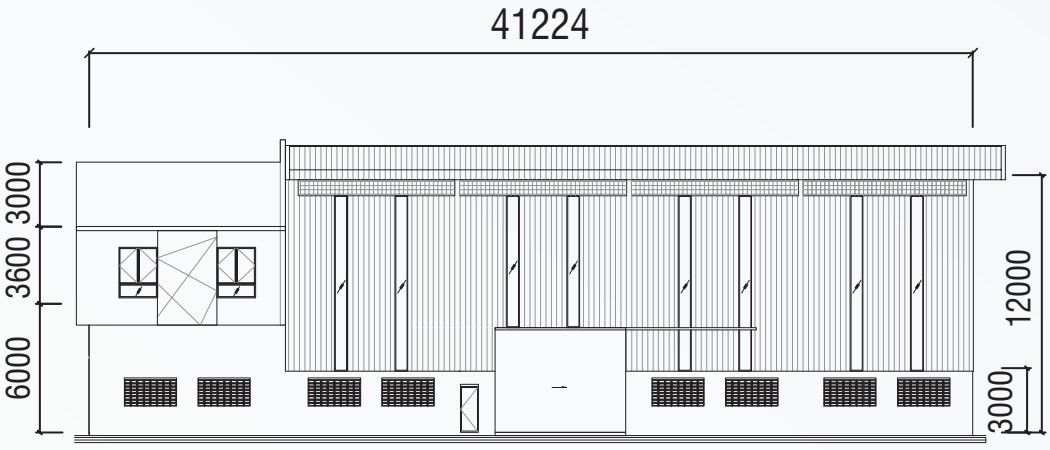
LOT 69



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

VELOX INDUSTRIAL PARK RAWANG LOT 69



SITE PLAN

SPECIFICATIONS

STRUCTURE	:	REINCORCED CONCRETE / STEEL STRUCTURE			
ROOFING	:	METAL DECK ROOFING SHEET			
CEILING	:	PLASTER BOARD / SKIM COAT			
WALLS	:	MASONRY BRICKS / METAL SHEET			
DOORS	:	FIRE-RATED DOOR / FLUSH DOOR / ALUMINIUM FRAME GLASS PANEL DOOR			
WINDOWS	:	ALUMINIUM FRAME WINDOW / METAL FRAME GLASS LOUVRES / POLYCARBONATE SHEET			
FLOOR FINISHES	:	GROUND FLOOR:		: 1st FLOOR:	
		LOBBY	- CEMENT RENDER	OFFICE	- CEMENT RENDER
		WORKSHOP	- POWER FLOAT CEMENT FLOOR	TOILET & SURAU	- CERAMIC TILES
		TOILET	- CERAMIC TILES	OTHER AREAS	- CEMENT RENDER
		OTHER AREAS	- CEMENT RENDER		
WALL FINISHES	:	GROUND FLOOR:		: 1st FLOOR:	
		LOBBY	- PLASTER & PAINT	OFFICE	- PLASTER & PAINT
		WORKSHOP	- PLASTER & PAINT / PAINT	TOILET	- CERAMIC TILES
		TOILET	- CERAMIC TILES	SURAU	- PLASTER & PAINT / CERAMIC TILES (5FT-HIGH) AT ABLUTION
		OTHER AREAS	- PLASTER & PAINT		
				OTHER AREAS	- PLASTER & PAINT
SANITARY INSTALLATION	:	WATER CLOSET	- 4 NOS		
	:	WASH BASIN	- 4 NOS		
	:	WATER TAP POINT	- 7 NOS		
	:	ALUMINIUM SINK	- 3 NOS		
ELECTRICAL INSTALLATION	:	LIGHTING POINT	- 57 NOS		
		COMPOUND LIGHTING	- 2 NOS		
		POWER POINT	- 36 NOS		
		AIR COND POINT	- Not Provided		
		FIBER WALL SOCKET	- 1 NO		
POWER SUPPLY	:	200 AMPS (subject to TNB's available)			

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Developer:
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