



SETIA ALAMAN

INDUSTRIAL PARK

• DRIVING CHANGE, BUILDING A SUSTAINABLE FUTURE •

SELANGOR IS CALLED THE GOLDEN STATE WITH GOLDEN OPPORTUNITIES

There are plenty of reasons why the state of Selangor is called the Golden State of Malaysia. Firstly, it has a population of over 6.53 million residents, 20% of the total population of Malaysia. It contributes to over 24% of the country's GDP.

Being the gateway to ASEAN, the state is strategically located, infrastructurally mature and highly investor friendly. Take a look at all the amazing facts and you will understand why golden opportunities abound for setting up or doing business here.



3.9 million
labour force



99%
Literacy Rate



RM37 billion
approved domestic investments
(2023, Mida)



75,354
graduates
per annum



4 major
rail systems:
MRT, LRT, ERL, KTM



RM17 billion
approved foreign investments
(2023, Mida)



6,496
Manufacturing
projects in Selangor



2 major
airports :
KLIA, Subang



5 major
Highways:
WCE, NKVE, DASH, Federal
Highway & Shapadu

SETIA ALAMAN INDUSTRIAL PARK

KLANG: A BUSTLING INDUSTRIAL, COMMERCIAL & RESIDENTIAL DISTRICT

The Klang district in Selangor has always been recognised as the country's leading maritime gateway. The port was originally named Port Swettenham, after Frank Swettenham, the first Resident General of the Federated Malay States, and renamed Port Klang in 1972. It is still the largest and busiest port in Malaysia, the 12th busiest in the world, while the Klang district has evolved to become an industrial, commercial and residential hub within Selangor.

In 2024, the royal town of Klang was named one of the 10 happiest towns in Malaysia by the Ministry of Housing & Local Government of Malaysia. Your assurance of a warm welcome is an added inducement to do business in Setia Alam Industrial Park.

'Klang' : originated from the Mon-Khmer word 'klong' which means **'warehouse'**

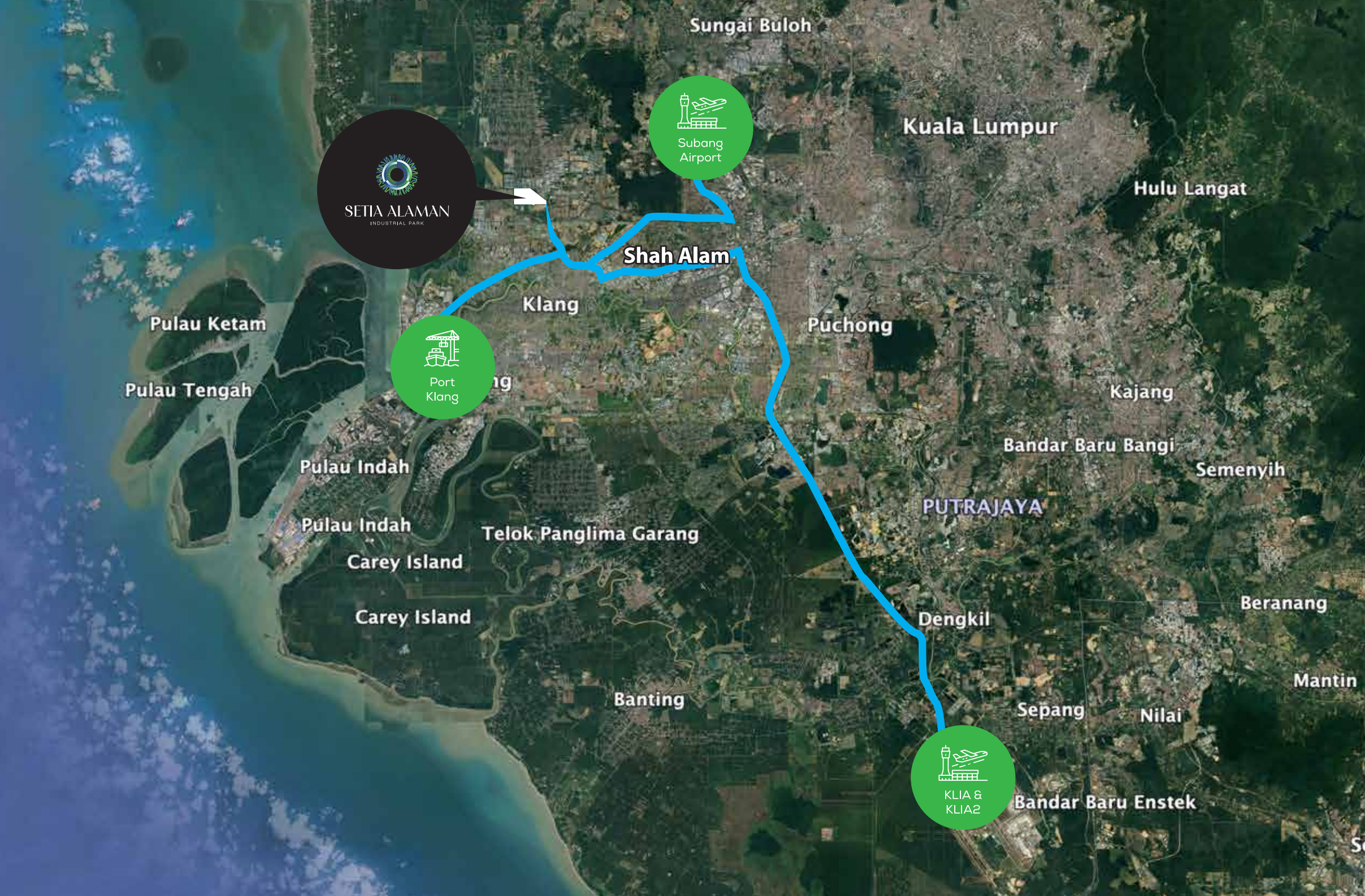
12th
busiest port
globally
(Port Klang)

District
population:
1.1 million

626 sq km
in area

**The
Royal City**
of Selangor

53 km
coastline



Sungai Buloh

Kuala Lumpur

Hulu Langat

SETIA ALAMAN
INDUSTRIAL PARK

Subang
Airport

Shah Alam

Klang

Puchong

Kajang

Bandar Baru Bangi

Semenyih

PUTRAJAYA

Beranang

Mantin

Nilai

Sepang

Bandar Baru Enstek

KLIA &
KLIA2

Dengkil

Banting

Telok Panglima Garang

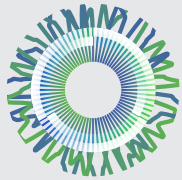
Carey Island

Pulau Indah

Pulau Indah

Pulau Tengah

Pulau Ketam



SETIA ALAMAN
INDUSTRIAL PARK

DRIVING CHANGE BUILDING A SUSTAINABLE FUTURE

Setia Alaman Industrial Park is where your investment and business are well-placed to evolve naturally to meet future challenges.

Strategically located in the Klang district in Selangor, the 399-acre Setia Alaman Industrial Park is where light and medium industries, both domestic and international, will find opportunities for sustainability and growth.

Innovative sustainability components have been incorporated into the Setia Alaman Industrial Park master plan to inspire and facilitate a sustainable business community. Join us in driving change and realising a sustainable future.



399 acres
of Land in Setia Alaman
Industrial Park



2- & 3- Storey
Shop Lots



75 plots
of Industrial Land



SOFO
Small Office Flexible Office



6 plots
of Commercial Land



2 plots
of Petrol Station Land





*Artist Impression Only



*Artist Impression Only

• DRIVING CHANGE, BUILDING A SUSTAINABLE FUTURE •

WHY YOUR **FUTURE** IS CLEARLY IN FOCUS HERE!

Setia Alaman Industrial Park's master plan for a well-conceived industrial development realises our vision of meaningful sustainability, quality workers' accommodation, centre of control, a plethora of greenery, enhanced security, and reliable connectivity. Establishing your presence here will open the gateway to unleash your business potential domestically, regionally and internationally.

STRATEGIC

An ideal location for enterprises to kick-start and thrive

ACCESSIBLE

Connected regionally and globally by an established network of land, sea and air routes

SUSTAINABLE

Compliant to recognised sustainability standards

GLOBAL

Opportunity to tap into attractive investment initiatives

STRATEGIC LOCATION



AMENITIES

EDUCATION

- SMK Setia Alam
- SK Setia Alam
- SRJK C Pin Hwa 1
- SJK (T) Ladang North Hummock
- Tenby Schools
- Peninsula International School Australia
- Idrissi International School

BANKS

- Maybank
- CIMB Bank
- Ambank
- RHB Bank
- Bank Islam
- Public Bank
- Bank Muamalat
- Hong Leong Bank

PETROL KIOSKS

- Shell
- Petron
- Caltex
- Petronas

SHOPPING MALLS, GROCERIES STORE & HYPERMARKETS

- Setia City Mall
- D' Network @ Setia Eco Park
- Jaya Grocer
- Village Grocer
- Lotus's
- NSK

RECREATIONAL PARKS

- Wetland Park
- Urban Park
- Setia City Park
- Central Park
- Western Park
- Active Park

FAST FOOD OUTLETS

- KFC
- Starbucks
- Pizza Hut
- Burger King
- Domino's Pizza
- Baskin Robbins

OTHERS

- Setia Alam Club House
- MBSA Branch Office
- Police Station
- Columbia Asia Hospital (Jalan Meru)
- Setia City Healthcare
- Selgate Setia Alam Hospital (completion by 2025)

• DRIVING CHANGE, BUILDING A SUSTAINABLE FUTURE •



Access to
Jalan Haji Abdul Manan

Access to
Jalan Haji Abdul Manan

Access to Bandar Bukit Raja
Industrial Park (Proposed)

Access to Bandar Bukit Raja
Industrial Park

Direct Ramp Access
From Bandar Setia Alam

MERU

SETIA
ALAM

JALAN MERU

KLANG

*Artist Impression Only



*Artist Impression Only

• DRIVING CHANGE, BUILDING A SUSTAINABLE FUTURE •



The keys to unlocking an industrial park's success are undoubtedly location and infrastructure. Setia Alaman Industrial Park has both of these in place. An established network of outer ring highways that offers 5 main direct access points, enhanced with a dedicated direct ramp from Persiaran Setia Alam, 100-foot internal road widths for safety and smoother traffic flow plus a 40-foot building road frontage.

The planned infrastructure will include a Centralised Labour Quarters (CLQ) that is within a 100-metre radius of a health, wellness and green central park, 5G connectivity, SOFO units, commercial shops incorporating sustainability features.

READY & PLANNED
INFRASTRUCTURE

MASTER PLAN



• DRIVING CHANGE, BUILDING A SUSTAINABLE FUTURE •

SIZED TO SUIT YOUR NEEDS

Setia Alaman Industrial Park's plots offer you a choice of land sizes so that you can accommodate not only your present needs, but your future ones as well. When you set your sights on locating your business here, you are unlocking the potential for future expansion, so you will need more space to accommodate growth.

Seize the opportunity to be in the right place now and in the future, at Setia Alaman Industrial Park.



SETIA ALAMAN INDUSTRIAL PARK

GROWTH SECTORS IN FOCUS

Setia Alaman Industrial Park anticipates plenty of growth potential in the core sectors which have been identified by the state of Selangor to be in line with regional and global trends in the years ahead. These include domestic, regional and international light and medium industries in the electronics, machinery, transshipment, warehousing, logistics and light processing, and manufacturing. We are on the cusp of exciting years ahead; land your investment here, capitalise on your sector potentials, and focus your vision on the future.





A vibrant, sunlit scene of a modern, sustainable campus. In the background, a multi-story building with large glass windows and green accents stands behind a row of tall, slender trees. In the mid-ground, a paved path curves through a lush green lawn. To the left of the path, four recycling bins (brown, red, blue, and green) are lined up. Further back, outdoor exercise equipment is visible. To the right, a solar-powered streetlight with a solar panel on top stands next to a wooden bench with a grey metal base. The overall atmosphere is bright and eco-friendly.

SUSTAINABILITY
& ESG-CENTRIC



In line with S P Setia's dedicated commitment to sustainability and ESG compliance, you can expect various elements that promote these goals implemented throughout Setia Alaman Industrial Park. Take a closer look at the ESG-centric features that will propel your business forward with a competitive sustainability edge.



- Wildlife Habitat Creation
- Native & Drought-Tolerant Planting



- Solar Power Generation
- EV Charging Station
- LED Lighting
- Solar Canopy



- River/Rainwater Harvesting
- Walkway Gutter



- Central Park
- Kick About
- Walking Lane
- Greenery Park
- Streetscapes
- Lake
- Urban Forest
- Solar Canopy
- Covered Walkway





*Artist Impression Only





*Artist Impression Only



9 INDUSTRY, INNOVATION AND INFRASTRUCTURE



- 24-hr Command Hub
- CCTV Monitoring
- 5G Connectivity
- Welcoming Entrance

12 RESPONSIBLE CONSUMPTION AND PRODUCTION



- Sustainable Materials & Construction Practices
- Recycling Station

8 DECENT WORK AND ECONOMIC GROWTH



- Centralised Labour Quarters
- SOFO





SETIA IN NAME, SETIA IN NATURE

S P Setia needs little introduction. It is a brand that echoes loud and clear across the world. In Malaysia, S P Setia is synonymous with landmark commercial, industrial, residential projects, the latest being Setia Alaman Industrial Park. It is also the brand behind Ecolakes in Vietnam, Battersea Power Station in the United Kingdom, Daintree Residence in Singapore, and Uno Melbourne in Australia.

S P Setia strives to ensure lasting value for stakeholders through a vision of creating sustainable communities and a commitment to positive change for the betterment of future generations. Like its predecessors, Setia Alaman Industrial Park will embody the spirit of Setia in Name, Setia in Nature.

live



work



learn



play



JOIN THE VIBRANT COMMUNITY WITHIN

Make your smart move to Setia Alaman Industrial Park and seize the opportunity to thrive within a sustainable and vibrant community. Setia Alaman Industrial Park promises to set benchmarks for the future, so focus on the future and be ESG-centric ahead of your competition. Setia Alaman Industrial Park invites you to join us in moving forward sustainably, together!

FOR MORE INFORMATION

603 5030 2255
www.setiaalaman.com.my

Developer: **PETALING GARDEN SDN BHD** 195701000208 (0003113T)

Setia Alaman Industrial Park Sales Gallery

Annex Building Ground Floor, No.12, Persiaran Setia Dagang, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor Darul Ehsan Malaysia.

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livelearnworkplay

Malaysia | Vietnam | Australia | Singapore | China | United Kingdom | Japan

Setia

Setia