i-PARK

@INDAHPURA

Malaysia's Premium Industrial Park













## This is Where Your Success is Shaped by Design, not Chance ...

Upgrading and expanding your business operations is now a breeze at i-Park@Indahpura. A fully integrated industrial park catering to the ever-growing demand for quality industrial developments built to international standards. This state-of-the-art park is the ultimate location for industries that wish to expand and upgrade their operations.

Besides being the first holistically managed industrial park in Iskandar Malaysia, i-Park@Indahpura offers its tenants 24-hour security within a fenced compound, world-class infrastructures and industry-leading lush landscaping surrounding the compound.

The i-Park premier fully integrated industrial park development addresses all the sustainability and adaptability issues in such developments. The holistic park management includes strict security procedures to ensure the safety of each and every tenant, employee and goods within the development each day. Scheduled daily maintenance of the park's landscape and cleanliness helps keep the vicinity pristine.

## The Most Sustainable & Well-managed Industrial Park

**WORLD CLASS INFRASTRUCTURE & AMENITIES**

- Fully Gated & Guarded with 24-Hour Security Control
- Perimeter Fencing with CCTV Surveillance
- Natural Gas
- High Speed Broadband (Unifi)
- Ample of Electric & Water Supply
- Worker's Dormitory
- Green Building
- Ready Built / Design & Built
- Build with Fast Speed Delivery
- Option to Rent / Outright Purchase

Overall Development Land Area

**230 acres**

**FREEHOLD**



*i-Park@Indahpura Actual Aerial View taken on site

# Malaysia's Most Innovative
## Industrial Development



i-Park@Indahpura is a gated & guarded industrial development with a state-of-the-art multitier security system that provides safety assurance as soon as you approach the first access point. A security checkpoint there monitors and profiles ingress and egress of visitors. The entire park is secured with perimeter fencing, 24-hour CCTV surveillance and security patrolling with check points throughout the compound. Each unit is allotted access cards and/or vehicle passes for fast lane access; whereas it is compulsory for visitors to attain temporary passes prior to entry. Detached factories come with built-in guardhouses for added measures.

### SECURITY FEATURES

- Gated & Guarded Community
- Own Guardhouse inside detached factory
- 24 Hours Security Control & Patrolling
- CCTV Surveillance
- Professional Security Team


Professional Security Team


24-hour Security


Covered Pedestrian Walkway


First Aid Room


Sports & Games Facilities in Dormitory


Grocery Shop


Ladies Park

# A Well-managed Workers' Dormitory

Employees would be delighted to live in i-Park as it offers all the conveniences of home. The i-Stay managed dorms come with an array of facilities and amenities to provide a comfortable, safe and convenient living environment for your staff.

Providing a hospitable living environment effectively promotes both productivity and welfare of your employees, which will indirectly enhance business growth.

- Accommodate up to 3,100 workers
- Walking distance to workplace
- Reduce cost of workers' transportation
- Covered walkway between i-Park and worker's dormitory
- Increase productivity
- Safe & secure environment
- Healthy living
- Reduced social problems



Worker's Dormitory

# Relax, Restore, Regain



Birds chirping in the distance, the gentle lapping of the calm waters, a gentle breeze running through your hair, there is a place within the vicinity of your workplace that provides just that. A place where you can take your mind off work and lose yourself in the wonders of nature. The beautiful recreational park within i-Park is where you would find yourself after a long day at work.

- 581m length jogging track
- 12 sets of outdoor exercise equipment
- Football field
- Resting benches
- Community sharing bikes







# Master Site Plan

1. Main Entrance / Guardhouse 1
2. Main Entrance / Guardhouse 2
3. Main Entrance / Guardhouse 3
4. Workers' Dormitory
5. Sales Gallery
6. Recreational Park

- Phase 1 & 2
- Phase 3B
- Phase 3C
- SME City

Overall Development Land Area

**230 acres**

**FREEHOLD**



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TYPE A

1 1/2 STOREY

# SEMI-DETACHED

FACTORY

Land Area : approx. 19,966 sq.ft.
Built-up Area : approx. 12,110 sq.ft.









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TYPE B




1 1/2 STOREY

# DETACHED

FACTORY

Land Area : approx. 43,560 sq.ft.
Built-up Area : approx. 26.353 sq.ft.





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## TYPE C

1 1/2 STOREY

# DETACHED

FACTORY

Land Area : approx. 87,120 sq.ft.
Built-up Area : approx. 55,365 sq.ft.






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## PHASE 3B




1 1/2 STOREY

# DETACHED

FACTORY

Land Area : approx. 22,000 - 55,000 sq.ft.
Built-up Area : approx. 11,800 - 35,000 sq.ft.

## PHASE 3C

1 1/2 STOREY

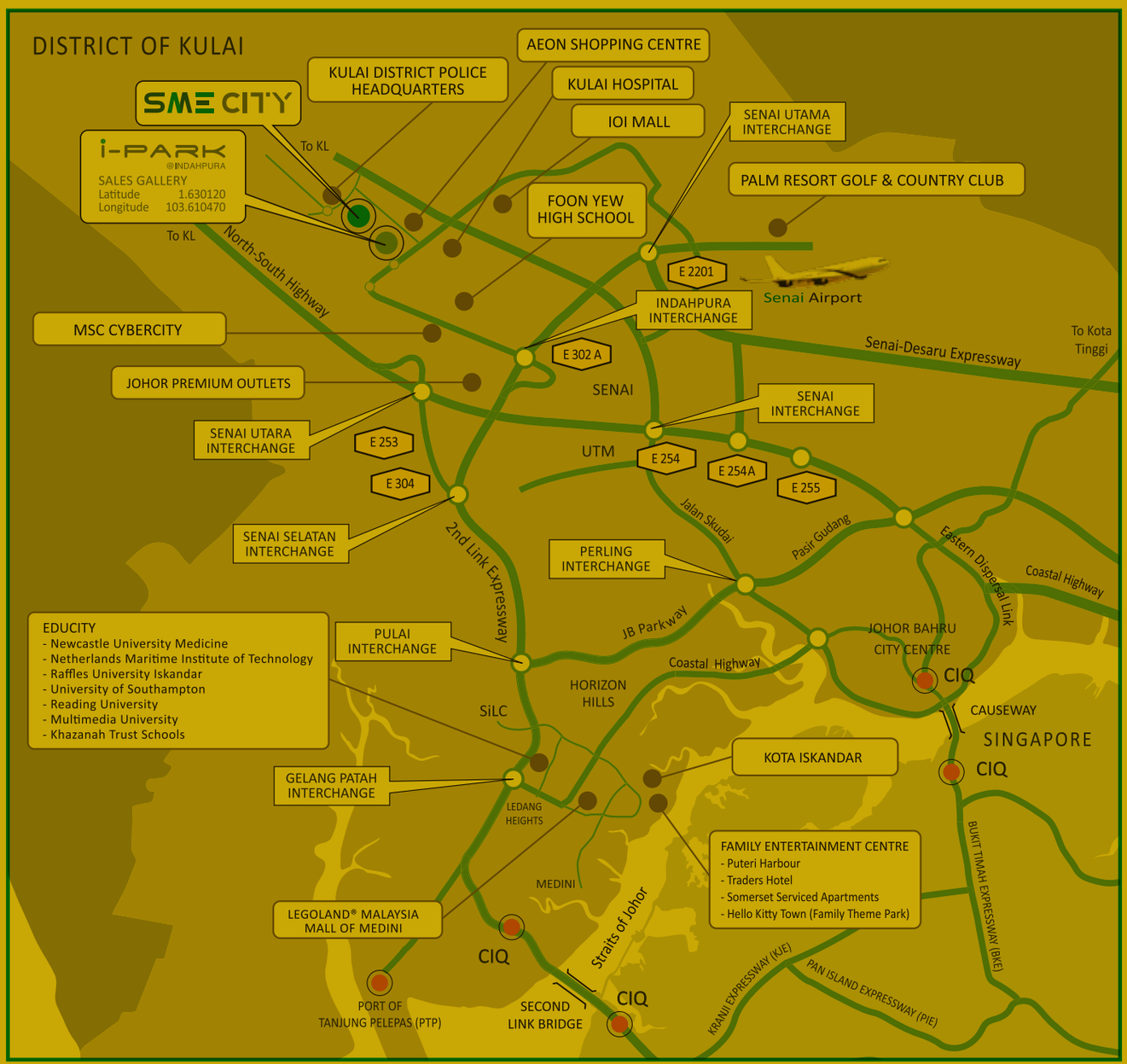
# DETACHED

FACTORY

Land Area : approx. 88,000 - 210,000 sq.ft.
Built-up Area : approx. 55,000 - 150,000 sq.ft.



# The Premier Industrial Location




Located within the thriving Kulai township, i-Park offers the best located industrial park in Johor's Iskandar Development.

| | | | |
|---|---|---|---|
| AEON Kulai Shopping Centre | 1.0km | Tuas Checkpoint | 28km |
| Kulai Hospital | 2.6km | JB Causeway | 28km |
| Balai Bomba Kulai/Fire Station | 4.6km | Johor Bahru | 28km |
| Kulai Bus Terminal | 5.8km | Port of Tanjung Pelepas (PTP) | 35km |
| North-South Highway | 7.0km | Johor Port | 46km |
| Senai International Airport | 7.7km | Tanjung Langsat Port | 65km |

AME DEVELOPMENT

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