



**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.





MASTER PLAN



66 TERRACE FACTORY

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



14 SEMI-D FACTORY

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

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.





# TERRACE FACTORY FLOOR PLAN



## SIDE VIEW

Office Space

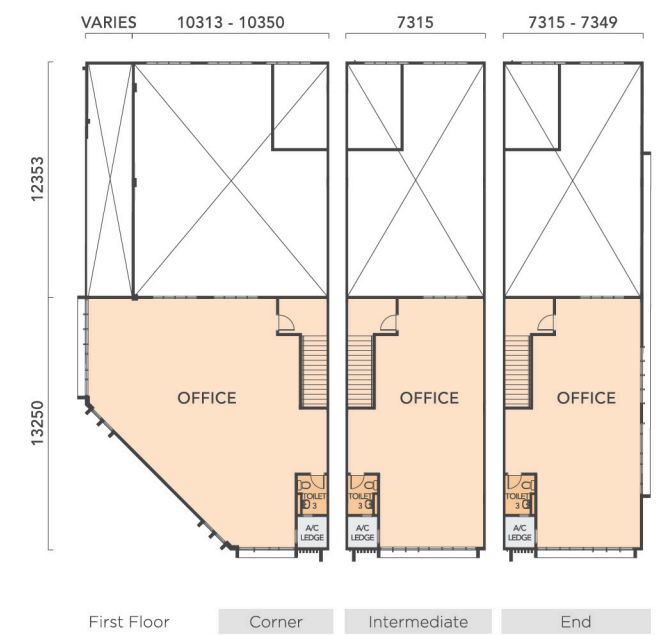
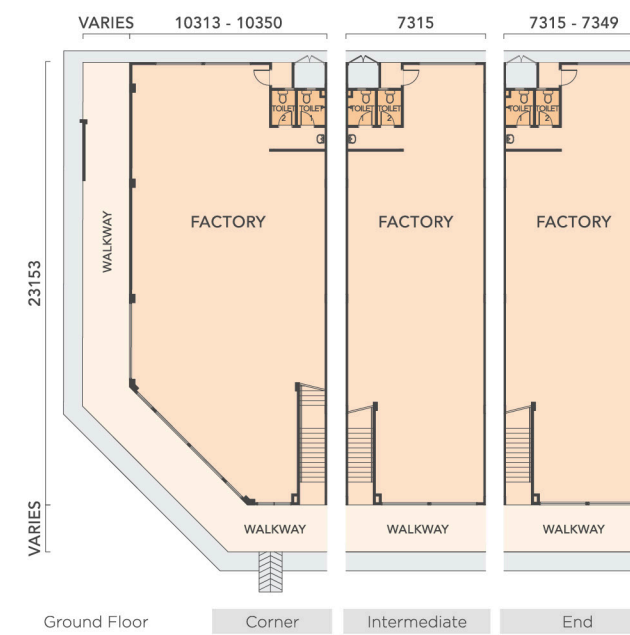
Highly Adaptable Spaces



## NEO 2

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

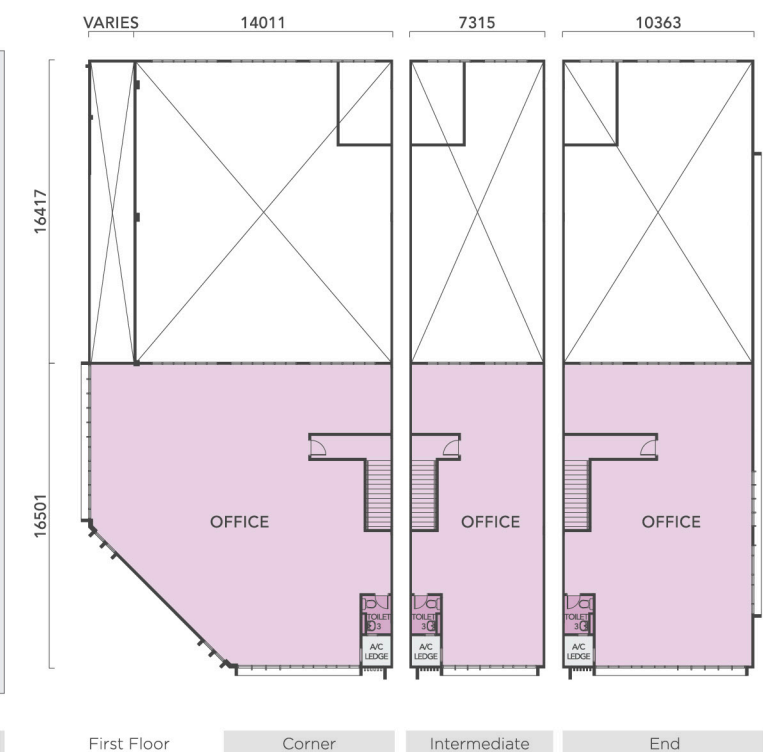
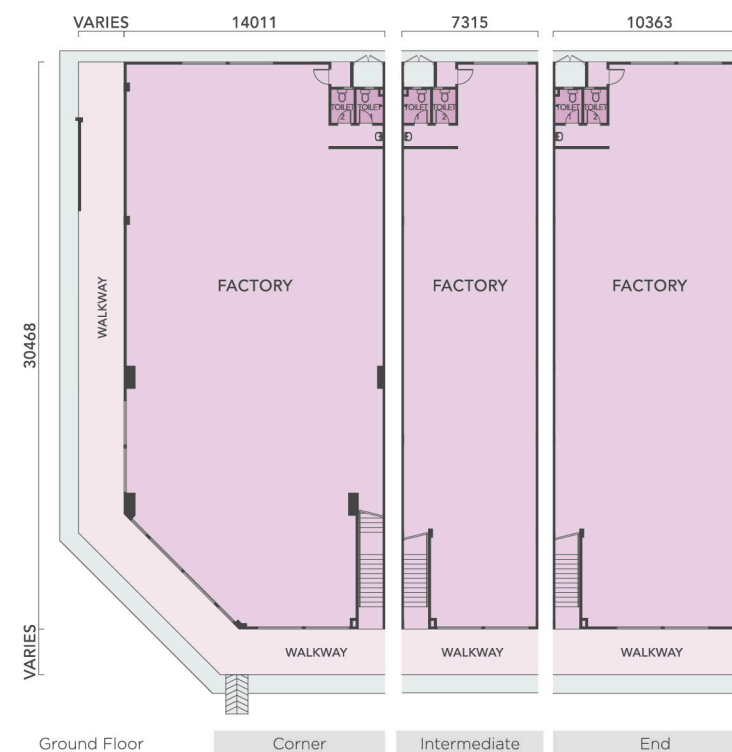
**24** units



## NEO 3

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

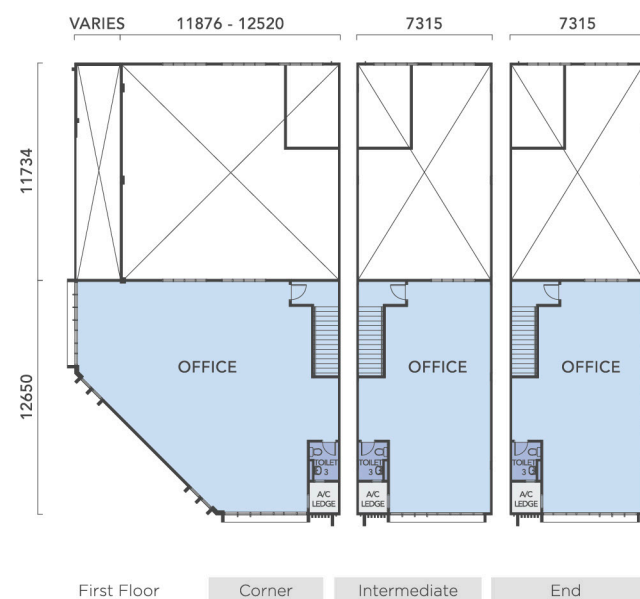
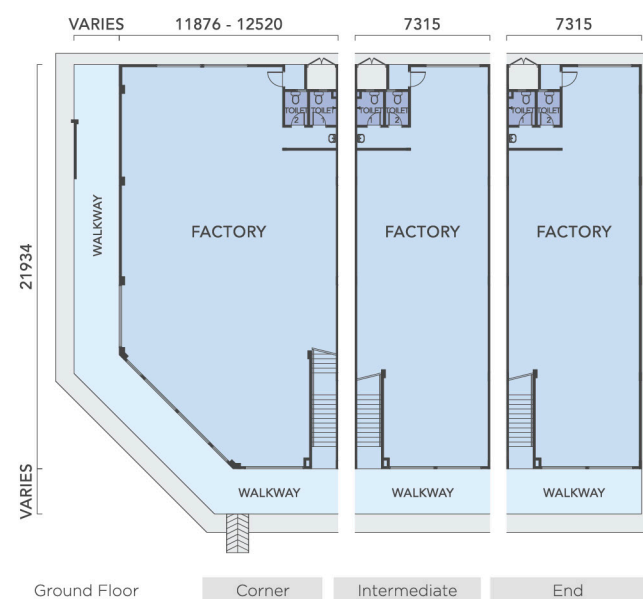
**24** units



## NEO 1

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

**18** units





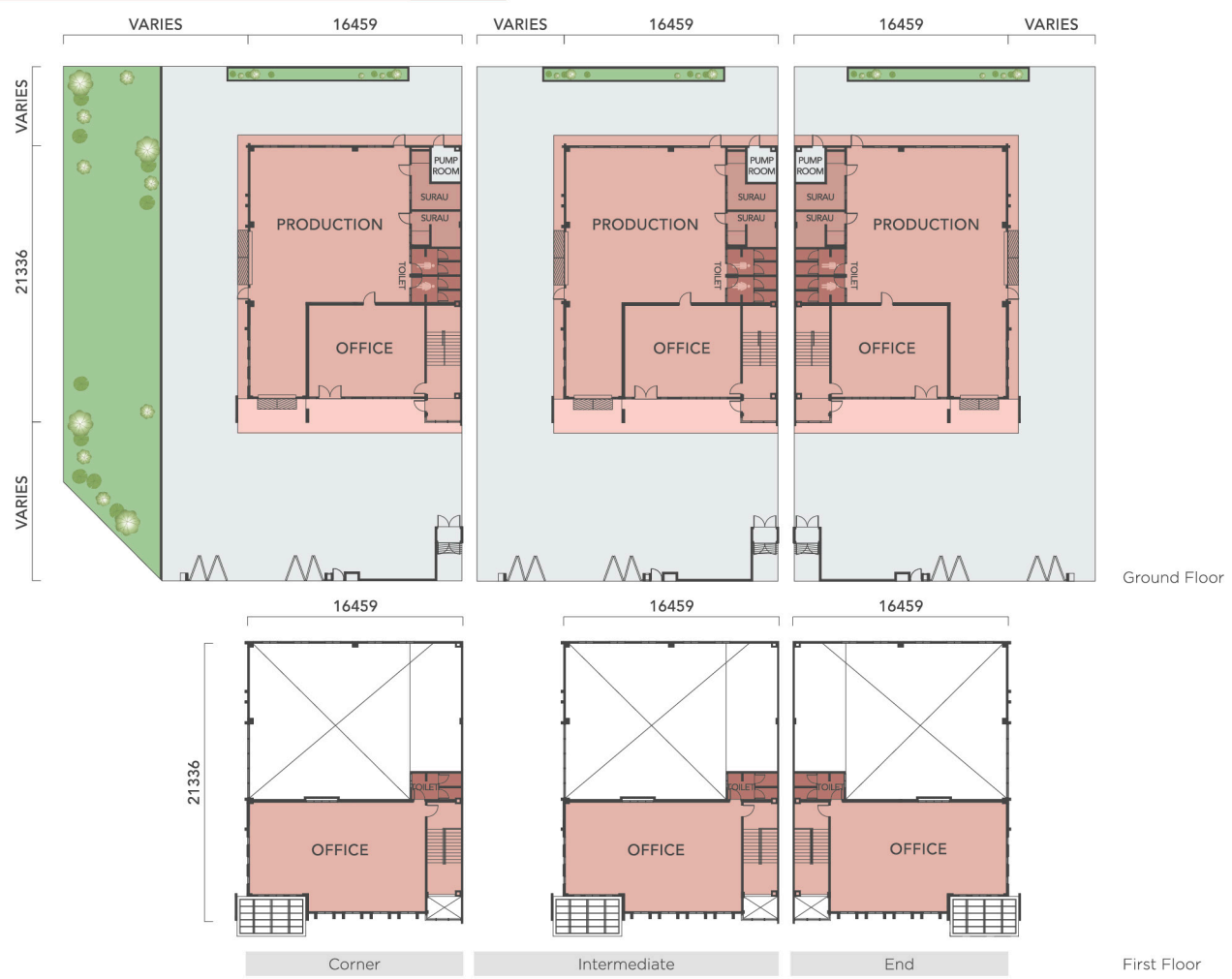
SEMI-D FACTORY  
FLOOR PLAN



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

|                                                                                                                        |                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Structure</b><br>Reinforced Concrete Framework, Steel Frame, Steel Trusses                                          | <b>Wall Finishes</b><br>All Toilets<br>1500mm Height Tiles                                                                               |
| <b>Wall</b><br>Light Weight Block / Clay Brick Wall                                                                    | <b>Floor Finishes</b><br><b>TERRACE</b><br>All Toilets<br>Factory, Walkway, Office & Other<br>Tiles<br>Cement Render                     |
| <b>Roof Covering</b><br>Metal Roofing Sheet                                                                            | <b>SEMI-D</b><br>All Toilets<br>Production, Office & Other<br>Tiles<br>Cement Render                                                     |
| <b>Roof Framing</b><br>Quality Roof Truss                                                                              | <b>Sanitary &amp; Plumbing Fitting</b><br>Quality Sanitary Wares with Fittings                                                           |
| <b>Ceiling</b><br>Asbestos Free Ceiling Board / Skim Coat                                                              | <b>Electrical Installations</b><br><b>TERRACE</b><br>Three phase (setting at 60 Amp) electricity supply terminated at distribution board |
| <b>Windows</b><br><b>TERRACE</b><br>Aluminium Frame Window / M.S Frame Window                                          | <b>SEMI-D</b><br>Three phase (setting at 200 Amp) electricity supply terminated at distribution board                                    |
| <b>SEMI-D</b><br>Aluminium Frame Window                                                                                | <b>Internal Telecommunication Trunking &amp; Cabling</b><br>Fiber Wall Socket Provided                                                   |
| <b>Doors</b><br>Zincalume Roller Shutter / Fire Roted Door / Plywood Flush Door / PVC Flush Door / Glass Door (Semi-D) |                                                                                                                                          |
| <b>Ironmongeries</b><br>Quality Lockset                                                                                |                                                                                                                                          |



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

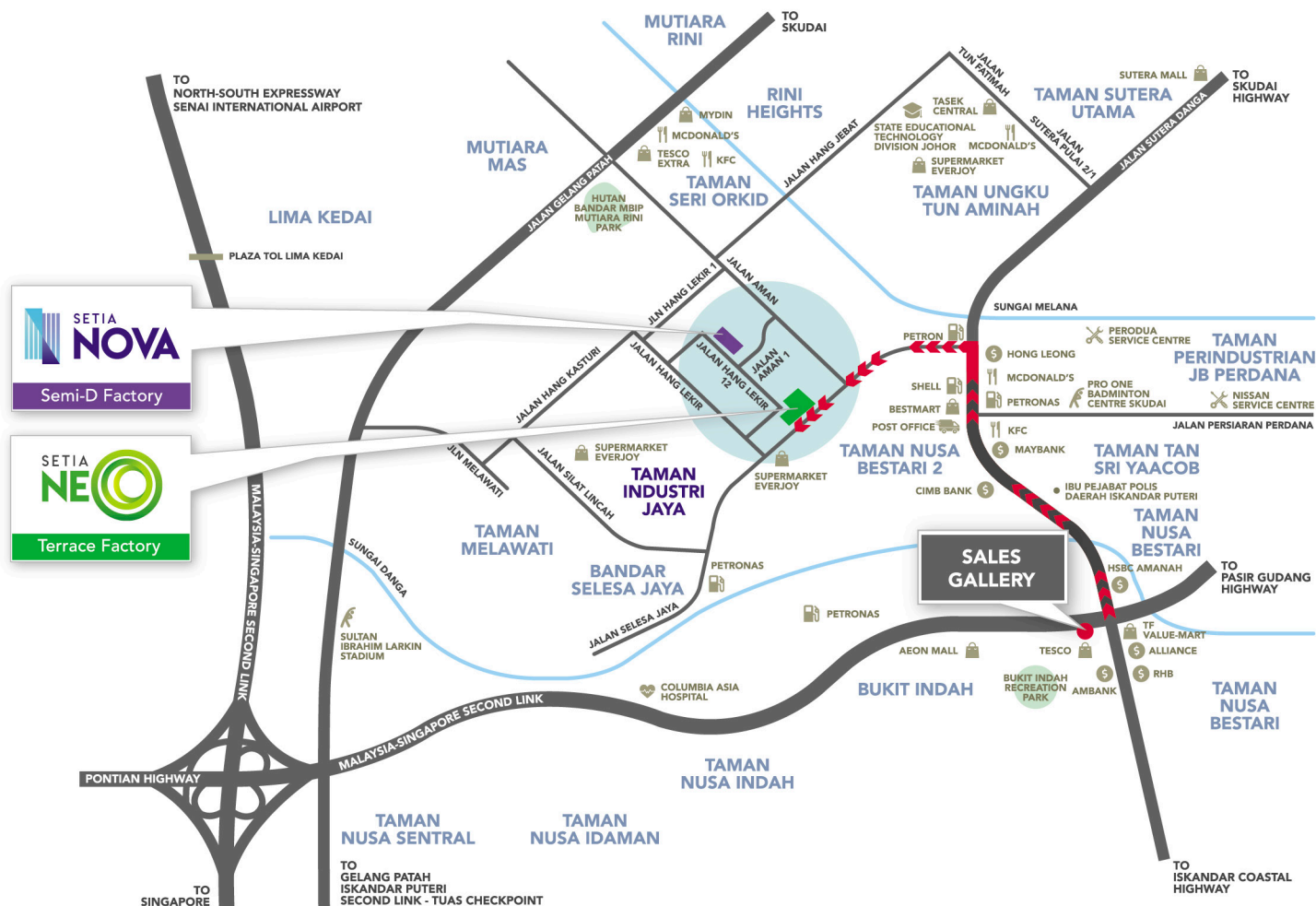
**SAJ Holdings Sdn Bhd, Kempas**  
No. 3, Jalan Bukit Kempas Empat 1, Taman Bukit Kempas,  
81200 Johor Bahru, Johor, Malaysia  
07-232 1159

**SME Corporation @ Johor Office (SME Corp)**  
Tingkat 11, Lot 06, Menara TH, Jalan Ayer Molek,  
80000 Johor Bahru, Johor, Malaysia  
07-221 4815

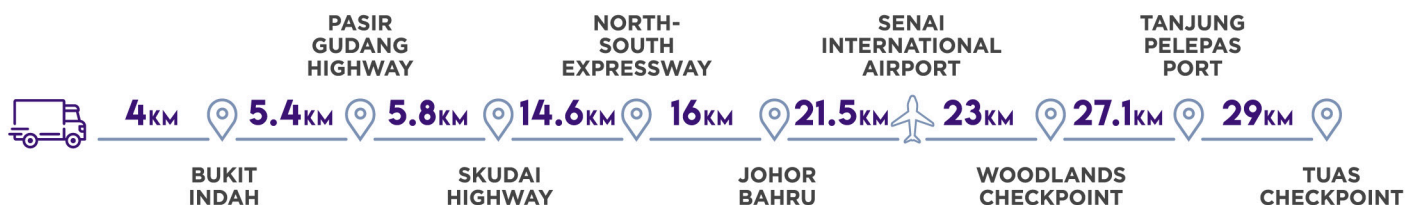
**Tenaga Nasional Berhad (TNB) Johor Bahru**  
Wisma TNB, Jalan Yahya Awal, Bandar Johor Bahru,  
80100 Johor Bahru, Johor, Malaysia  
07-219 2000



# POISED FOR SUCCESS



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**Setia**

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