



# SETIA NEXUS II

1½-Storey Detached Factory

TAMAN INDUSTRI JAYA

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## THE FOCAL POINT OF BUSINESS

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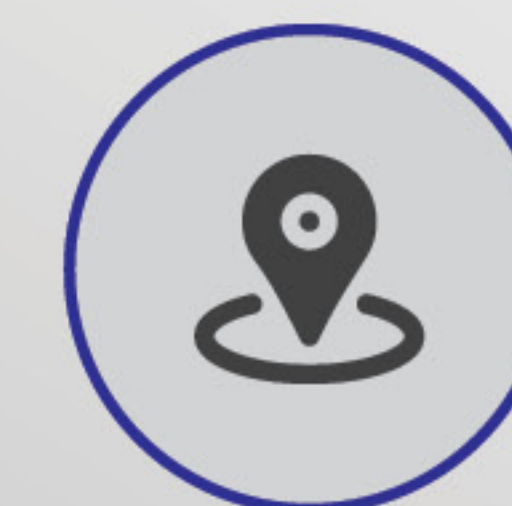
# THE FOCUS STARTS HERE

Taman Industri Jaya, Skudai is a purpose-planned industrial park to cater for industrial businesses with the ready infrastructure for better efficiency. Add to this is the strategic location that means Taman Industri Jaya is surrounded by matured neighbourhoods like Taman Nusa Bestari, Taman Sutera Utama, Taman Jaya Mas and Taman Selesa Jaya.



## 66 FEET

wide service roads for easy transport access



## PRIME LOCATION

Close to the city centre, airport, port and nearby townships



## TOP-NOTCH ACCESS

Easily access Jalan Skudai and the North-South Expressway



## ZERO MAINTENANCE FEE

Operating costs will benefit with no maintenance fees



## HIGH-SPEED BROADBAND

A must-have for businesses big or small





# DESIGNED FOR PRACTICALITY & EFFICIENCY

Setia Nexus II is a collection of 8 limited detached factories that is perfectly designed for industrial operations. These factories come with practical features for better operation efficiency. Which is why, Nexus 2 is perfect for a wide range of businesses including but not limited to, warehousing, forwarding and workshops.

## Type C1 1 ½-Storey Detached Factory

Land size:  
**0.46 & 0.47 acres**

Built-up area:  
**10,885 sq. ft.**



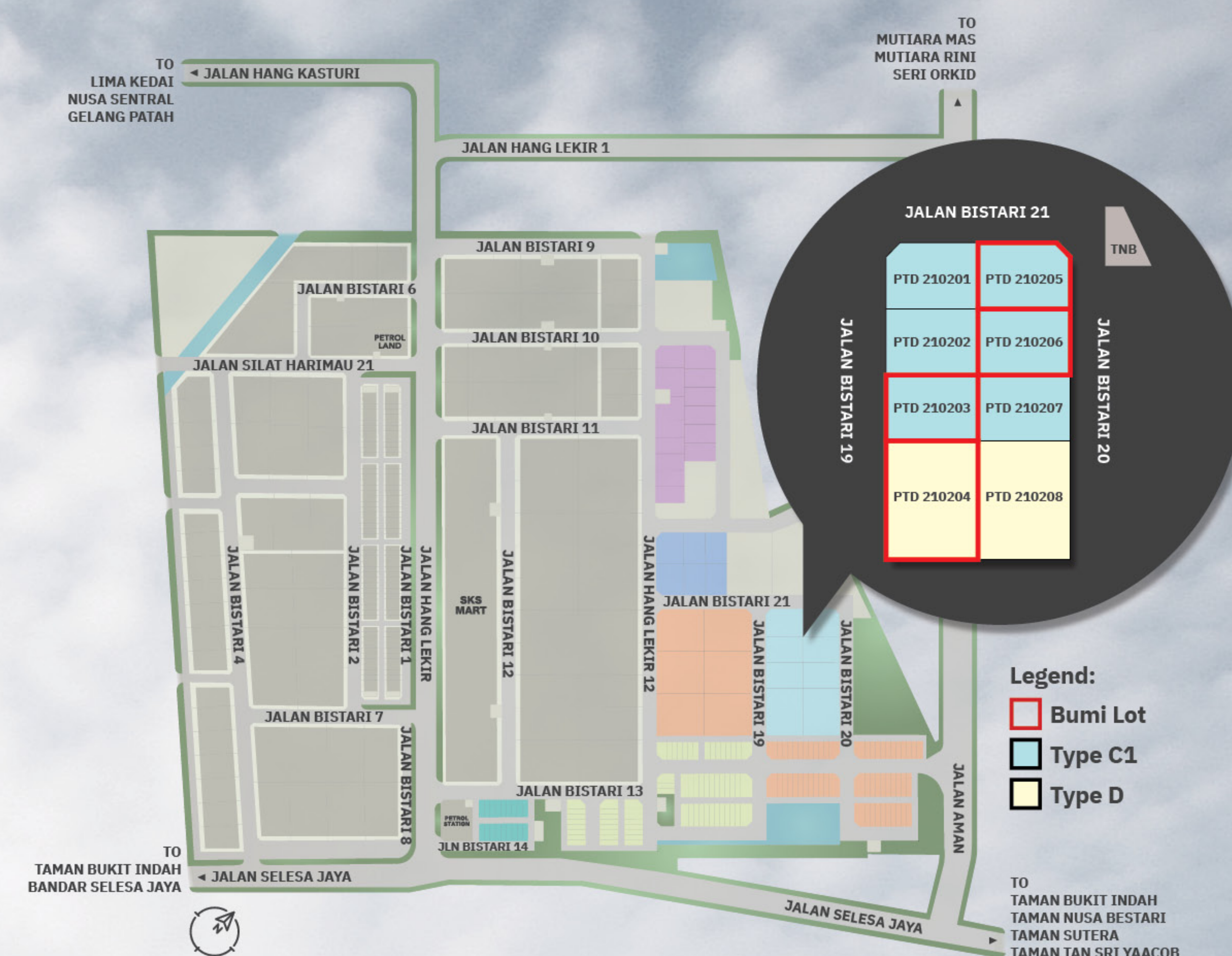
## Type D 1 ½-Storey Detached Factory

Land size:  
**0.85 acres**

Built-up area:  
**22,145 sq. ft.**



## SITE PLAN



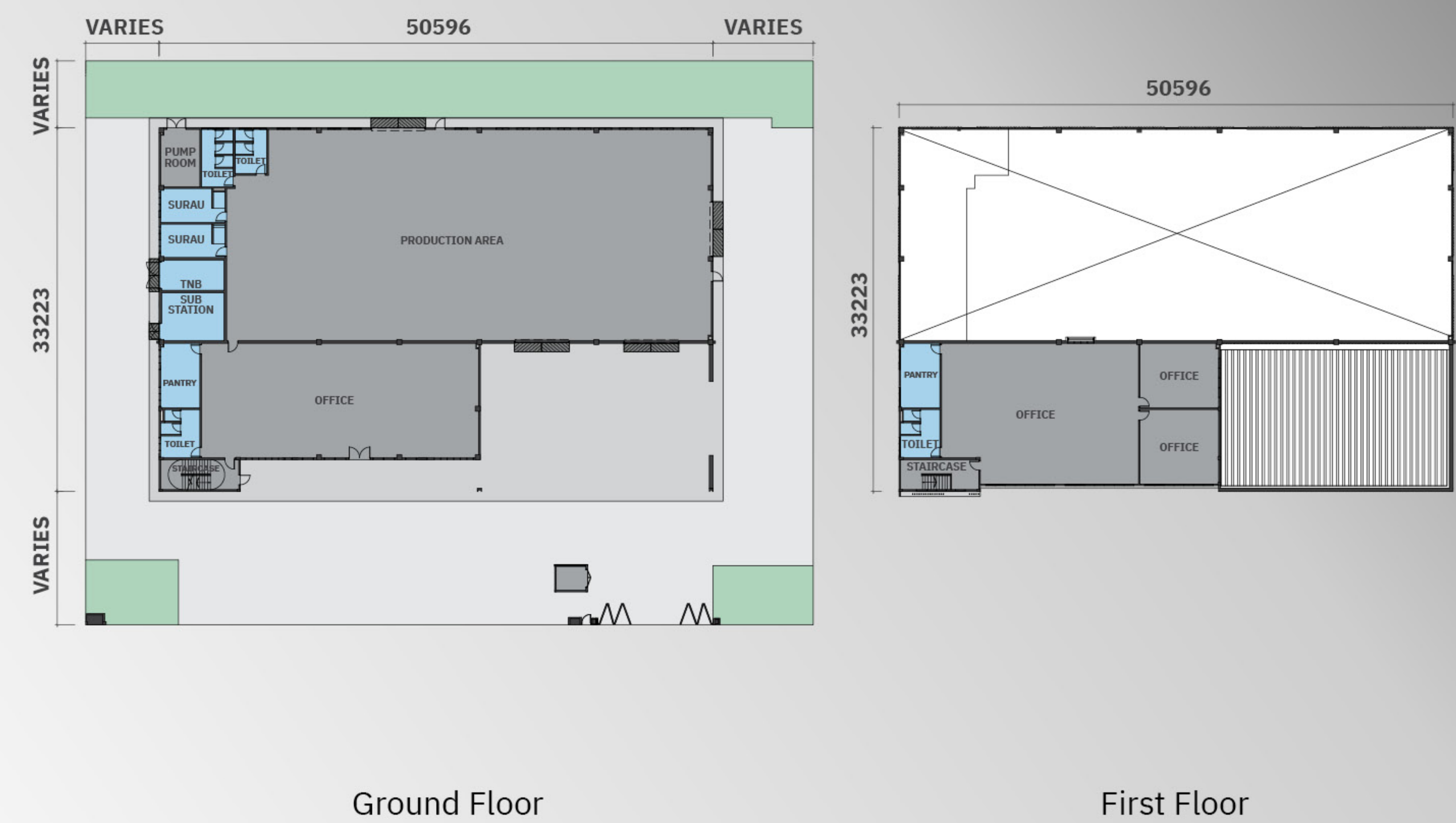


# FLOOR PLANS

## TYPE C1



## TYPE D



# SPECIFICATIONS

Structure	: Reinforced concrete framework / steel frame / steel trusses	
Wall	: Light weight block / metal cladding	
Roof Covering	: Metal deck roofing	
Roof Framing	: Quality roof truss	
Ceiling	: Plaster ceiling board / skim coat	
Windows	: Aluminium frame window	
Doors	: Roller shutter / fire rated door / flush door / glass door / metal door	
Ironmongeries	: Quality lockset	
Wall Finishes	Toilet, pantry	: 1500mm height tiles
Floor Finishes	Toilet, pantry, surau	: Tiles
	Production	: Floor hardener
	Office & other	: Cement render

Sanitary & Plumbing Fitting	: Quality sanitary wares with fittings
Electrical Installations	: Three phase (setting at 200Amp) electricity supply terminated at main switchboard
Internal Telecommunication	
Trunking & Cabling	: Fiber wall socket provided
*Fencing	: Provided
*Turfing	: Provided
*Gas piping	: Nil

*Note: The developer shall, at its own cost and expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an \* which may be deleted if not applicable.*



# LOCATION MAP



Stay Together. Stay Setia  
livelearnworkplay

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Setia

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