

## Where Business Thrives

Located in a matured business park that is enhanced with environmental features for optimal business efficiency, these detached factory units are further complemented by established accessibility and ample amenities.

**SETIA  
VERSA**  
Detached Factory



# Taking Your Business To The Next Level

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**Setia**

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FREEHOLD



With a bold contemporary outlook befitting the next evolution of your business, this limited collection of detached factory units offers a generous built-up area suitable for a variety of industrial needs, whether it is for manufacturing or warehousing.



Modern design for business prominence



Up to 8.7m production area ceiling height for greater flexibility



Direct access to loading bay from main entrance



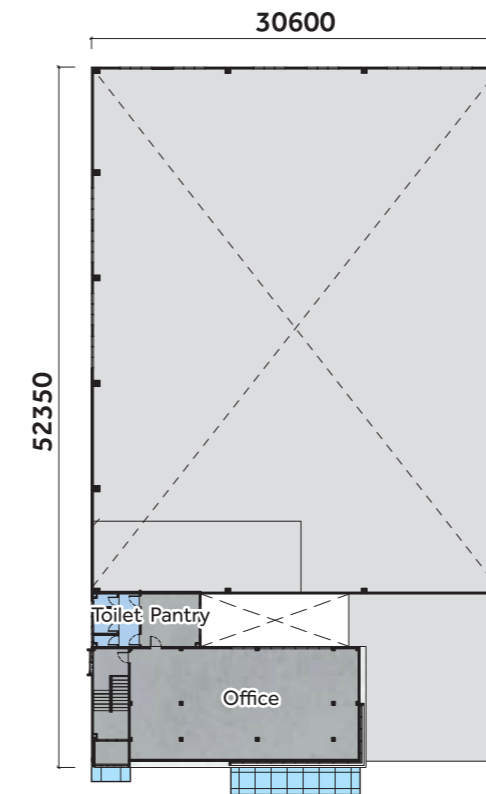
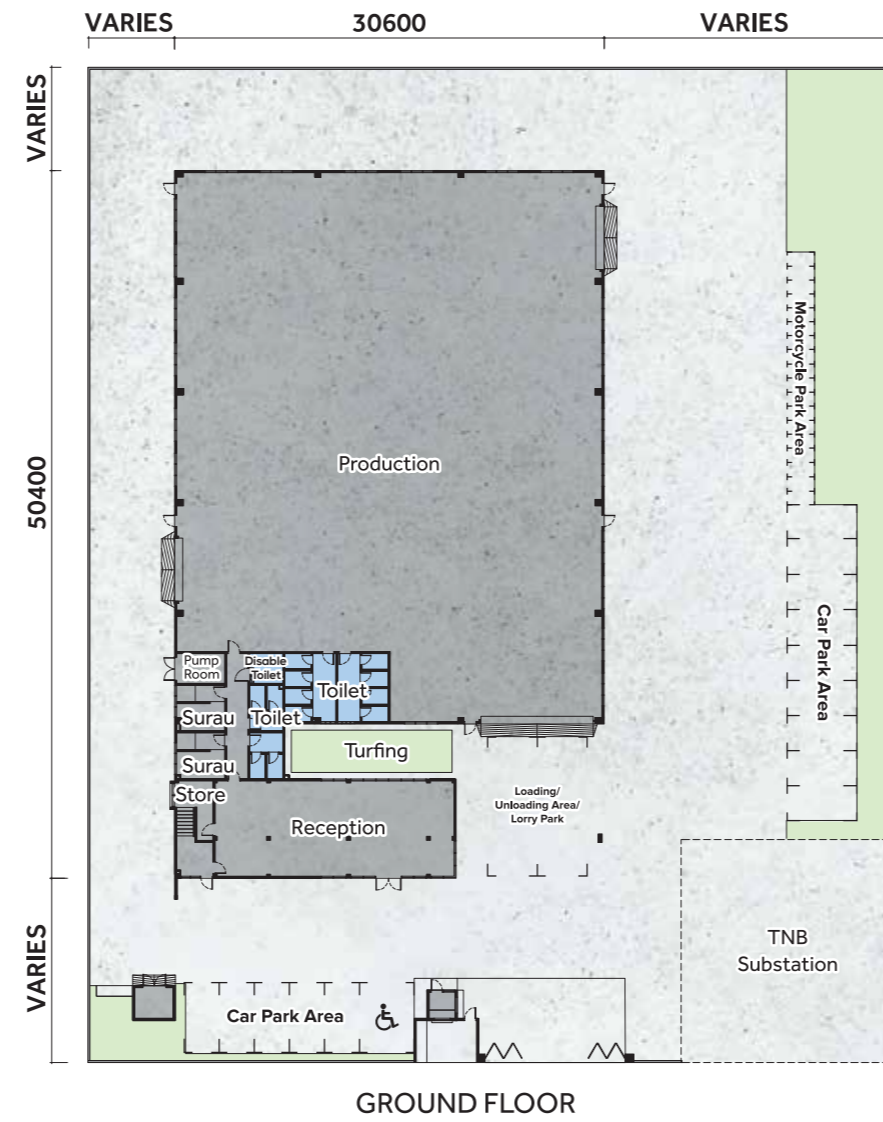
4.8m loading bay height for ease of operations

### Site Plan

- Legend:
- 80' x 160' Semi-D Factory
  - 80' x 180' Semi-D Factory
  - 80' x 200' Semi-D Factory
  - Detached Factory
  - Future Commercial Development
  - Sub Station
  - Petrol Station
  - Single Storey Shop Office
  - 3-Storey Shop Office



### Floor Plan



### Specifications

STRUCTURE	: Reinforced Concrete Framework, Steel Frame, Steel Trusses
WALL	: Light Weight Block, Metal Cladding
ROOFING COVERING	: Metal Deck, Reinforced Concrete Slab
ROOF FRAMING	: Quality Roof Truss
CEILING	: Plaster Ceiling and Paint, Skim Coat and Paint
WINDOWS	: Aluminium Frame Window
DOORS	: Roller Shutter, Fire Rated Door, Plywood Flush Door, Glass Door, Aluminium Fixed Louvres Door, Metal Door
IRONMONGERY	: Quality Lockset
WALL FINISHES	: Toilet, Pantry - 1500mm height tiles
FLOOR FINISHES	: Toilet, Surau - Tiles
	: Production, Reception, Office, Pantry, Other areas - Cement Render
SANITARY AND PLUMBING FITTINGS	: Quality Sanitary Wares with Fittings
ELECTRICAL INTALLATION	: Three phase (setting at 600Amp) electricity Supply Terminated At The Main Switch Board.
INTERNAL TELCOMMUNICATION	: Fibre Wall Socket Provided
TRUNKING & CABLING	
* 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.

Land area:  
**1 - 1.3 acres**

Built-up:  
**20,013 sq. ft.**

Limited to only  
**3 units**

