

SEMI-D FACTORY



TERRACE FACTORY

MODERN BUSINESS SPACES

@TAMAN INDUSTRI JAYA

ENGINEERED FOR EFFICIENCY

The factory units at Taman Industri Jaya are contemporarily designed, with simple and sleek lines and plenty of glass windows to allow ample natural lighting into the workspaces. Each factory occupies its own plot that features parking lots and sound security.



OPEN BUSINESS PARK

Open work environment with wide entrance roads and multiple entry points.



NO MAINTENANCE FEE

Optimise operating expenses with zero maintenance fee payments.



PRIME LOCATION

Close to the city centre, airport, seaports and surrounded by mature townships.



HIGH SPEED BROADBAND

Cutting edge internet capabilities to ensure swift and smooth operations.



EXCELLENT CONNECTIVITY

Highly accessible via Jalan Skudai and the North-South expressway.



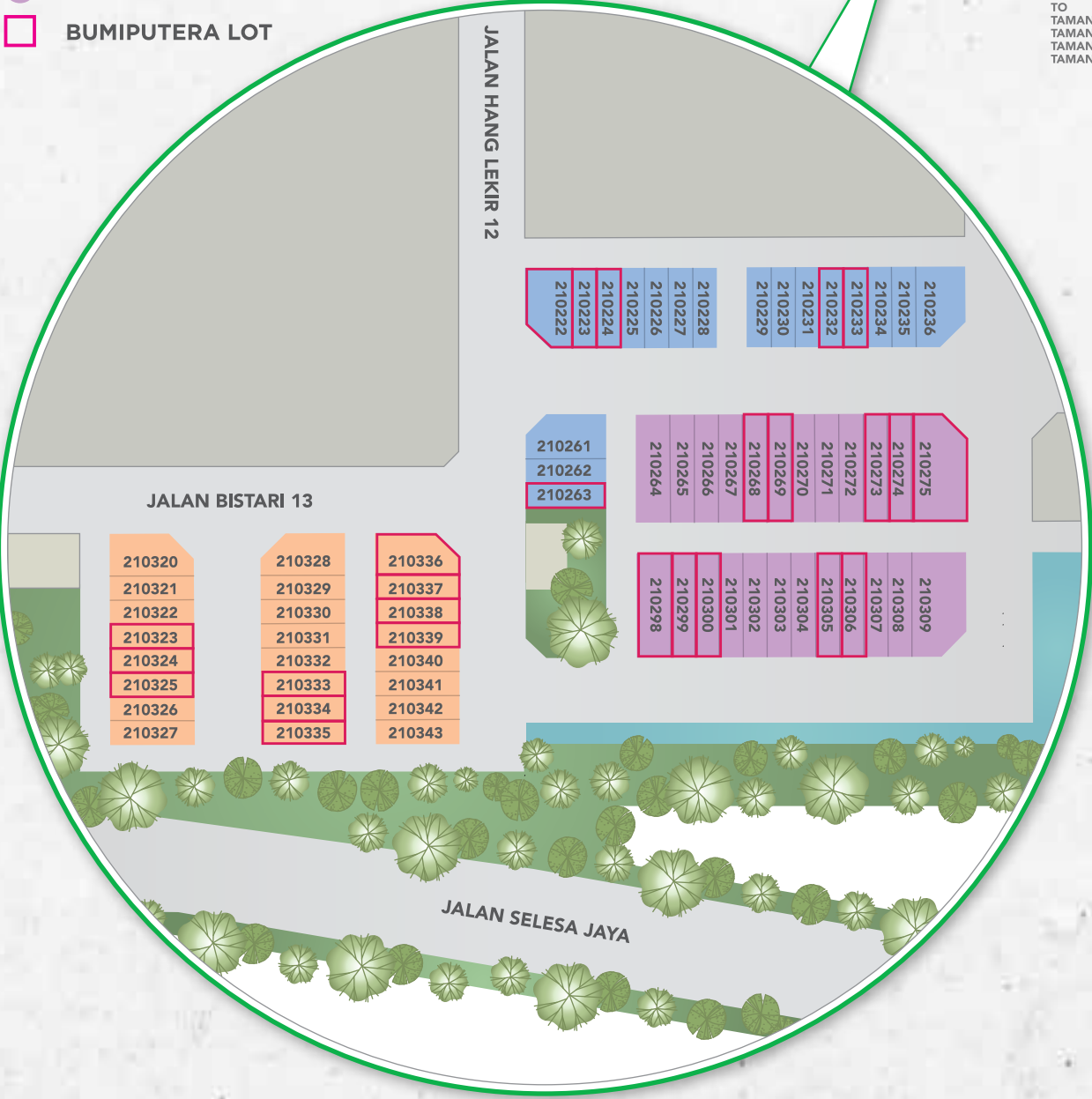
Artist's impression

MASTER PLAN



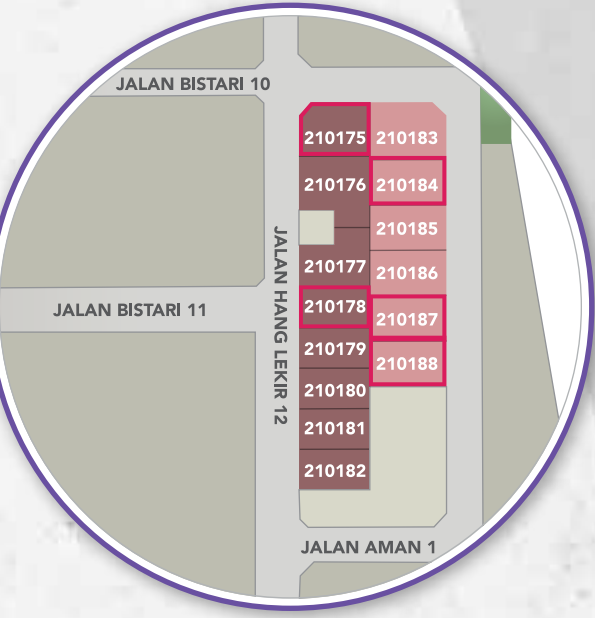
66 TERRACE FACTORY

- NEO 1 - 24' x 80'
- NEO 2 - 24' x 84'
- NEO 3 - 24' x 108'
- BUMIPUTERA LOT



14 SEMI-D FACTORY

- NOVA 1 - 85' x 146'
- NOVA 2 - 76' x 130'
- BUMIPUTERA LOT



THE INDUSTRIAL TOWNSHIP

Taman Industri Jaya is a niche industrial scheme that sits on 198 acres of land, offering bungalow, terrace and semi-detached factory units.

The industrial township is surrounded by mature neighbourhoods such as Taman Nusa Bestari, Taman Sutera Utama, Taman Jaya Mas and Taman Selesa Jaya.



Artist's impression

TERRACE FACTORY FLOOR PLAN



SIDE VIEW

Office Space

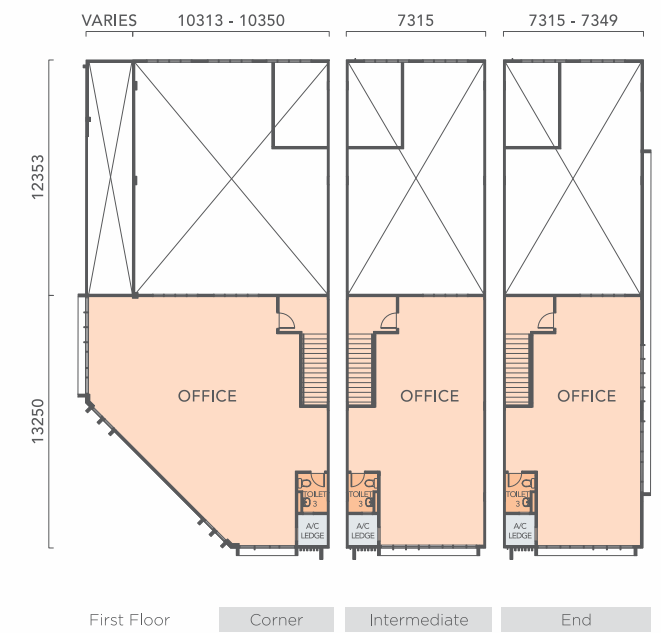
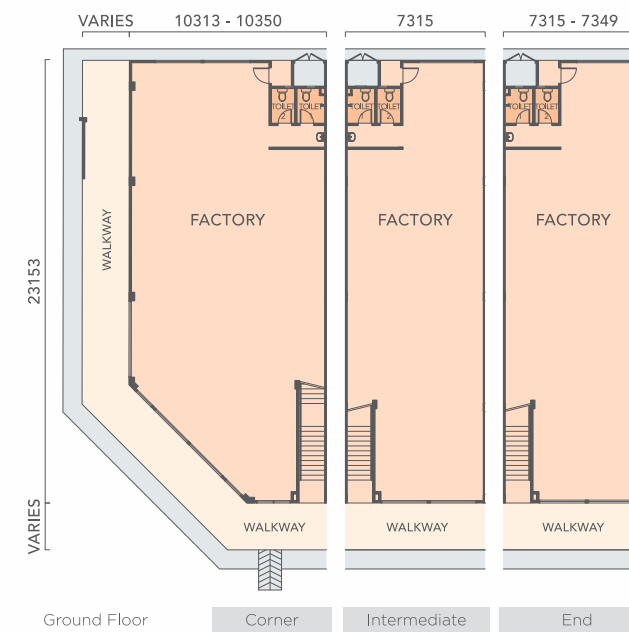
Highly Adaptable Spaces



NEO 2

Land Area **24' X 84'**
Built-up Area **3,065** sq.ft.

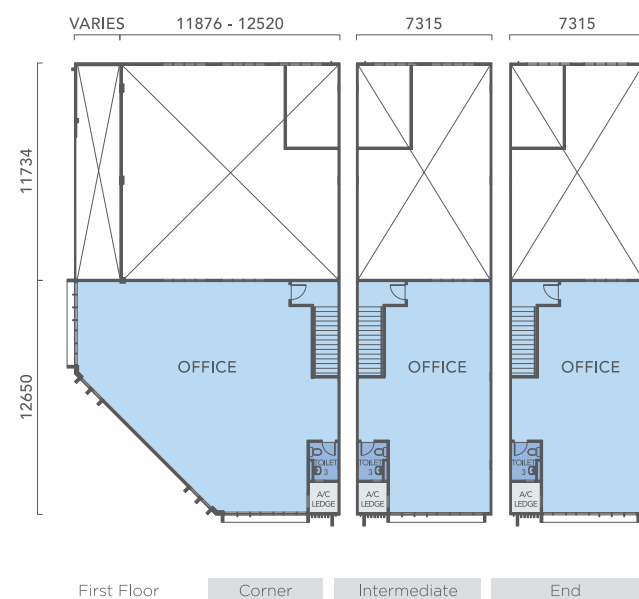
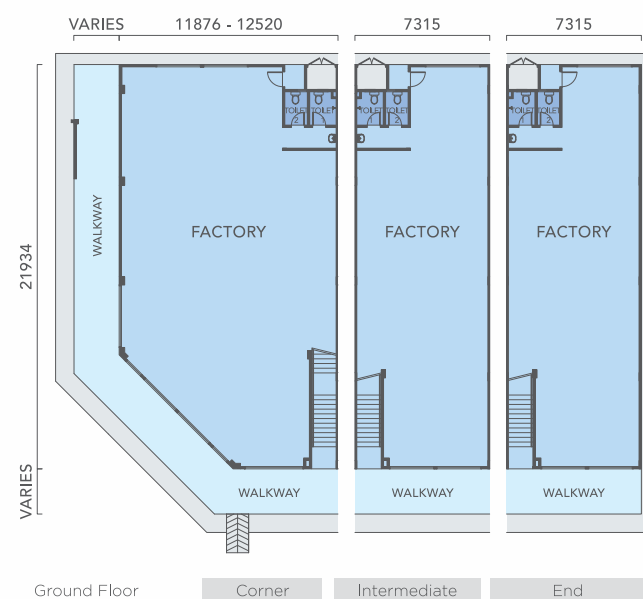
24 units



NEO 1

Land Area **24' X 80'**
Built-up Area **2,921** sq.ft.

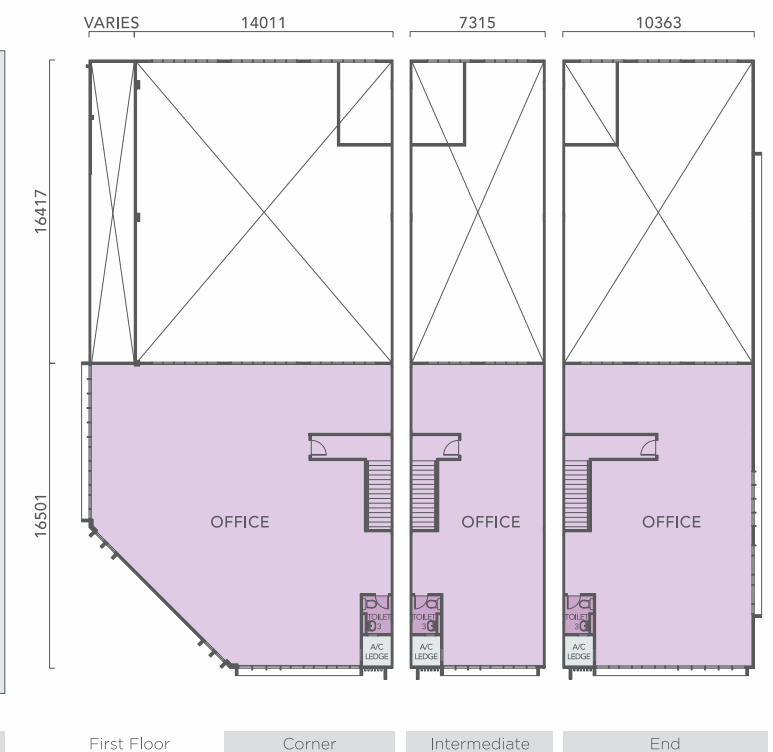
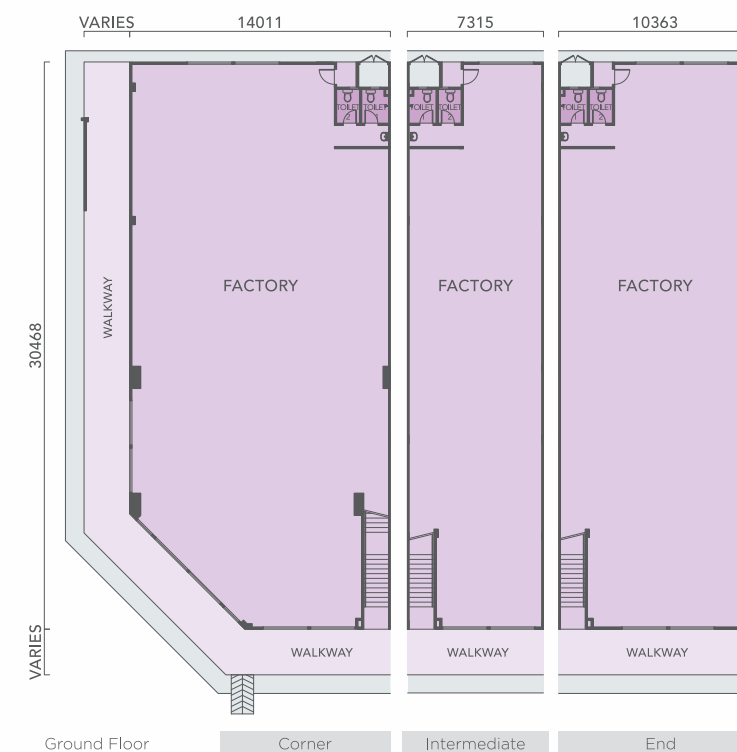
18 units



NEO 3

Land Area **24' X 108'**
Built-up Area **3,897** sq.ft.

24 units



SEMI-D FACTORY
FLOOR PLAN



Artist's impression

NOVA

1

Land Area 85' X 146'
Built-up Area 7,319 sq.ft.

6

units



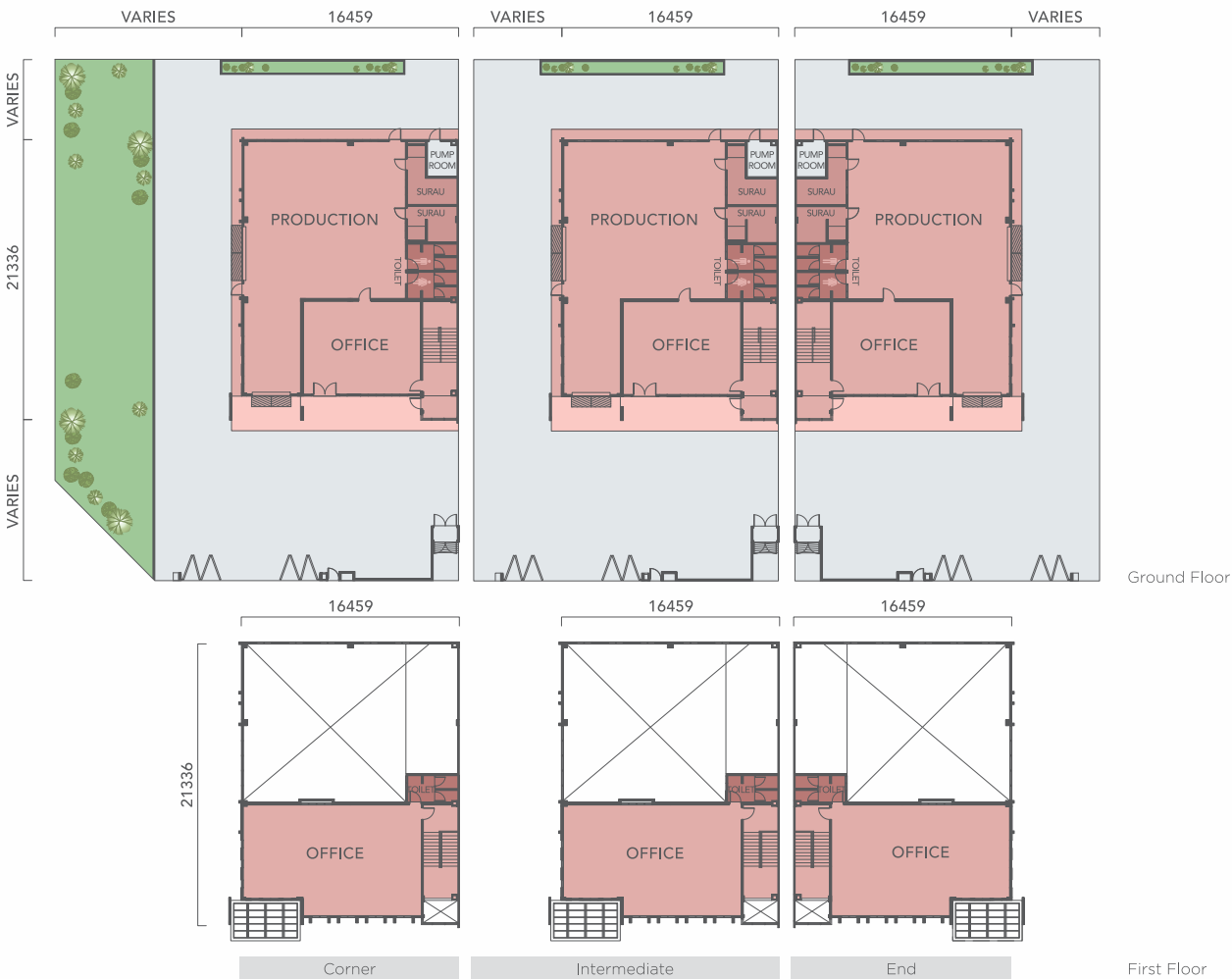
NOVA

2

Land Area 76' X 130'
Built-up Area 5,389 sq.ft.

8

units



TERRACE & SEMI-D FACTORY SPECIFICATIONS

Structure

Reinforced Concrete Framework, Steel Frame, Steel Trusses

Wall

Light Weight Block / Clay Brick Wall

Roof Covering

Metal Roofing Sheet

Roof Framing

Quality Roof Truss

Ceiling

Asbestos Free Ceiling Board / Skim Coat

Windows

TERRACE

Aluminium Frame Window / M.S Frame Window

SEMI-D

Aluminium Frame Window

Doors

Zincalume Roller Shutter / Fire Roted Door /
Plywood Flush Door / PVC Flush Door

Ironmongeries

Quality Lockset

Wall Finishes

All Toilets 1500mm Height Tiles

Floor Finishes

TERRACE

All Toilets Tiles
Factory, Walkway, Office & Other Cement Render

SEMI-D

All Toilets Tiles
Production, Office & Other Cement Render

Sanitary & Plumbing Fitting

Quality Sanitary Wares with Fittings

Electrical Installations

TERRACE

Three phase (setting at 60 Amp) electricity supply
terminated at distribution board

SEMI-D

Three phase (setting at 200 Amp) electricity supply
terminated at distribution board

Internal Telecommunication Trunking & Cabling

Fiber Wall Socket Provided



PRICING SUMMARY

Type:

Selling Price:

Type:

Selling Price:

Packages Included:

Packages Included:

Remarks:

Remarks:

DIRECTORY

Angkatan Pertahanan Awam

32-48, Jalan Setia Tropika 1/29, Setia Tropika,
82100 Johor Bahru, Johor, Malaysia
07-234 0360

BOMBA (Fire Department) Skudai

Jalan Kebudayaan 22, Taman Universiti,
81300 Skudai,Johor
07-520 4144

Bukit Indah Customer Engagement Centre

Wisma S P Setia, Jalan Indah 15, Taman Bukit Indah,
81200 Johor Bahru, Johor
07-2415397

Department of Environment (DOE)

No 46, Jalan Pertama 1, Taman Tampoi Indah 2,
81200 Skudai, Johor, Malaysia
07-550 0522

Federation of Malaysian Manufacturers
(FMM Johor Branch)

No 1 & 3, Jalan Kencana Mas 1/1, Tebrau Business Park,
81100 Johor Bahru, Johor, Malaysia
07-357 7613

Indah Water Konsortium (Unit Skudai)

No. 24, Jalan Titiwangsa 3/1, Taman Tampoi Indah,
81200 Skudai, Johor, Malaysia
07-241 2501

Jabatan Agama Islam Negeri Johor (JAIJ)

Jalan Masjid Abu Bakar, Masjid Sultan Abu Bakar,
80990 Johor Bahru, Johor, Malaysia
07- 228 2900

Jabatan Kesihatan Negeri Johor

Wisma Persekutuan, Tingkat 2,3,4,5 & 9 Blok B, 80590,
Jalan Ayer Molek, Bandar Johor Bahru,
80000 Johor Bahru, Johor, Malaysia
07-224 5188

Johor State Investment Centre

Aras 3, Blok B, Bangunan Dato’ Abdul Rahman Andak,
Kota Iskandar, 79000 Nusajaya, Johor, Malaysia
07-266 7720

Lembaga Hasil Dalam Negeri

Bangunan Hasil, 1, Jalan Padi Emas 1, Bandar Baru Uda,
81200 Johor Bahru, Johor, Malaysia
07-233 7000

Majlis Bandaraya Johor Bahru (MBJB)

Peti Surat 232, Jalan Dato’ Onn,
80720 Johor Bahru, Johor, Malaysia
07-228 2525

Majlis Bandaraya Iskandar Puteri (MBIP)

Majlis Perbandaran Johor Bahru Tengah,
Jalan Bertingkat Skudai, 81300, Johor
07-555 5000

Malaysia External Trade Development Corporation
(MATRADE)

Suite 6B, Level 6, Menara Ansar, No.65 Jalan Trus,
80000 Johor Bahru, Johor, Malaysia
07-222 9400

Malaysian Investment Development Authority (MIDA)

No 5, Level 13, Menara Tabung Haji, Jalan Ayer Molek,
80000 Johor Bahru, Johor, Malaysia
07-224 2550

Ministry of International Trade & Industry (MITI)

MITI Regional Office, Johor Level 13, Lot 1-4,
Bangunan Tabung Haji, Jalan Ayer Molek,
80000 Johor Bahru, Johor, Malaysia
07-222 7878

Pejabat PERKESO Negeri Johor

26, Jalan Abdul Razak (Susur 5), Kampung Kastam Larkin,
80350 Johor Bahru, Johor, Malaysia
014-351 1738

Polis Diraja Malaysia (PDRM) Iskandar Puteri

No.187, Jalan Bestari 2/5, Taman Nusa Bestari,
81300 Skudai, Johor
07-511 3622

SAJ Holdings Sdn Bhd, Kempas

No. 3, Jalan Bukit Kempas Empat 1, Taman Bukit Kempas,
81200 Johor Bahru, Johor, Malaysia
07-232 1159

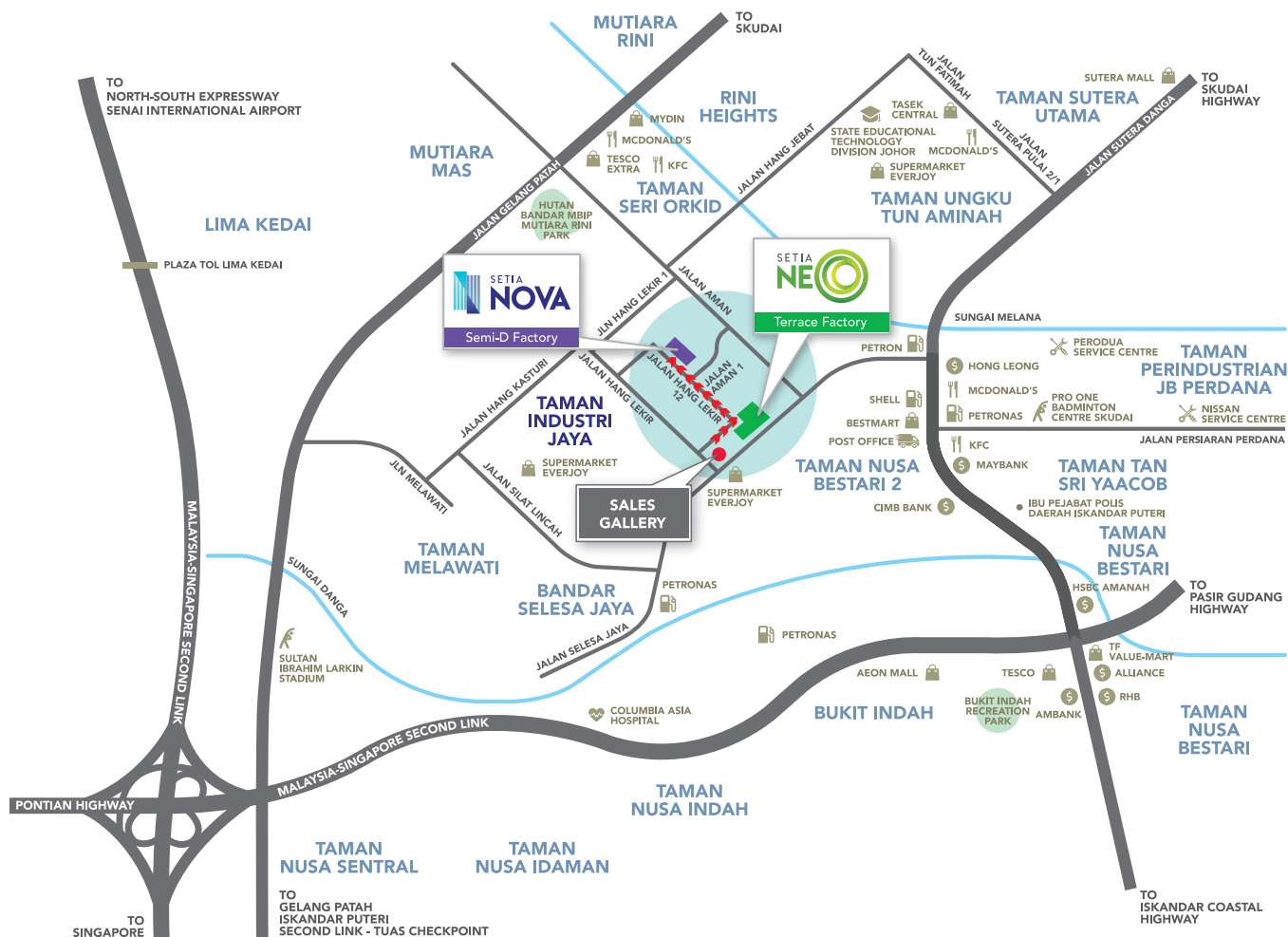
SME Corporation @ Johor Office (SME Corp)

Tingkat 11, Lot 06, Menara TH, Jalan Ayer Molek,
80000 Johor Bahru, Johor, Malaysia
07-221 4815

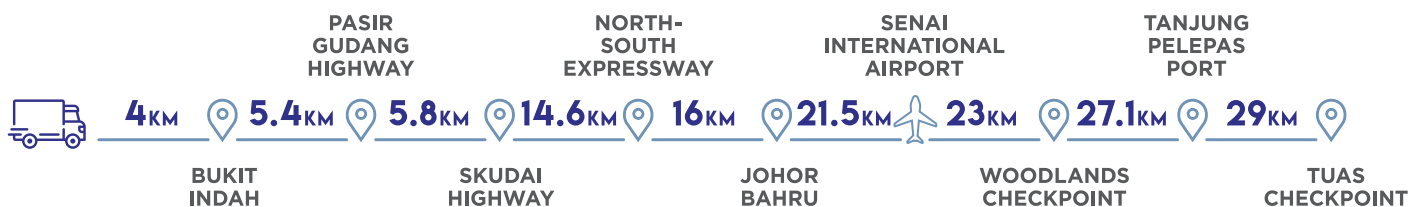
Tenaga Nasional Berhad (TNB) Johor Bahru

Wisma TNB, Jalan Yahya Awal, Bandar Johor Bahru,
80100 Johor Bahru, Johor, Malaysia
07-219 2000

POISED FOR SUCCESS



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