VELOX INDUSTRIAL PARK RAWANG

LOT 87

SINGLE STOREY DETACHED FACTORY WITH ONE STOREY OFFICE



FREEHOLD

Land Area: approx. **21,926 sq. ft.**
Built-up Area: approx. **11,791 sq. ft**



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

GRD FLOOR
9,391 SQ. FT.

FIRST FLOOR
2,400 SQ. FT.

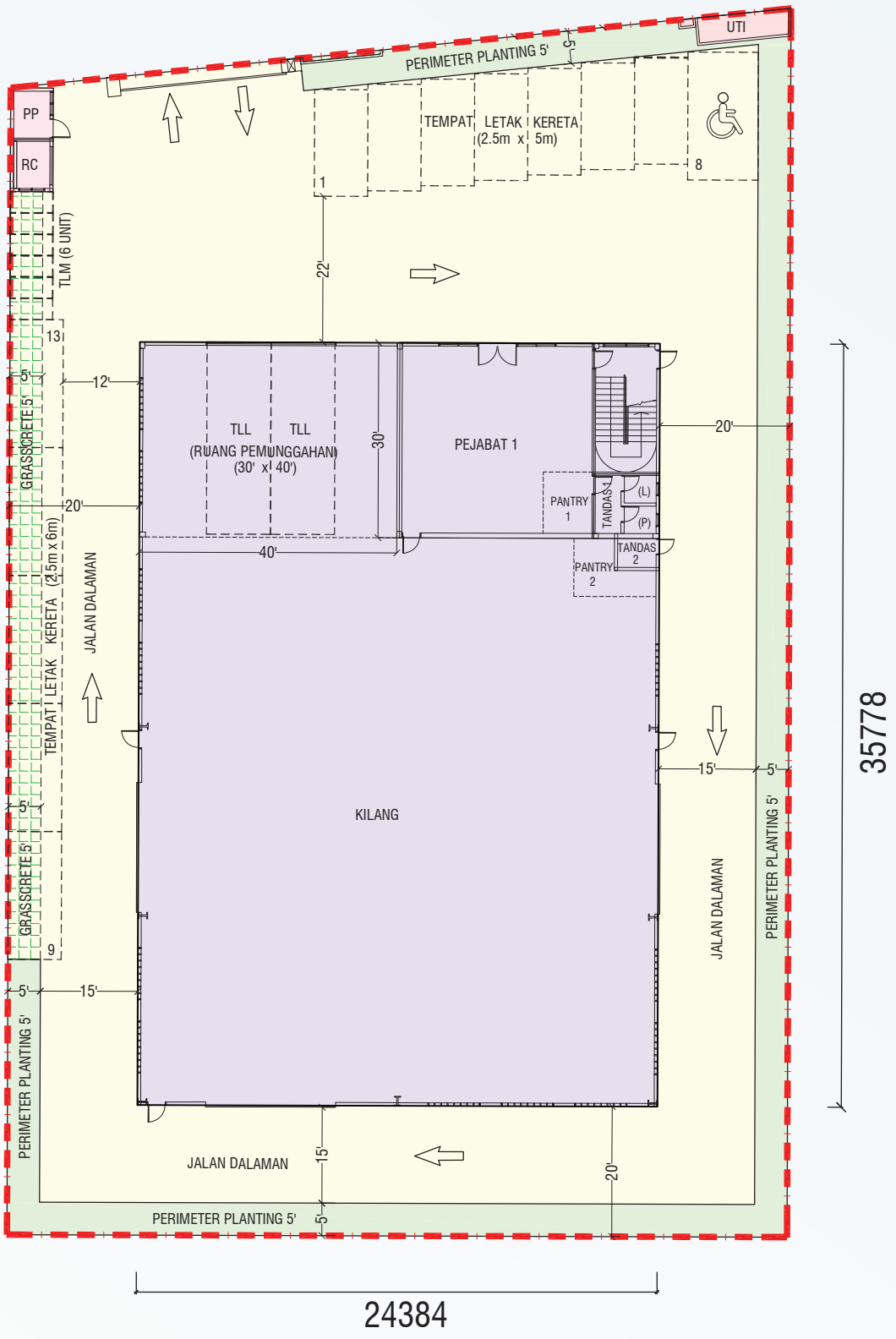
Ceiling Height (Factory Production Area): 40 feet

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ANOTHER INDUSTRIAL DEVELOPMENT BY
SMD GROUP

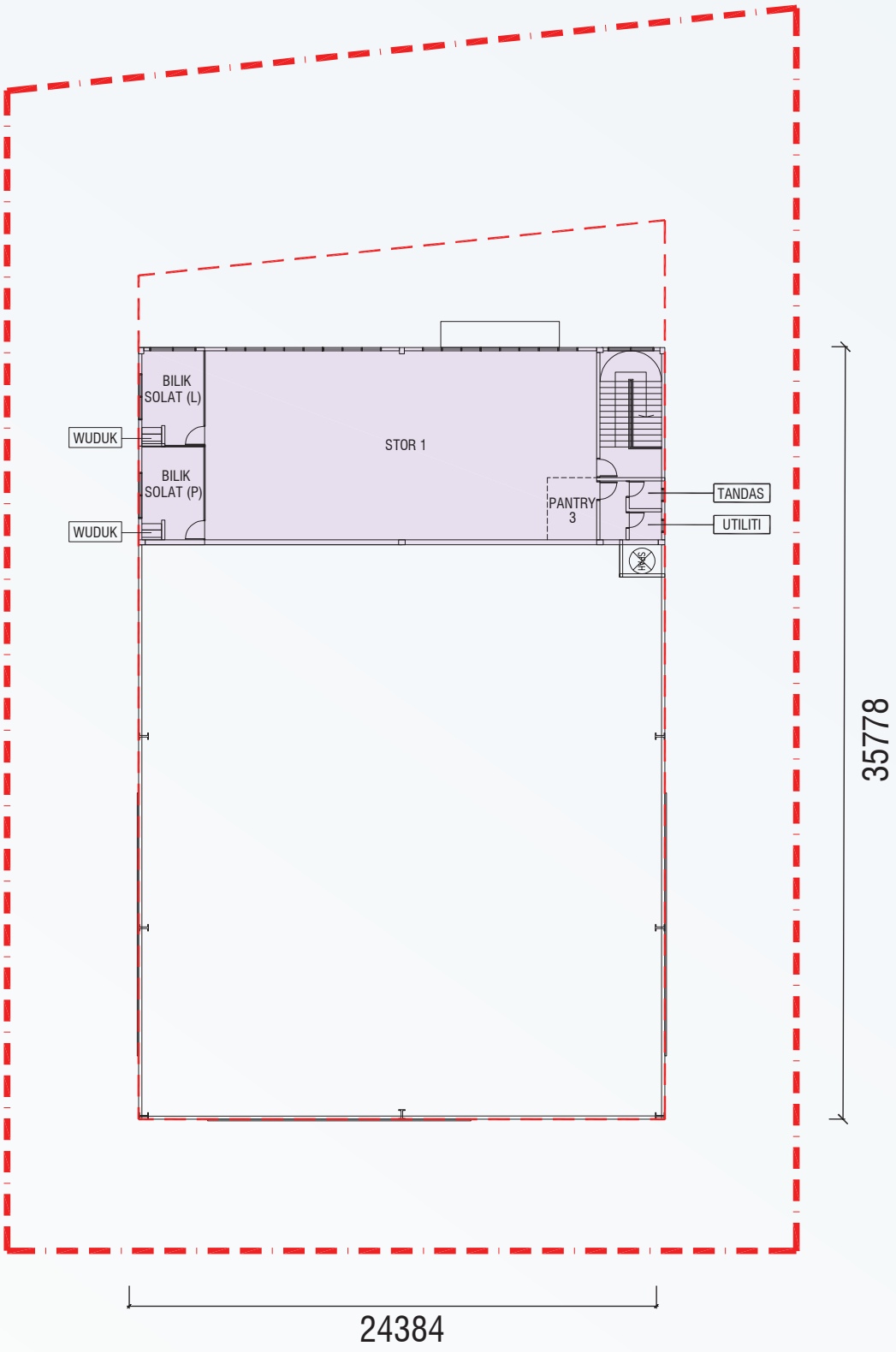
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GROUND FLOOR PLAN

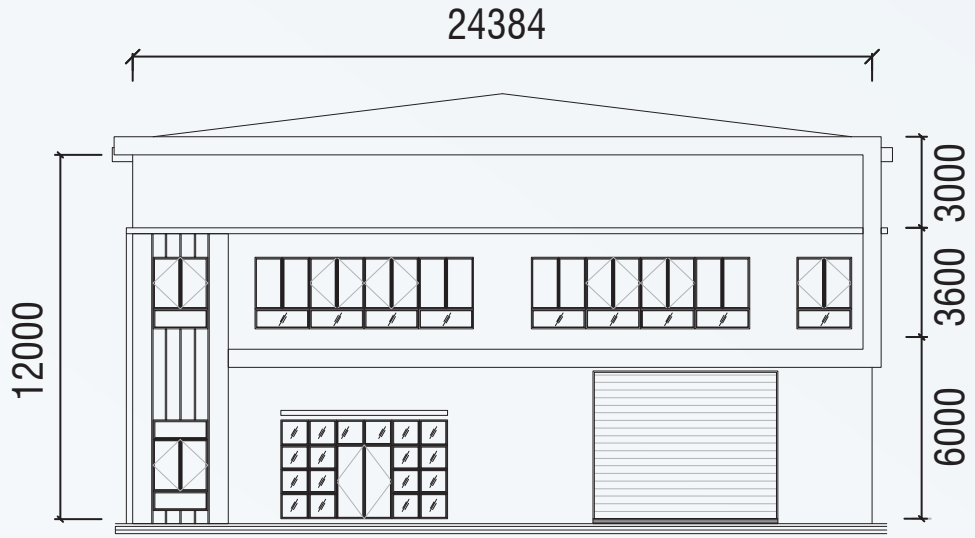
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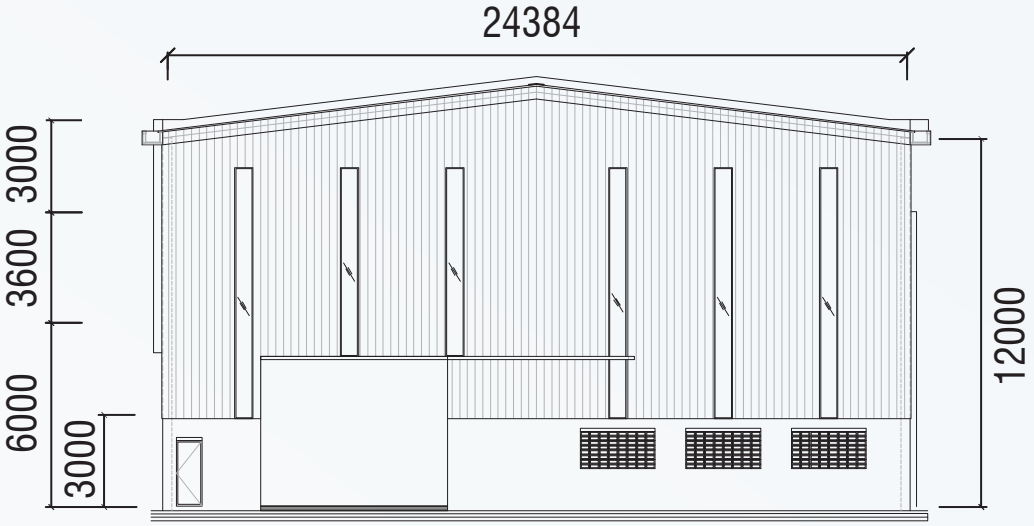
FIRST FLOOR PLAN

VELOX INDUSTRIAL PARK RAWANG

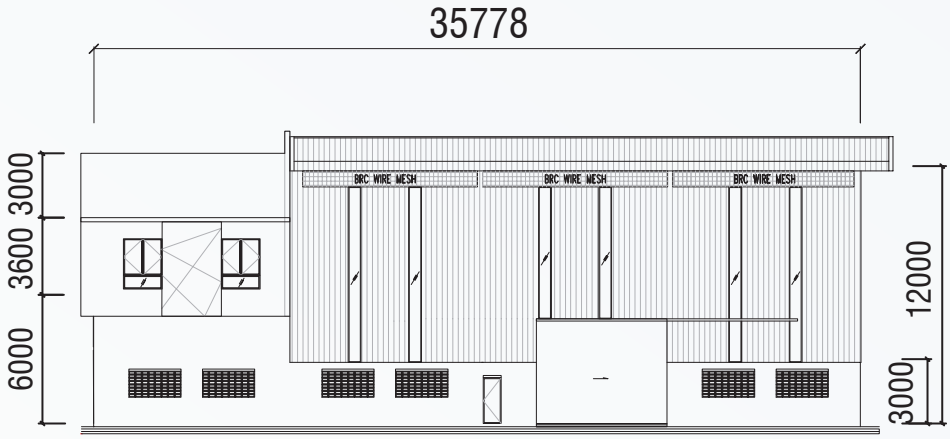
LOT 87



FRONT ELEVATION



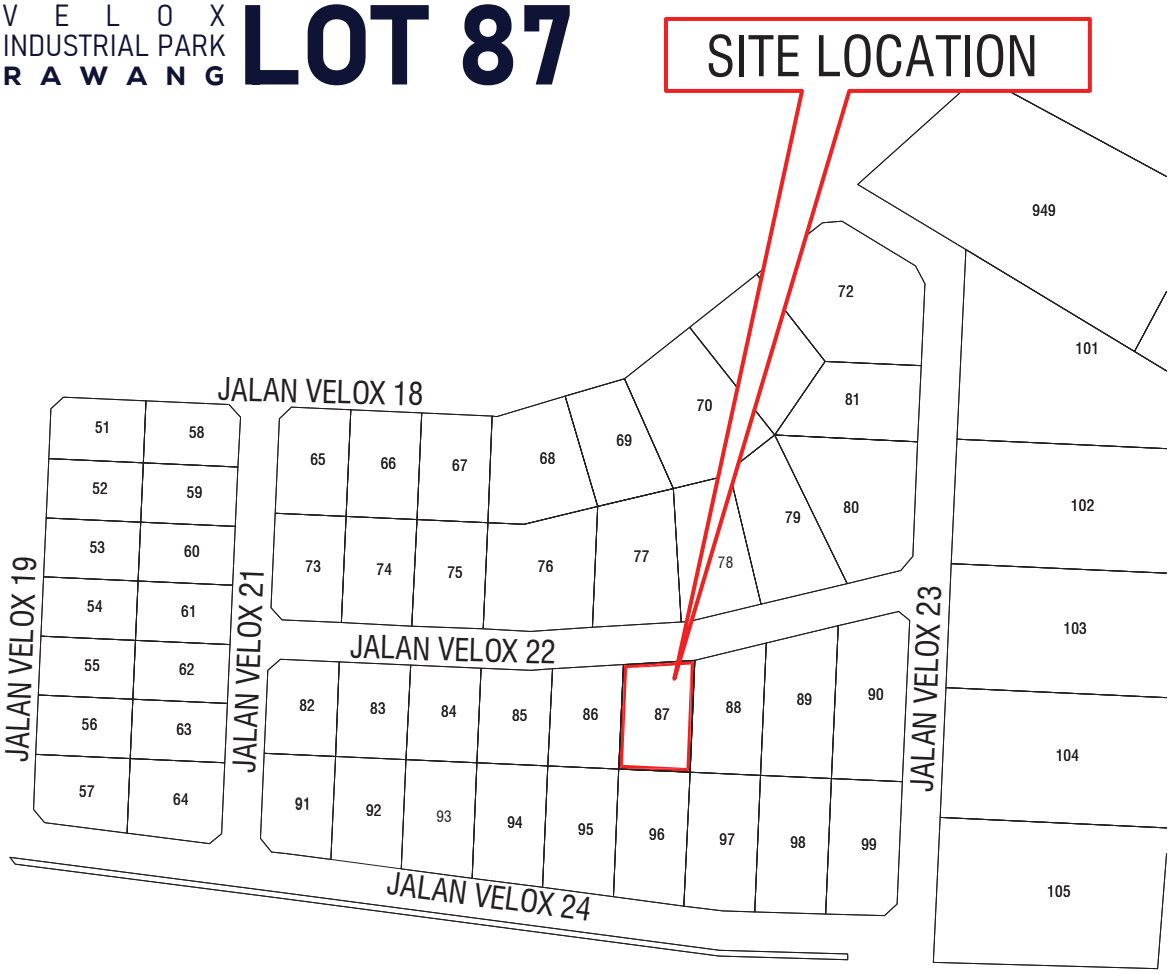
REAR ELEVATION



SIDE ELEVATION

VELOX INDUSTRIAL PARK RAWANG

LOT 87



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 - 54 NOS		
		COMPOUND LIGHTING - 2 NOS		
		POWER POINT - 34 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:
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

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