VELOX INDUSTRIAL PARK RAWANG

LOT 77

SINGLE STOREY DETACHED FACTORY WITH ONE STOREY OFFICE



FREEHOLD

Land Area: approx. **29,977 sq. ft.**
Built-up Area: approx. **13,799 sq. ft**



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

GRD FLOOR
11,368 SQ. FT.

FIRST FLOOR
2,431 SQ. FT.

Ceiling Height (Factory Production Area): 40 feet

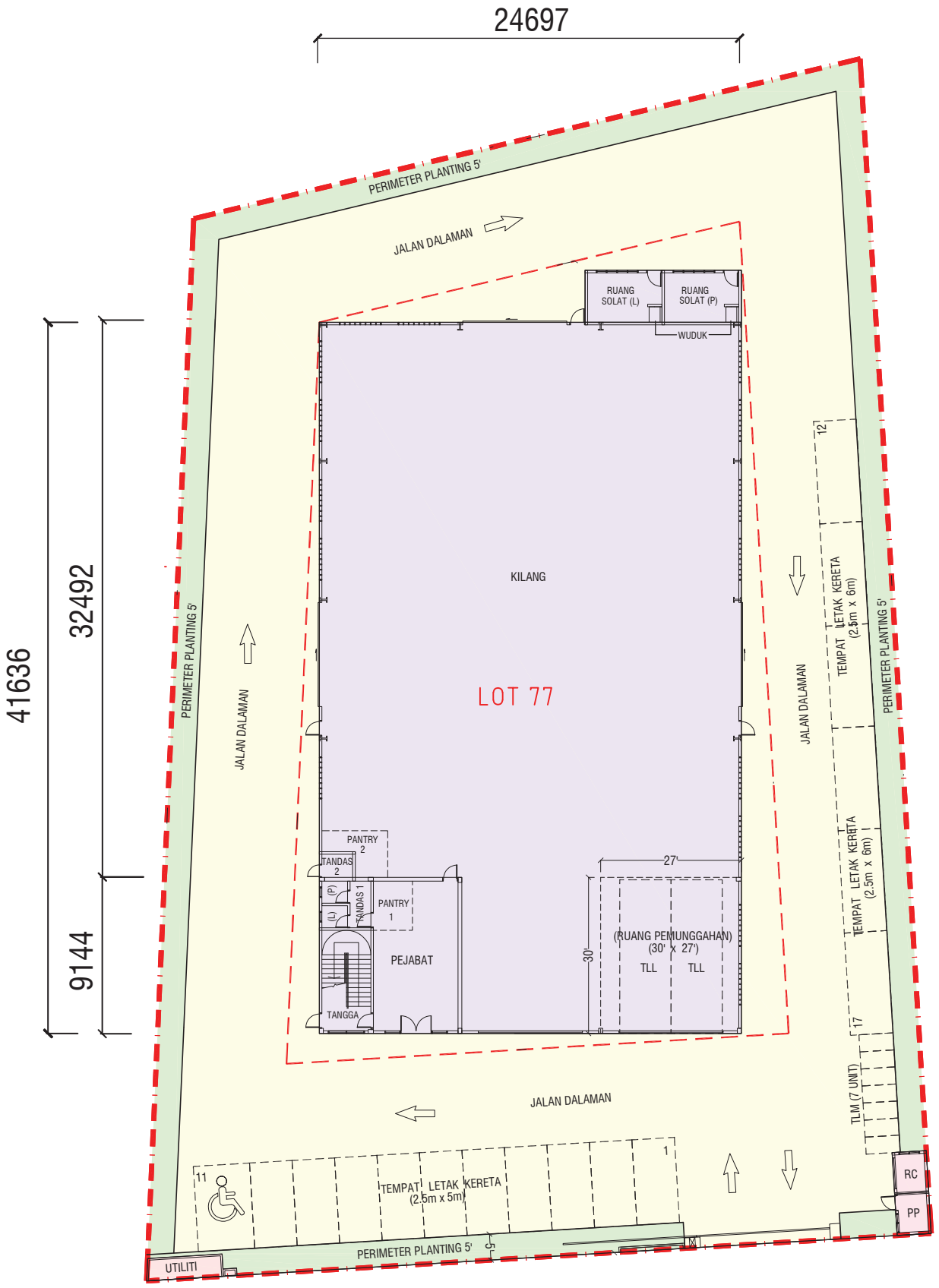
SMD GROUP
Building Better Future

ANOTHER INDUSTRIAL DEVELOPMENT BY
SMD GROUP

www.smdgroup.com.my

VELOX INDUSTRIAL PARK RAWANG

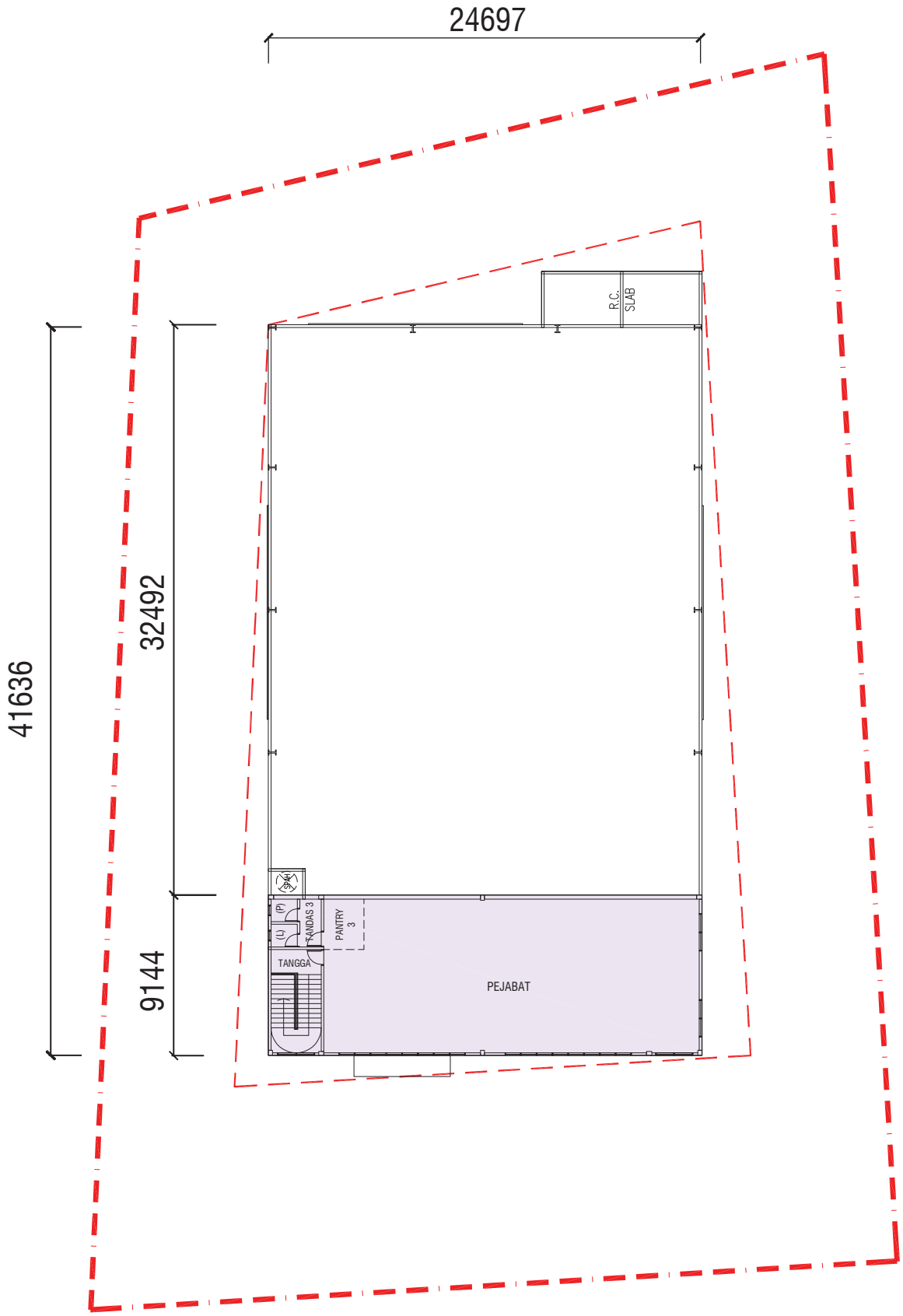
LOT 77



GROUND FLOOR

VELOX
INDUSTRIAL PARK
RAWANG

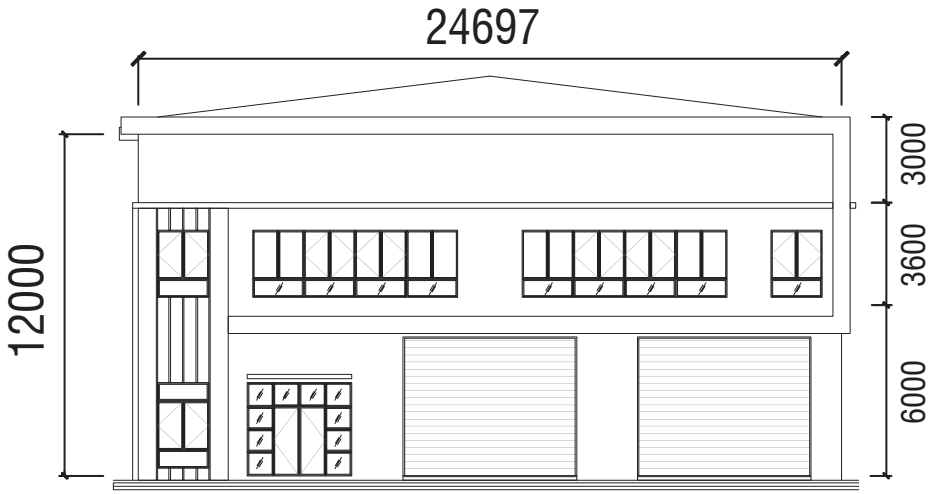
LOT 77



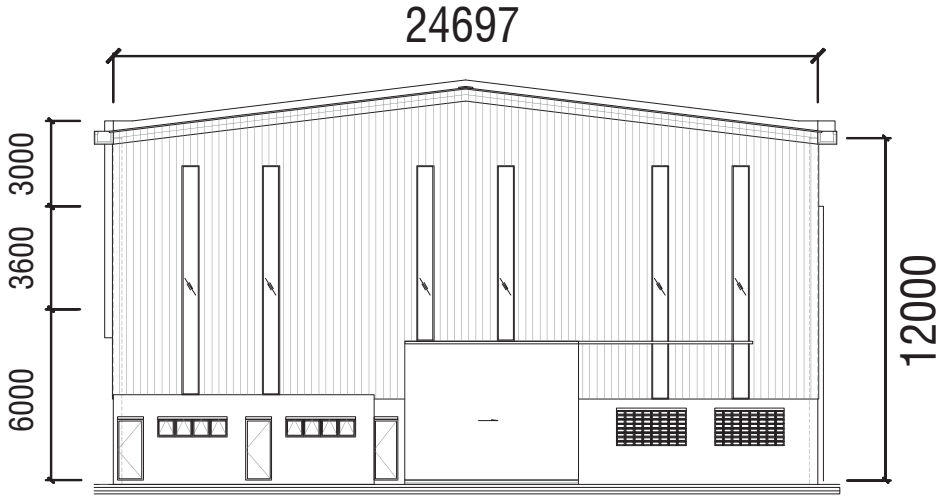
FIRST FLOOR

V E L O X
INDUSTRIAL PARK
R A W A N G

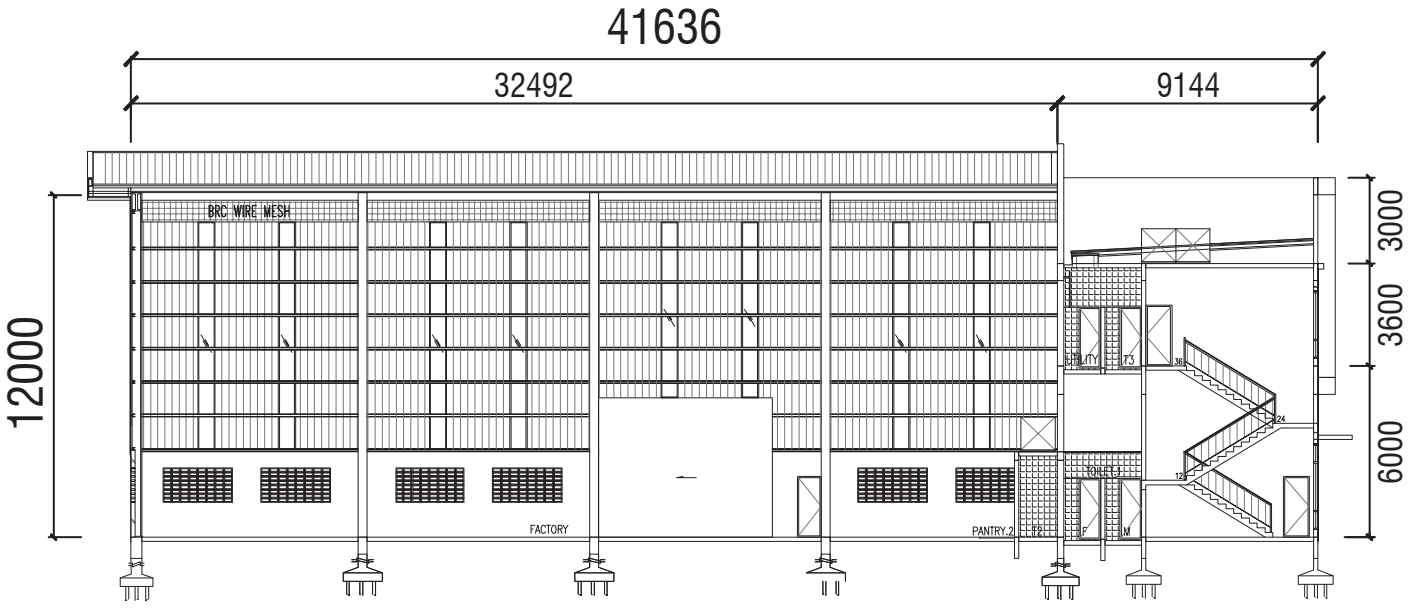
LOT 77



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

VELOX INDUSTRIAL PARK RAWANG LOT 77



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	- 3 NOS		
ELECTRICAL INSTALLATION	:	LIGHTING POINT	- 63 NOS		
		COMPOUND LIGHTING	- 2 NOS		
		POWER POINT	- 32 NOS		
		AIR COND POINT	- Not Provided		
		FIBER WALL SOCKET	- 1 NOS		
POWER SUPPLY	:	200 AMPS (subject to TNB's available)			

SMD GROUP
Building Better Future

Developer:
LAGENDA NUSAJAYA SDN BHD
201301022390 (1052219-P) (A member of SMD Group)
No.37, Jalan KPK 1/8, Kawasan Perindustrian Kundang, 48020 Rawang, Selangor.
www.smdgroup.com.my

A Member of REHDA

Disclaimer: All renderings are artist's impressions only and all measurements approximate. While every reasonable care has been taken in preparing this visual, the developer cannot be held responsible for any inaccuracy. The information contained herein is subject to change and cannot form part of an offer or contract. All the above items are subject to variations, modifications, and substitutions as may be required by the Authorities or recommended by the Architect or Engineer.