



SETIA VERSA 2

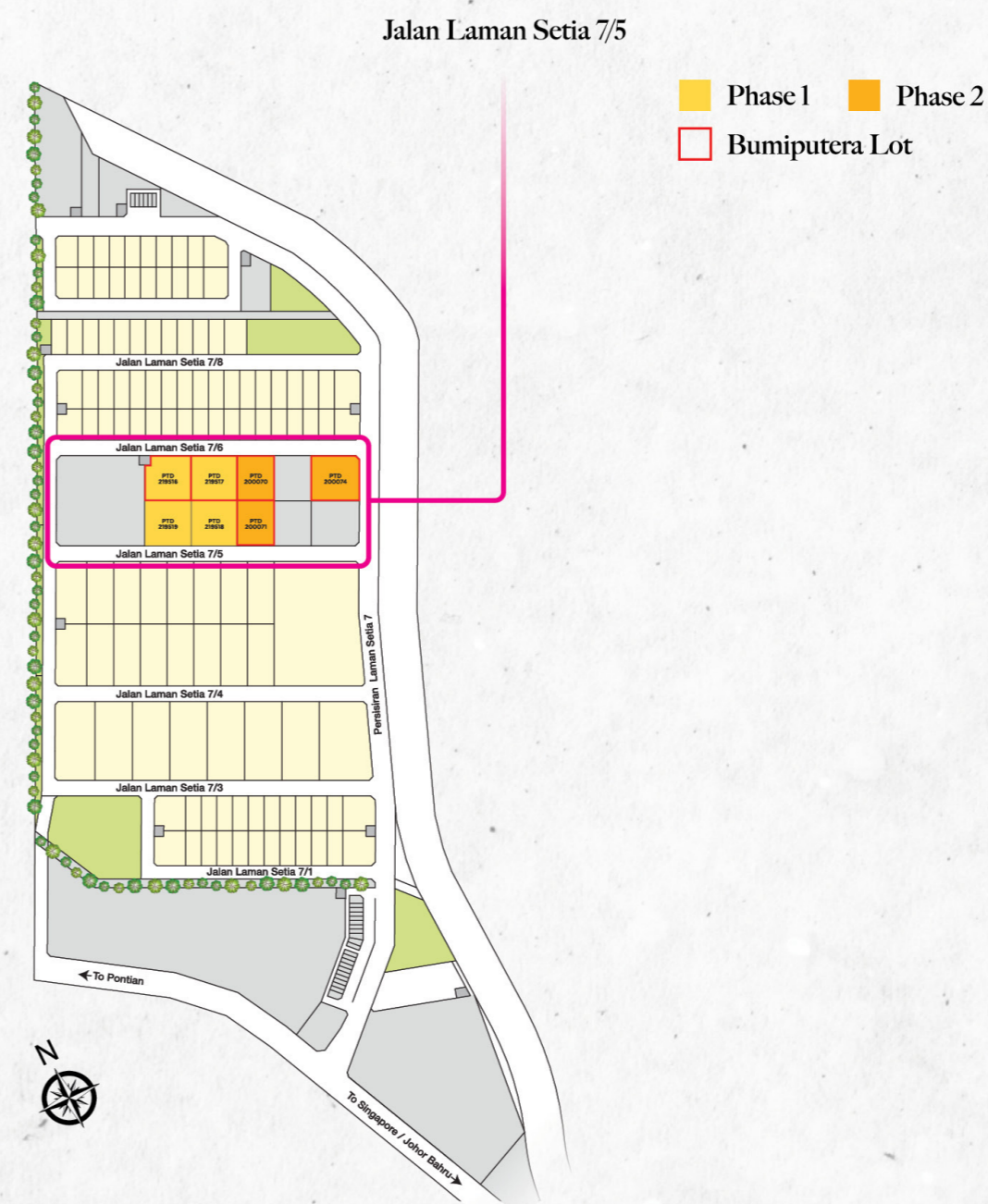
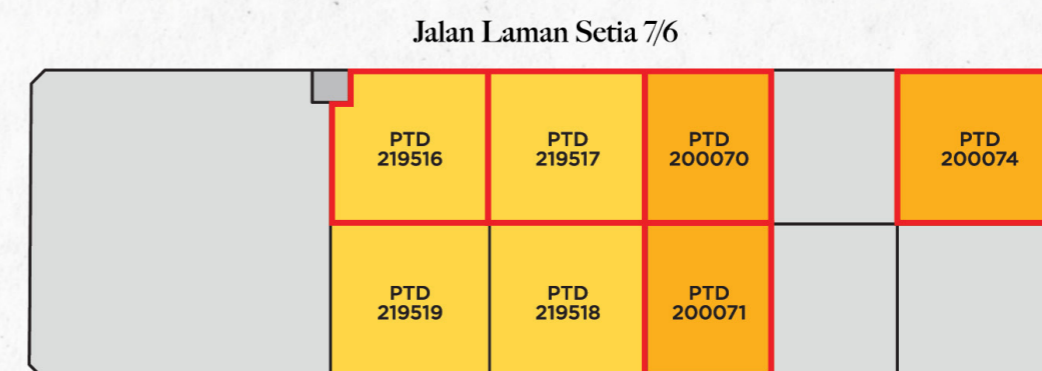
Detached Factory

Built for Efficiency, Located for Growth

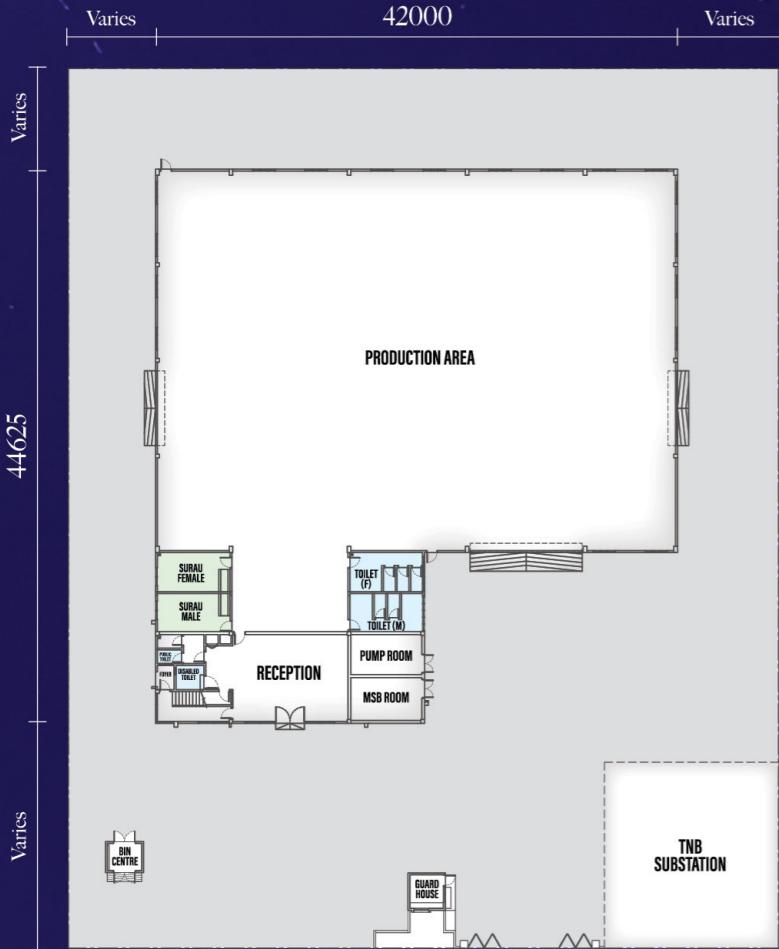
Setia Versa 2 offers seamless access, high power capacity, and a spacious layout—perfect for efficient operations and future expansion. Strategically located in a prime industrial zone, it's built to support growing businesses.

Lot Size: **1 - 1.3 Acre** | Built-up: **20,017 sf.**

Site Plan



Floor Plan



Ground Floor



First Floor

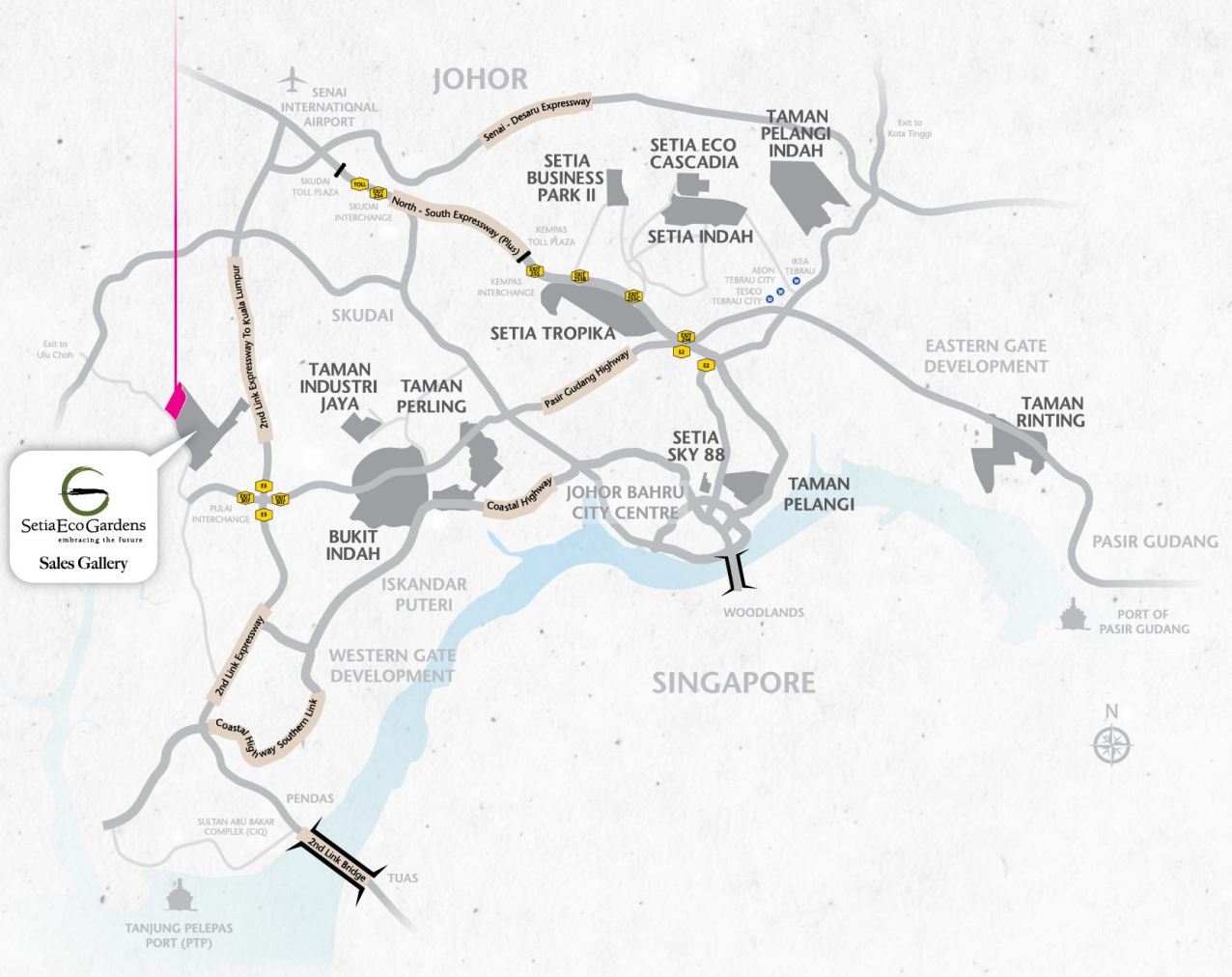
Specifications

Structure	Reinforced Concrete Framework / Steel Frame / Steel Trusses	
Wall	Light Weight Block / Metal Cladding	
Roof Covering	Metal Deck Roofing / Roof Slab	
Roof Framing	Quality Roof Truss	
Ceiling	Plaster Ceiling Board / Skim Coat	
Doors	Roller Shutter / Fire Rated Door / Flush Door / Glass Door / Metal Door	
Windows	Aluminium Frame Window	
Ironmongeries	Quality Lockset	
Wall Finishes	Toilet	2100mm Height Tiles
	Pantry	1500mm Height Tiles
	Ablution	1200mm Height Tiles
	Bin Centre	1800mm Height Tiles
Floor Finishes	Toilet / Surau / Ablution / Bin Centre	Tiles
	Production Area / Office / Pantry	Floor Hardener
	Other	Cement Render
	Quality Sanitary Wares with Fittings	
Sanitary and Plumbing Fittings	Quality Sanitary Wares with Fittings	
Electrical Installations	Three Phase (Setting at 600 Amp)	
Internal Telecommunication Trunking and Cabling	Fibre Wall Socket Provided	
*Fencing	Provided	
*Turfing	Provided	
*Gas Piping	Nil	

Note: 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.



Setia Versa 2 @ Setia Business Park



13 km
Bukit Indah

18 km
Pasir Gudang
Highway

23 km
North-south
Expressway

23 km
Tanjung
Pelepas Port

24 km
Tuas
Checkpoint

29 km
Senai International
Airport

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Setia

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