VELOX INDUSTRIAL PARK RAWANG

# LOT 76

## SINGLE STOREY DETACHED FACTORY WITH ONE STOREY OFFICE



# FREEHOLD

Land Area: approx. **34,767 sq. ft.**
Built-up Area: approx. **18,532 sq. ft**



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

GRD FLOOR
**14,614 SQ. FT.**

FIRST FLOOR
**3,918 SQ. FT.**

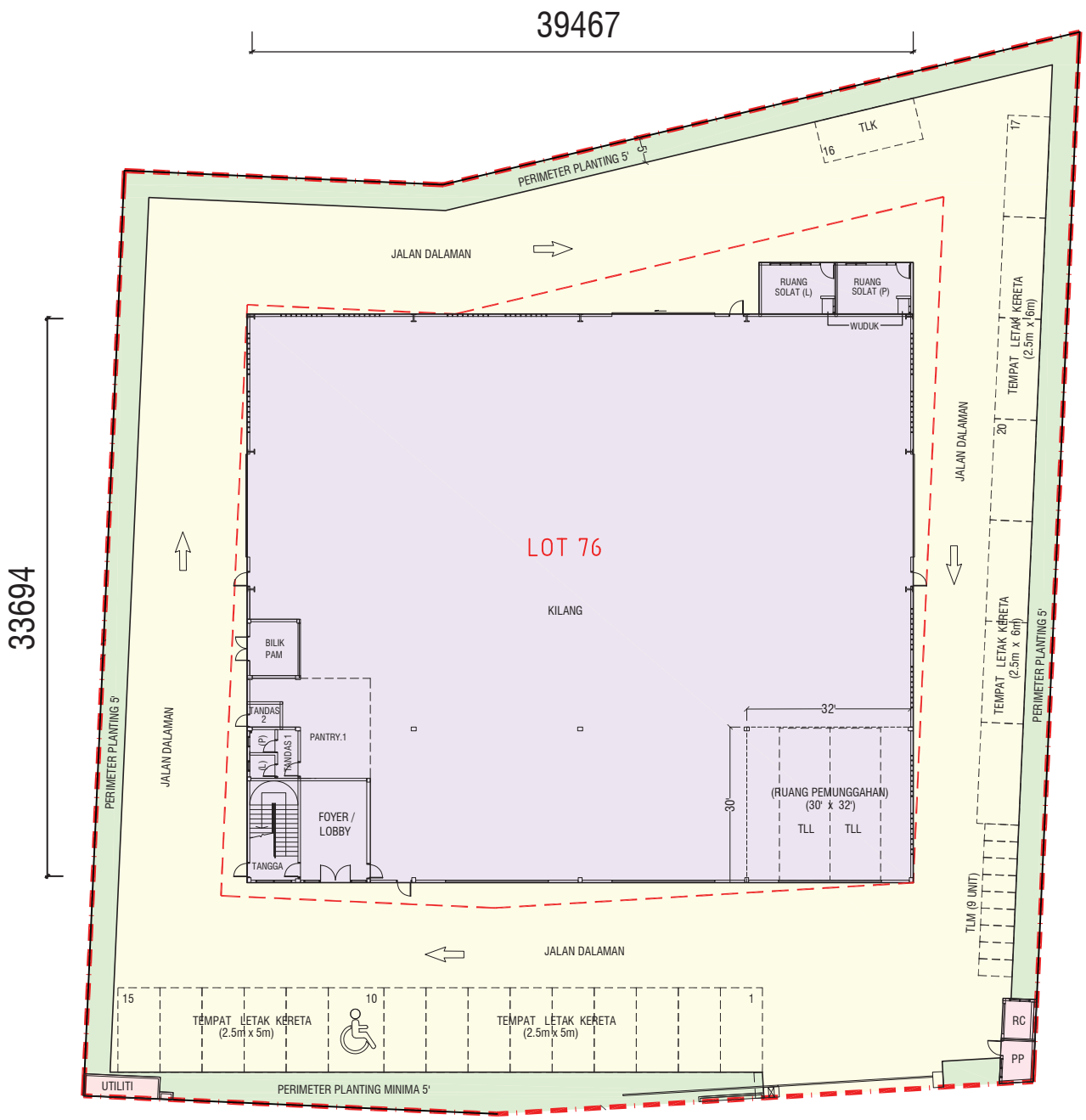
Ceiling Height (Factory Production Area): 40 feet

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www.smdgroup.com.my

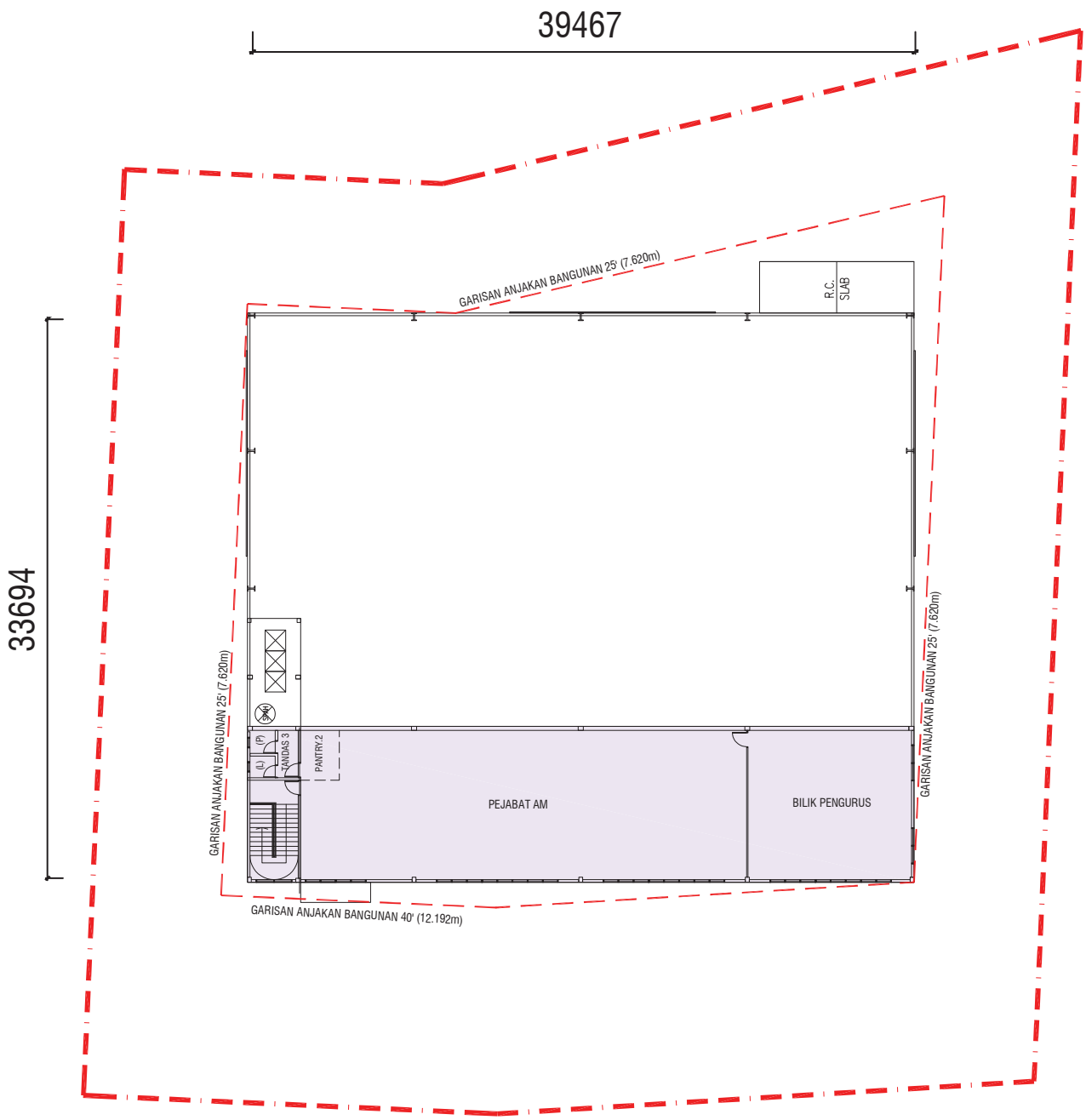
# VELOX INDUSTRIAL PARK RAWANG LOT 76




GROUND FLOOR

VELOX INDUSTRIAL PARK RAWANG

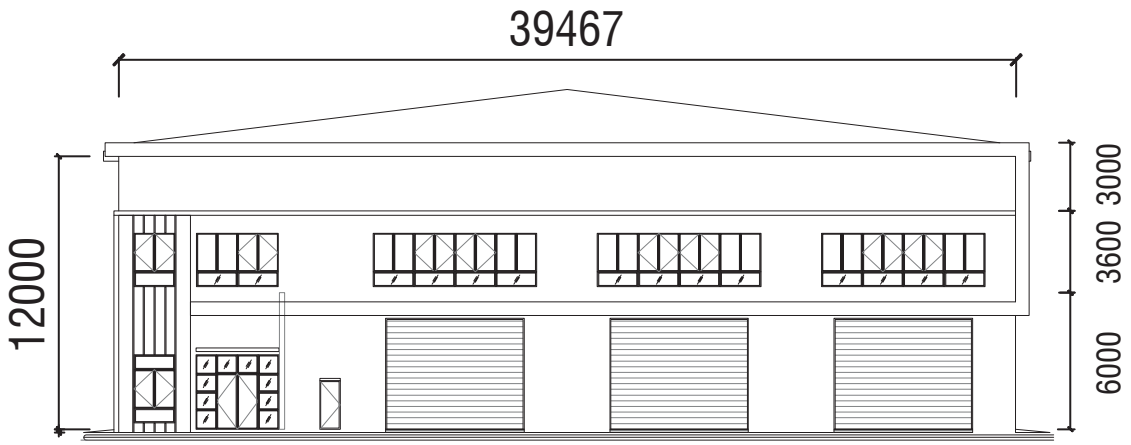
# LOT 76



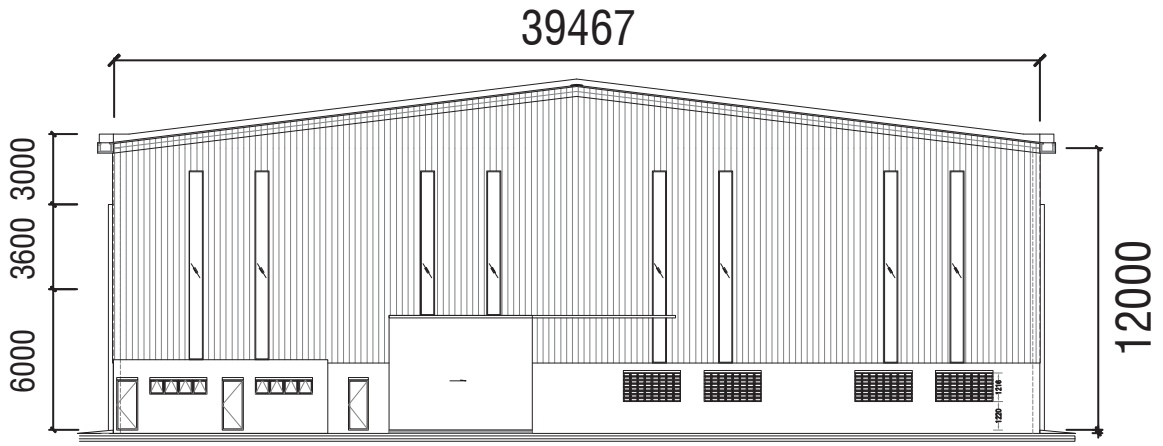

FIRST FLOOR

VELOX INDUSTRIAL PARK RAWANG

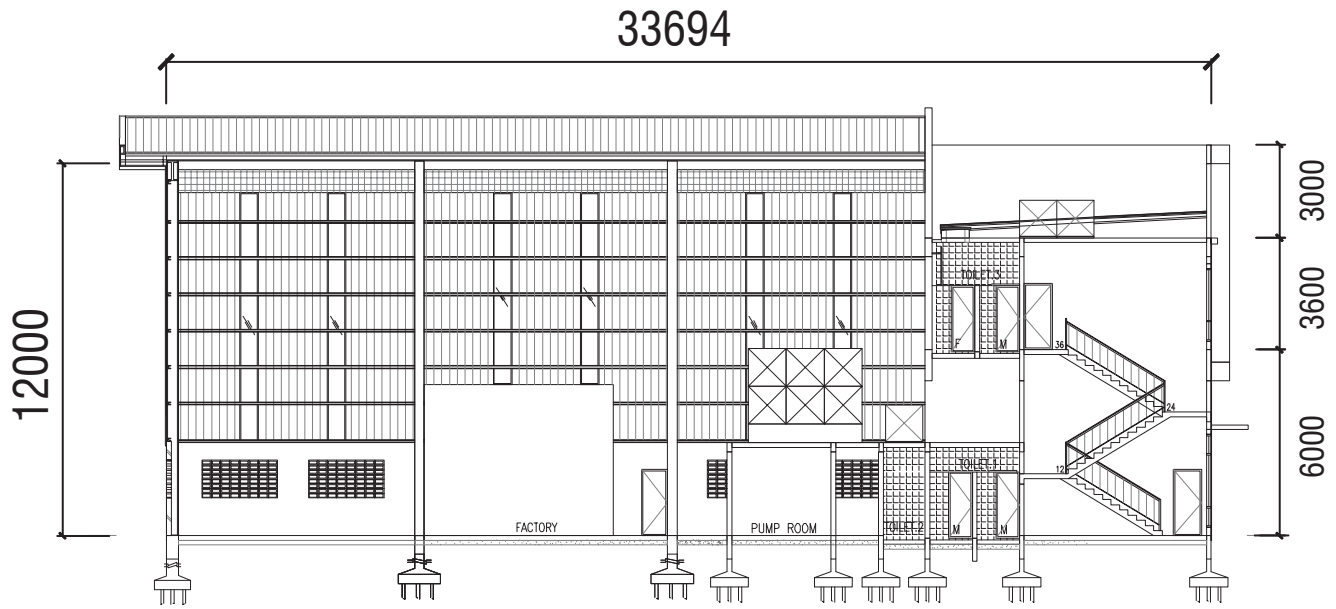
# LOT 76




FRONT ELEVATION




REAR ELEVATION




SIDE ELEVATION

# VELOX INDUSTRIAL PARK RAWANG LOT 76




**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 | - 5 NOS | | |
| | : | WASH BASIN | - 5 NOS | | |
| | : | WATER TAP POINT | - 8 NOS | | |
| | : | ALUMINIUM SINK | - 2 NOS | | |
| ELECTRICAL INSTALLATION | : | LIGHTING POINT | - 96NOS | | |
| | | COMPOUND LIGHTING | - 4 NOS | | |
| | | POWER POINT | - 44NOS | | |
| | | AIR COND POINT | - Not Provided | | |
| | | FIBER WALL SOCKET | - 1 NOS | | |
| POWER SUPPLY | : | 400 AMPS (subject to TNB's available) | | | |

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