



NORTHERN TECHVALLEY @ BKE

Industrial Garden · Sustainable Harmony



UNIQUE AND EXTRAORDINARY

A VERDANT VISION OF INDUSTRIAL EXCELLENCE

Discover the pinnacle of industrial innovation at Northern TechValley @ BKE, a premier freehold development spanning 176 acres. As a GreenRE Registered Township, it showcases advanced environmental planning and sustainable development. By prioritizing energy and water efficiency through innovative green technologies, Northern TechValley @ BKE sets a new benchmark, seamlessly incorporating eco-friendly features that encourage sustainable living and responsible resource management, ensuring a greener, more resilient future.

This meticulously planned industrial park is a beacon of inclusive and sustainable industrialization and infrastructure, ensuring that growth and development are both environmentally responsible and socially equitable. With its superb connectivity and accessibility, combined with a serene garden landscape, Northern TechValley @ BKE introduces an innovative "Industrial Garden Landscape Concept" that harmonizes industrial dynamism with nature.



GreenRE Registered Township



INSPIRED BY NATURE

REDEFINE INDUSTRIAL STANDARDS



Butterworth-Kulim
Expressway (BKE)

Suling Hill

Proposed Link Bridge
Connected to BKE

Built-to-Suit
Factory

Type A
1 Acre
1 ½ Storey
Detached
Factory

Type B
2 Acres & Above
1 ½ Storey
Detached
Factory

Workers/
Accommodation

Recreational
Park with
Outdoor Gym

Sports Hall &
Multipurpose
Hall

Heavy Vehicle
Depot

Business
Hub

To Kulim

Butterworth-Kulim Expressway

To Penang Island

Overall Development Land Area
approx.

176 acres
FREEHOLD

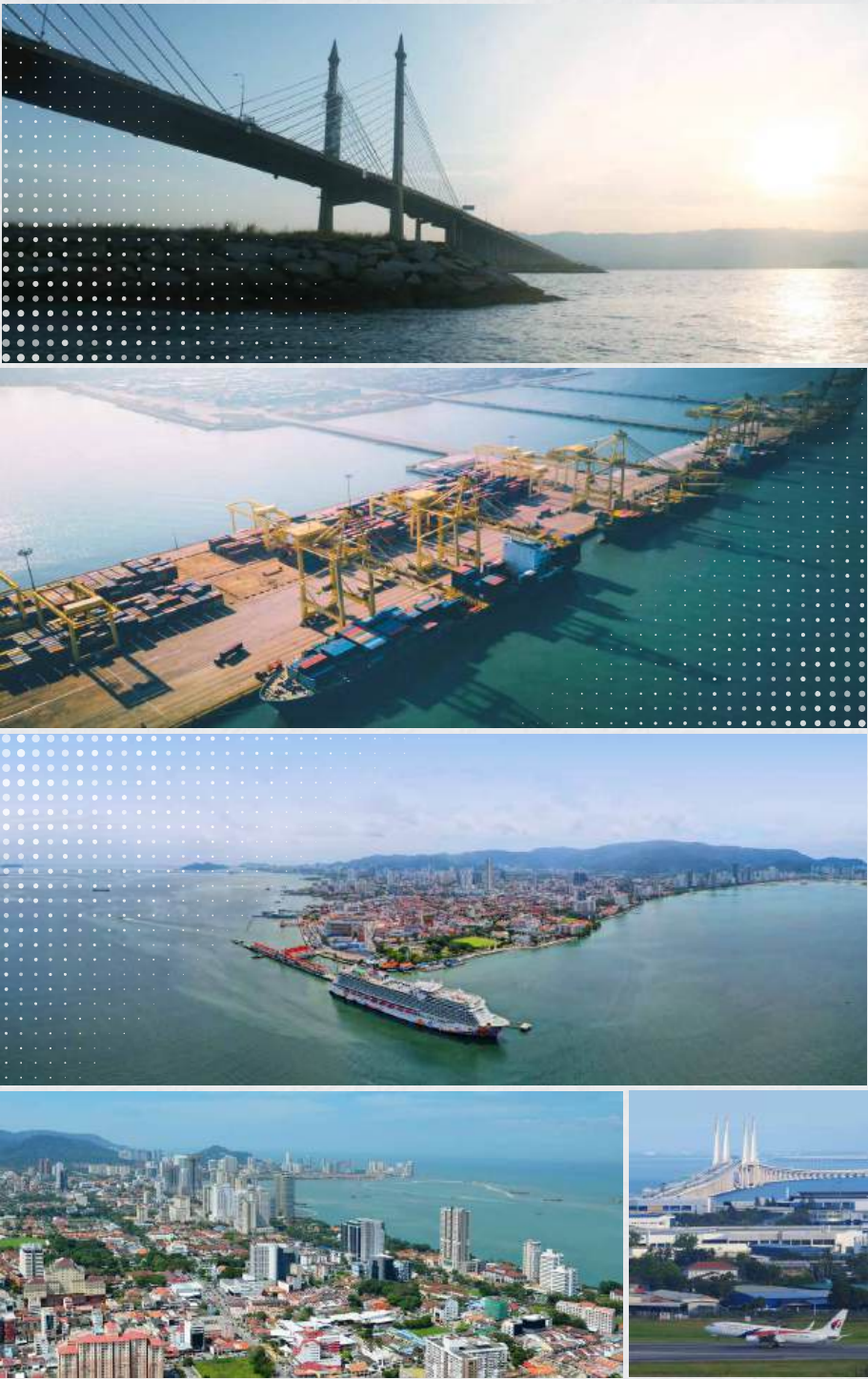
Artist's Impression Only

THE NATURE INSPIRED
INTEGRATED FREEHOLD
INDUSTRIAL GARDEN IN PENANG

Northern TechValley @ BKE is located within Penang’s prime industrial corridor, nestled against the natural beauty of Suling Hill, with sweeping views of the expansive Mengkuang Dam and the majestic surrounding mountain ranges. This strategic location offers not only a picturesque setting but also proximity to a thriving industrial hub that fosters productivity and growth.

Prominently positioned along Butterworth-Kulim Expressway (BKE), and with the proposed new elevated overhead bridge connected to BKE, business commuting will become even more seamless, further solidifying Northern TechValley @ BKE’s standing as a highly sought-after industrial destination in the region.

AN INDUSTRIAL EPICENTER OF INNOVATION IN ASIA



THE MOST SOUGHT-AFTER INDUSTRIAL PARK IN A PRIME LOCATION

As Penang's leading industrial hub, Northern TechValley @ BKE provides excellent access to key transport links, including the airport, seaport, Penang Bridge, Penang Second Bridge, and major highways. This connectivity places the project at the centre of industrial growth, creating an ecosystem where businesses can flourish. Located just 17km from Penang Port NBCT, Northern TechValley @ BKE ensures fast access to global trade routes, enabling smooth logistics to key international markets.

Penang's rise as a strategic destination for foreign investments is driven by its booming semiconductor and medical device industries. Beyond industry, Penang offers world-class education, healthcare, infrastructure, and a vibrant tourism sector that attracts professionals and expatriates globally. Known for its heritage, diversity, and modern amenities, Penang sets a global standard for work-life balance, offering an exceptional quality of life for businesses and their employees.

UNRIVALED ACCESSIBILTY AND CONNECTIVITY



LEADING THE WAY IN
GREEN INNOVATION
FOR BUSINESS



Freehold



Strategic
Location



Advanced
Infrastructure



Easily
Accessible



Integrated
Industrial Park



High Speed
Broadband



Heavy
Vehicle Depot



Workers'
Accommodation





SLEEK EXTERIOR, OPTIMIZED INTERIORS

MODERN FACADE WITH HIGHLY FUNCTIONAL INDUSTRIAL SPACE

At Northern TechValley @ BKE, we focus on the long-term needs of our future operators, offering plug-and-play business space solutions. Our team is dedicated to understanding to every unique requirements, ensuring personalized service preliminary design to completion.

Our approach guarantees high quality, combining functional layout with optimizes spaces. Our fully equipped factories are designed for immediate use, allowing manufacturers to move in their machinery and begin operations with minimal setup time. This plug-and-play model ensures time efficiency and cost-effectiveness, delivering spaces that are highly functional to meet both operational needs and environmental values.

TYPE A

1 1/2 STOREY DETACHED FACTORY (APPROX. 1 ACRE)

Gross Floor Area : approx. 31,512 sq. ft. & above
Land Area : approx. 45,629 sq. ft.



TYPE B

1 1/2 STOREY DETACHED FACTORY (APPROX. 2 ACRES & ABOVE)

Gross Floor Area : approx. 59,687 sq. ft. & above
Land Area : approx. 80,213 sq. ft.

Lobby Lounge/Presentation/Showroom

- Guests meeting room/showroom/distribution centre/office/functional hall/production assemblies

Ground Floor/Mezzanine Area

- Expansive open space (Applicable to Type B only)
- Column-free layouts (Subject to design)
- Large window bays for maximum natural lighting
- High ceilings for excellent ventilation

Loading and Unloading Bay

- Equipped with dock levellers

Warehouse/Production/QA/QC Area

- 9 meter factory height
- Mezzanine office floor loading: 2.5kN/m²
- Ground floor production floor loading: 20kN/m² (Non-suspended floor slab)

* Terms & conditions apply





ADVANCED INDUSTRIAL FACILITIES

WITH QUALITY AND SUSTAINABLE FEATURES



Reflective Glass

Reduces heat transmission, helping to lower cooling expenses.



Flexible Green Deck Area*

Incorporates an outdoor green corner perfect for unwinding, casual discussions, or as a versatile working area.
(Applicable to Type B Only)



Motorized Roller Shutters



IBS-Steel Structure Frame

Delivers superior quality compared to conventional methods.

High Ceiling

Optimizes natural ventilation.



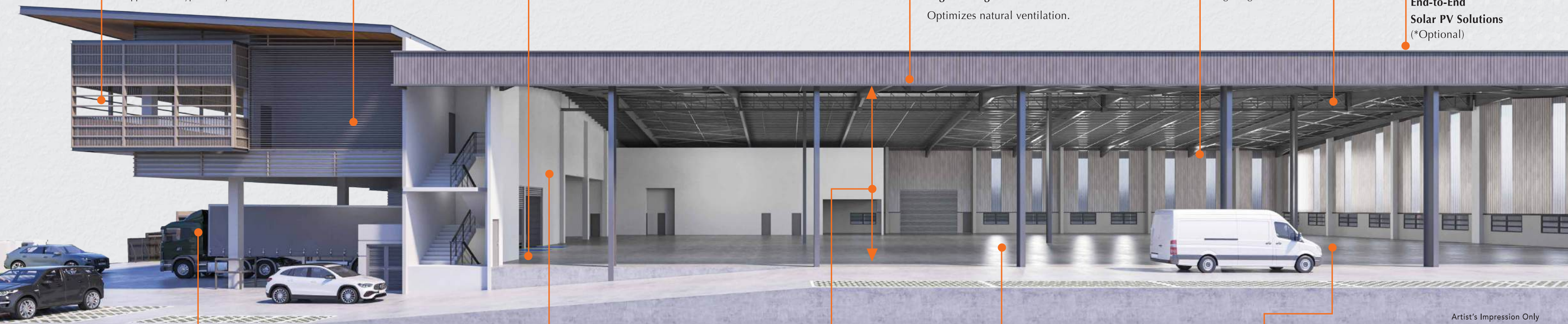
Translucent Sheet

Optimizes natural light to reduce energy costs for lighting.

Fire Protection System

Automatic Sprinkler System (Ordinary hazard).

End-to-End Solar PV Solutions (*Optional)



Spacious Front Loading Zone

Designed to accommodate 40-foot trucks at once.

Management Office

Dock Leveller

The covered loading bay includes dock levellers for added functionality and convenience.

Standard Power Supply

(Flexible upgrades provided upon operator's request.)
Type A & B
- MSB 800A : Setting at 600A

Optimize with 9 Meter Factory Height

High ceiling clearance supports large-capacity production and expansion.

Spacious Layout Plan

Enhances flexibility, leading to improved operational performance.

Ground Floor Production Loading: 20kN/m²

Non-suspended floor slab.

Artist's Impression Only

* Terms & conditions apply

ONE STOP CUSTOMIZED SOLUTION



Northern TechValley @ BKE delivers a comprehensive, one-stop solution with rapid turnaround, offering fully customizable factories tailored to the precise needs of local and global corporations. From planning, design, to construction, we provide a hassle-free service, ensuring every step is managed seamlessly for our clients. Our flexible options ranging from 30,000 sq. ft. standard units or larger custom-built factories 100,000 sq. ft./above and cater to every industrial needs, accommodating specific requirements with international-grade solutions such as mechanical and electrical systems, clean rooms, storage racking systems, and high-performance flooring. Each project is engineered for efficiency, ensuring swift delivery without compromising on quality or precision.

We invite you to reach out for inquiries and discover how we can tailor our solutions to meet your specific operational requirements.

- **Ready-built industrial units and customization services provided**
- **Highly efficient and faster delivery**
- **Option to lease or outright purchase**
- **End-to-end solar PV solution**



A BLUEPRINT FOR SUCCESS

- | | | | | | |
|--|---|---|------------------------|---|--------------------------------------|
|  | Built-to-Suit |  | Business Hub |  | Recreational Park with Jogging Track |
|  | Type A 1 Acre 1½ Storey Detached Factory |  | Workers' Accommodation |  | Sports Hall & Multipurpose Hall |
|  | Type B 2 Acres & Above 1½ Storey Detached Factory |  | Heavy Vehicle Depot |  | Garden with Outdoor Gym |



SAFE, FUNCTIONAL AND CONVENIENT

WORKERS' ACCOMMODATION

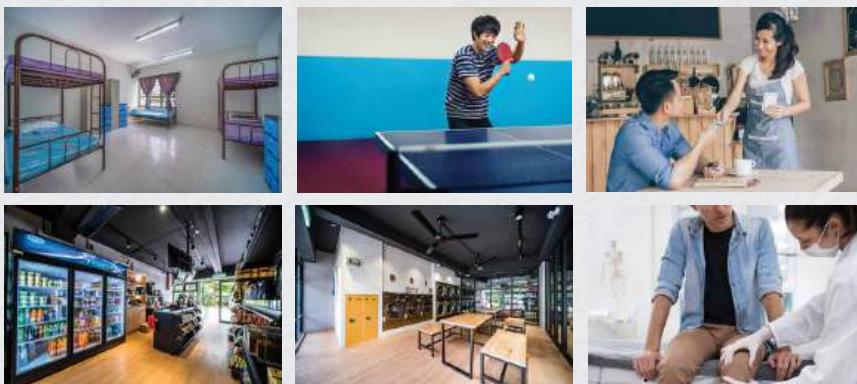


Artist's Impression Only

Northern TechValley @ BKE provides workers' accommodation that prioritize safety, comfort, and convenience, all managed with smart technology.

Located within walking distance to the workplace, our one-stop amenities streamline daily routines, enhance workers' well-being, and improve their lifestyle. This strategic placement and advanced management benefit both employees and factory operators for a more efficient and seamless experience.

- Biometrics Security Access System with Turnstile Entry
- First Aid Room
- Emergency Assembly Area
- Implementation of Cashless & Online Remittance System
- Multipurpose Hall
- Automated Laundry Shop
- Convenient Mart
- Mineral Water, Food & Beverages Vending Machine
- Cafeteria
- Gaming Area
- Designated Smoking Area





STAY ACTIVE AND ENERGIZED

WORK-LIFE BALANCE AT NORTHERN TECHVALLEY @ BKE



At Northern TechValley @ BKE, maintaining a work-life balance is made easy with a range of thoughtfully designed recreational amenities. Stay active in the sports hall, equipped with indoor badminton and basketball courts, or unwind in the garden featuring outdoor gym facilities. For a more serene experience, take a leisurely jog along the scenic lakeside track. Just a short distance away, the breathtaking Suling Hill offers a perfect hiking escape, making it the ideal spot for nature lovers. Together, these nearby recreational options provide a well-rounded and fulfilling lifestyle for all who are part of the development.



COMBINING DECADES OF EXPERTISE FOR UNMATCHED INNOVATION

Joint Venture Project Between
Majestic Gen & AME Elite Consortium Berhad



Founded on July 29th, 2013, and headquartered in Kuala Lumpur, MAJESTIC GEN has rapidly ascended as a prominent force in the real estate and construction sectors. Majestic Gen, formerly known as Majestic Builders Sdn. Bhd., has emerged as a symbol of innovation and excellence in property development. With countless completed projects and invaluable experience across all facets of the property industry, Majestic Gen proudly stands as one of Malaysia's leading developers.

As of 2024, Majestic Gen boasts a diverse portfolio of landbanks strategically located throughout the country. The company is committed to fortify its foundations and expanding its core business by launching a variety of residential, commercial, and industrial developments. Through unwavering dedication and strategic foresight, Majestic Gen has achieved remarkable heights, navigating the industry with a firm commitment to its core values.

The present and future of the property landscape are in good hands, as Majestic Gen continues to lead the way in shaping the future of property development, both locally and on the global stage.



AME Elite Consortium Berhad (AME, 5293), listed on the Main Market of Bursa Securities Malaysia Berhad, with almost 30 years of expertise, has evolved from a construction firm into a world-recognized, one-stop industrial space solutions provider, offering a comprehensive range of services including industrial property development, construction, engineering, renewable energy, and property management. Specializing in the creation of cutting-edge industrial parks and large-scale manufacturing facilities, AME has successfully delivered over 400 purpose-built manufacturing plants.

Since 2011, the company has developed several prominent industrial parks, such as i-Park@SILC, i-Park@Indahpura, i-Park@Senai Airport City and is currently undertaking prestigious project like i-TechValley in Iskandar Puteri, Johor. As a top industrial park developer in Malaysia, AME is renowned for its meticulous planning and quality, earning accolades such as the "Most Sustainable & Well-Managed Industrial Park" Awards.

YOUR JOURNEY TO SUCCESS STARTS HERE

At Northern TechValley @ BKE, we offer the perfect setting to elevate your business to new heights. Our cutting-edge infrastructure, prime location, and dynamic ecosystem create an environment where your ambitions can flourish.

Here, we turn your vision into reality and drive your growth forward.

Welcome to Northern TechValley @ BKE, where your business's success is not just a goal but a reality, and boundaries are meant to be surpassed.

Joint Venture Project Between

AME
AME ELITE CONSORTIUM BERHAD

MAJESTIC GEN
NEXT GEN LIVING

Prestigious Development By

 **SULING HILL**
DEVELOPMENT SDN. BHD.
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