

KD281
AT KUNDANG

**SINGLE DETACHED FACTORY
WITH 2 STOREY OFFICE**



GRD FLOOR
11,338 SQ. FT.

1ST FLOOR
2,005 SQ. FT.

2ND FLOOR
2,005 SQ. FT.

FREEHOLD

Land Area: approx. **33,465 sq. ft.** Built-up Area: approx. **15,348 sq. ft.**



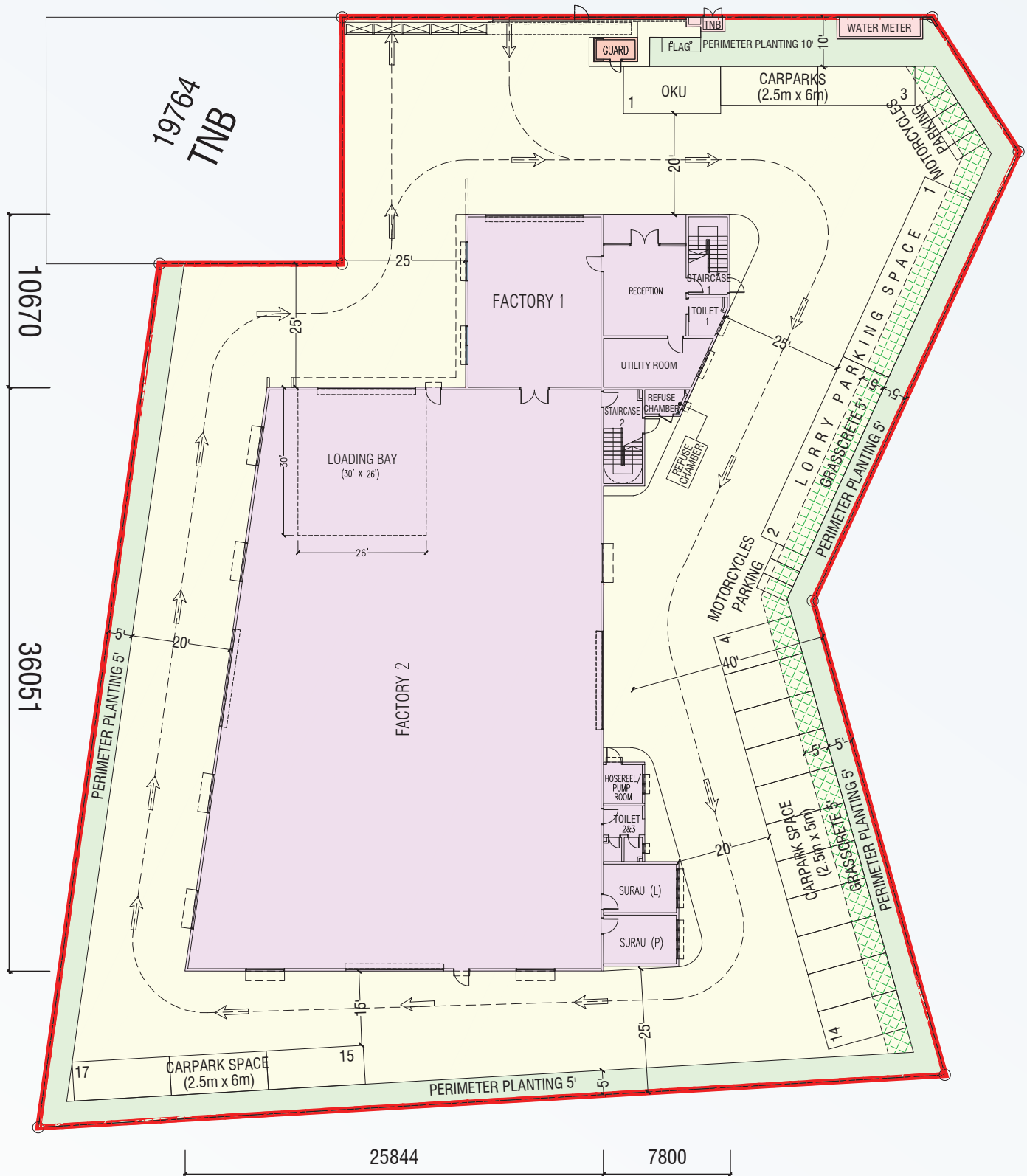
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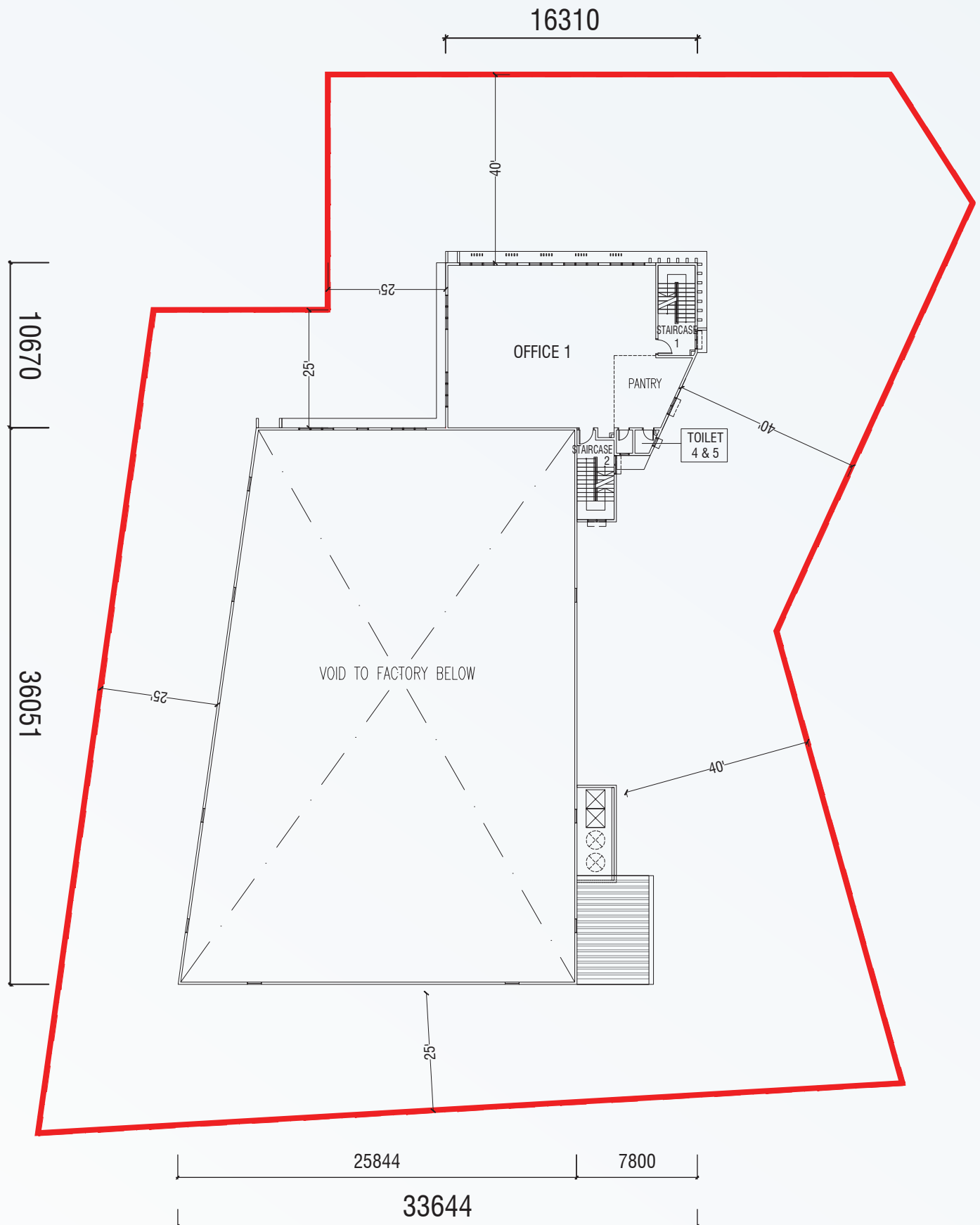
- ▶ **PRIME & STRATEGIC LOCATION**
- ▶ **LOCATED IN KUNDANG INDUSTRIAL PARK**
- ▶ **5 MINUTES TO PLAZA TOLL**
Rawang Selatan to LATAR / Guthrie & NKVE Expressways

GROUND FLOOR



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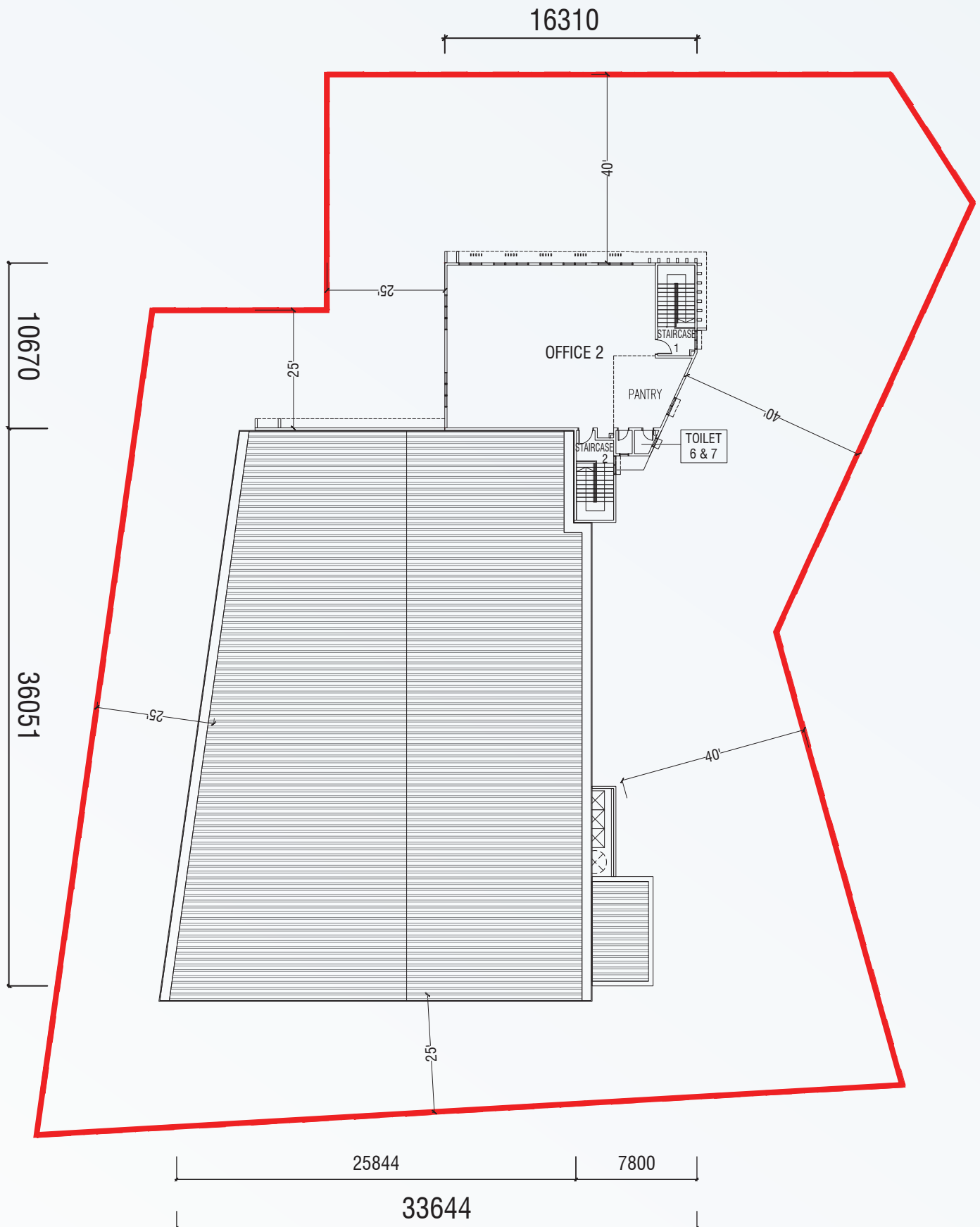
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FIRST FLOOR

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SECOND FLOOR

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SPECIFICATIONS

FOUNDATION	: RC FOOTING
STRUCTURE	: REINFORCED CONCRETE
ROOFING	: METAL DECK ROOFING SHEET
CEILING	: FIBREGLASS PLASTER BOARD OR EQUIVALENT CEMENT PLASTER SKIM COATING WITH EMULSION PAINT TO CONCRETE SLAB SOFFIT.
WALLS	: MASONRY BRICKS
DOORS	: 1 HOUR RATED FIRE DOOR PLYWOOD FLUSH DOOR ALUMINIUM FRAME GLASS PANEL DOOR
WINDOWS	: ALUMINIUM FRAME WINDOW METAL FRAME FIXED / ADJUSTABLE GLASS LOUVRES
FLOOR FINISHES	: <u>GROUND FLOOR:</u> : <u>1st & 2nd FLOOR:</u>
	FACTORY - POWER FLOAT CEMENT FLOOR
	TOILETS - CERAMIC TILES
	OFFICE - CERAMIC TILES
	TOILETS - CERAMIC TILES
	PANTRY - CERAMIC TILES
	OTHERS AREA - CEMENT RENDER
WALL FINISHES	: <u>GROUND FLOOR:</u> : <u>1st & 2nd FLOOR:</u>
	TOILETS - 2100 HIGH GLAZED WALL TILES
	OTHERS AREA - PLASTER WITH EMULSION PAINT
	TOILETS - 2100 HIGH GLAZED WALL TILES
	OTHERS AREA - PLASTER WITH EMULSION PAINT
SANITARY INSTALLATION	: WATER CLOSET - 6 NOS
	WASH BASIN - 6 NOS
	WATER TAP POINT - 8 NOS
	ALUMINIUM SINK - 2 NOS
ELECTRICAL INSTALLATION	: LIGHTING POINT - 90 NOS
	COMPOUND LIGHTING - 5 NOS
	POWER POINT - 90 NOS
	AIR COND POINT - 7 NOS
	FIBER WALL SOCKET - 1 NO
POWER SUPPLY	: 200 - 300 AMPS (subject to TNB's available)