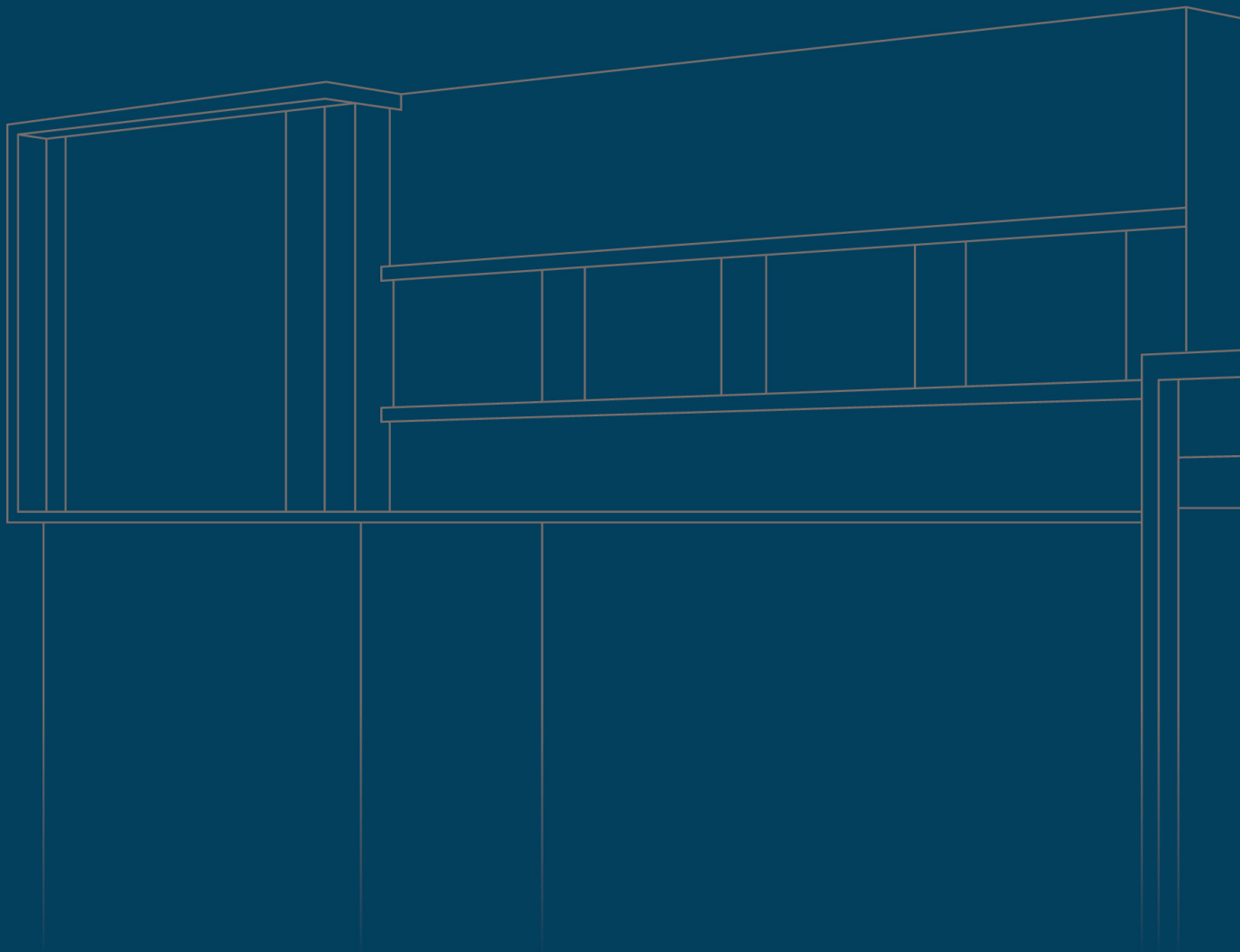




# NEXUS III

Detached Factory

## Elevating The Business Scale





NEXUS III, the limited detached factory located in the heart of Taman Industri Jaya. A perfect hotspot for you to bring business to another whole new level with exclusive benefits offered:



**Medium Industry**



**Zero Maintenance Fee**



**6 Exclusive Factories**



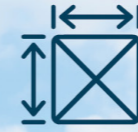
**High Speed Broadband**



Artist impression only.

# Maximizing Space For Your Business

Great business starts with great space. NEXUS III offers 25,341 sf. of usable space with practical layout to further expand your business.



Total Units:  
**0.97 / 0.98**  
Acre



Built-up:  
**25,341 sf.**



Service Road:  
**66 ft.**

20'  
Turfing

112'  
Production Area

44'  
Office Area

41'  
Driveway



30'  
Height

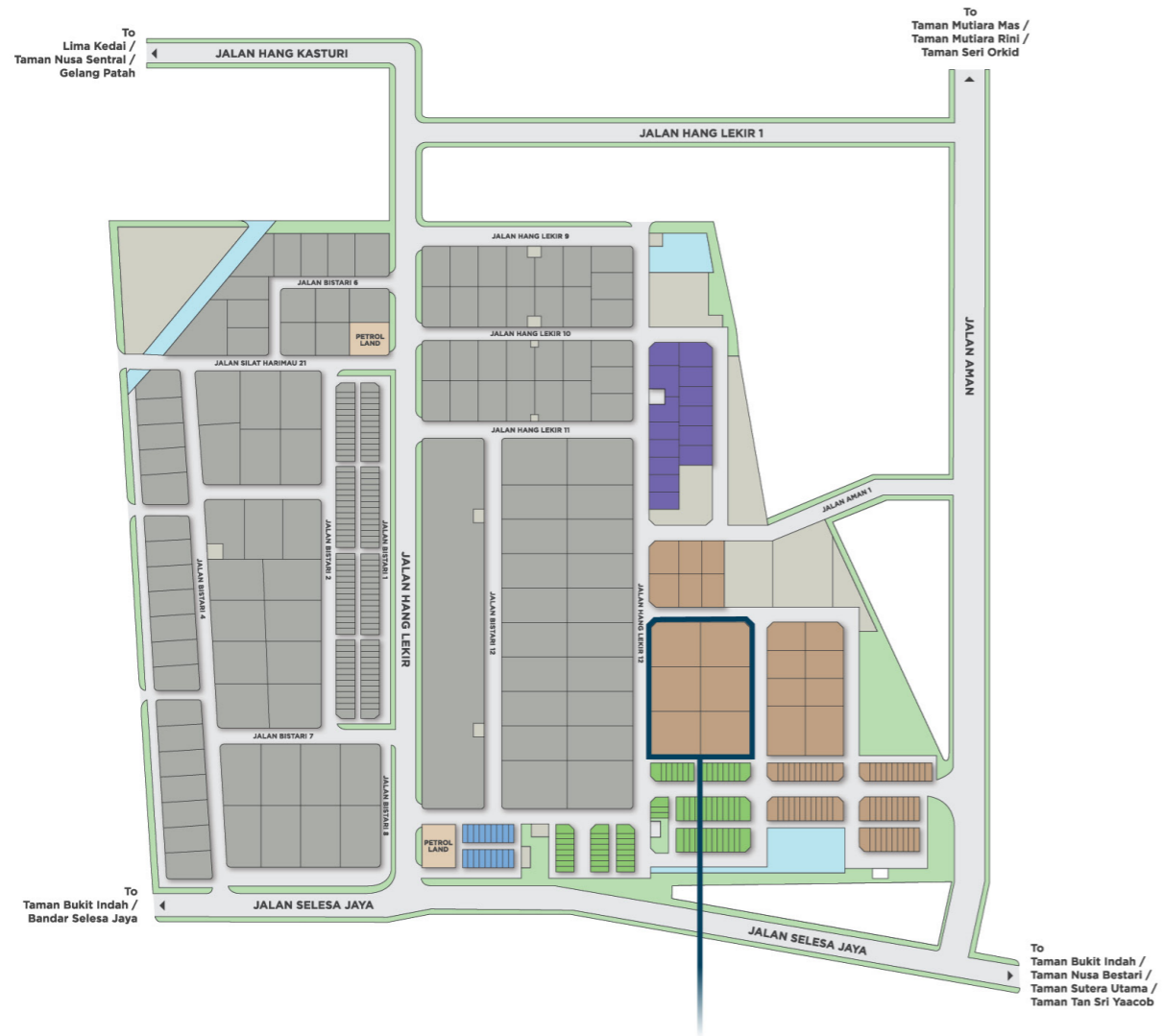
10'  
Height

18'  
Height

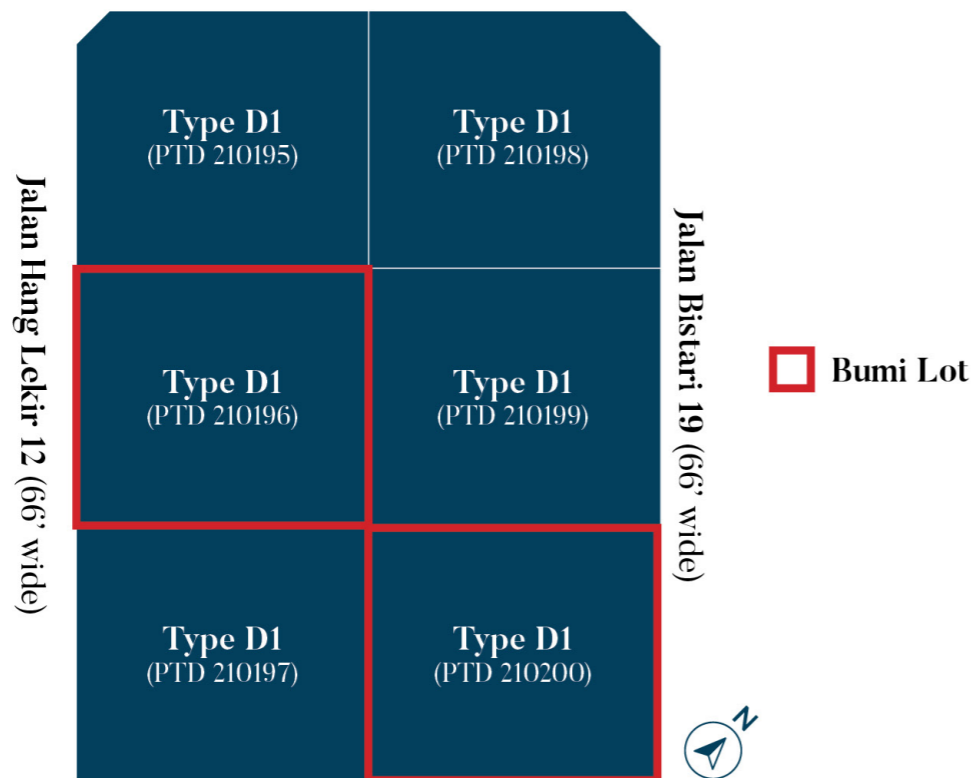
35'  
Reception / Office Area

9'  
Walkway

# Site Plan



Jalan Bistari 21 (66' wide)



# Floor Plan



# Specifications

## Structure

Reinforced Concrete Framework / Steel Frame / Steel Trusses

## Wall

Light Weight Block / Clay Brick

## 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 - Cement Render
- Office & Other - Cement Render

## Sanitary & Plumbing Fitting

Quality Sanitary Wares with Fittings

## Electrical Installations

Three phase (setting at 600 Amp) electricity supply terminated at main switchboard

## Internal Telecommunication Trunking & Cabling

Fiber Wall Socket Provided

\*Fencing - Provided

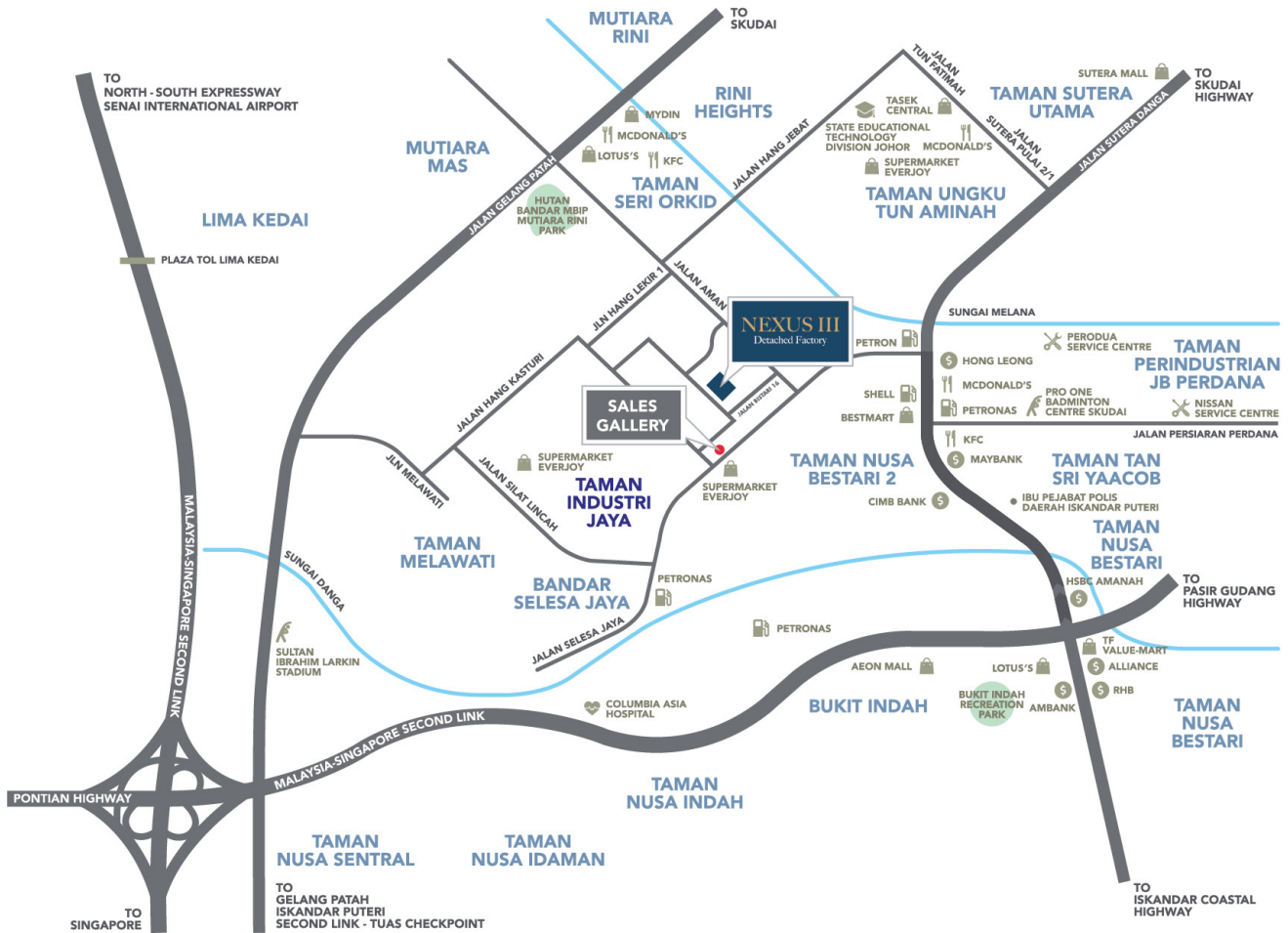
\*Turving - Provided

\*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

Easily accessible via various routes. With numbers of amenities surrounding such as eateries, hypermarket, petrol stations, banks within 5km radius for your daily conveniences.



|                              |   |                                   |  |                               |  |                                       |  |                                     |
|------------------------------|---|-----------------------------------|--|-------------------------------|--|---------------------------------------|--|-------------------------------------|
|                              |   |                                   |  |                               |  |                                       |  |                                     |
| <b>Bukit Indah</b><br>(4 km) | <b>Pasir Gudang Highway</b><br>(5.4 km) | <b>Skudai Highway</b><br>(5.8 km) | <b>North-South Expressway</b><br>(14.6 km) | <b>Johor Bahru</b><br>(16 km) | <b>Senai Int. Airport</b><br>(21.5 km) | <b>Woodland Checkpoint</b><br>(23 km) | <b>Tanjung Pelepas Port</b><br>(27.1 km) | <b>Tuas Checkpoint</b><br>(27.1 km) |

**012-241 2725**  
www.spsetia.com

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F +607-357 9923

Stay Together. Stay Setia  
livelearnworkplay

**Setia**

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