

# TIPP 7313 & 7314

RAWANG

2 UNITS OF SEMI-DETACHED FACTORY WITH 1 STOREY OFFICE



## FREEHOLD

- ▶ PRIME & STRATEGIC LOCATION
- ▶ LOCATED IN TIPP (Taman Industri Puteri Permai)
- ▶ CLOSE PROXIMITY TO PLAZA TOLL  
Rawang Selatan to LATAR / Guthrie & NKVE Expressways

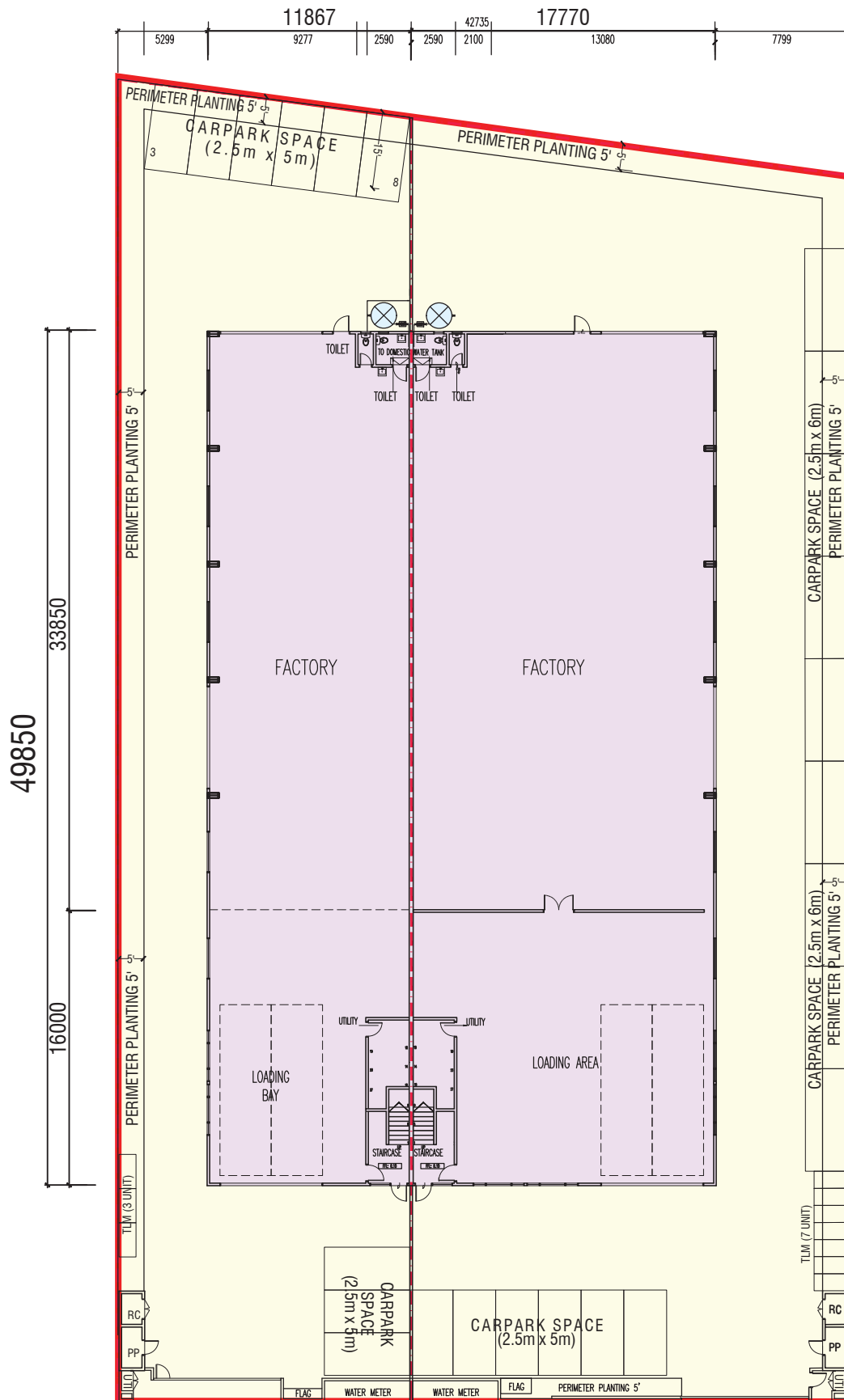


ANOTHER INDUSTRIAL  
DEVELOPMENT BY  
**SMD GROUP**

[www.smdgroup.com.my](http://www.smdgroup.com.my)

# TIPP 7313 & 7314

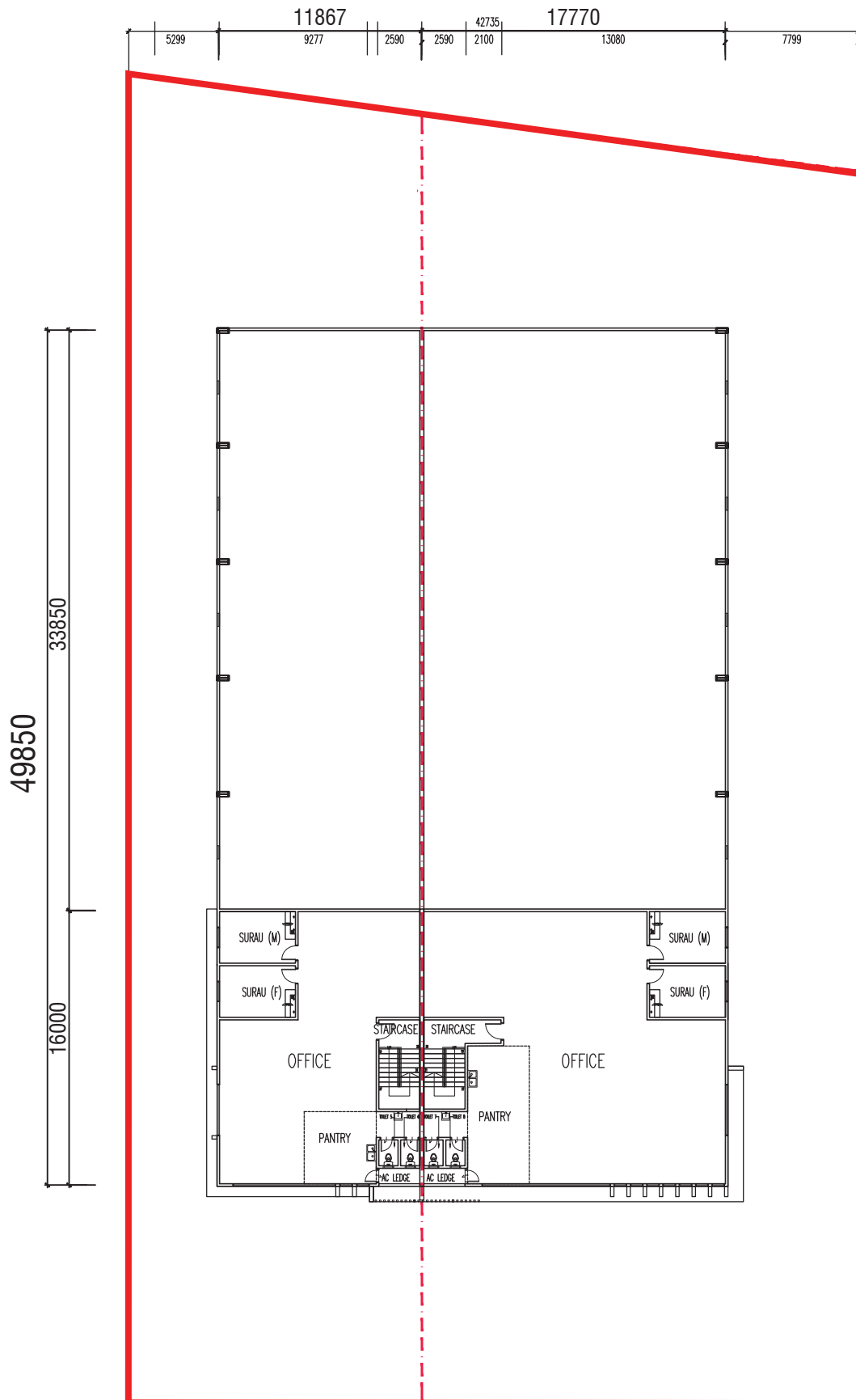
RAWANG



GROUND FLOOR

# TIPP7313 & 7314

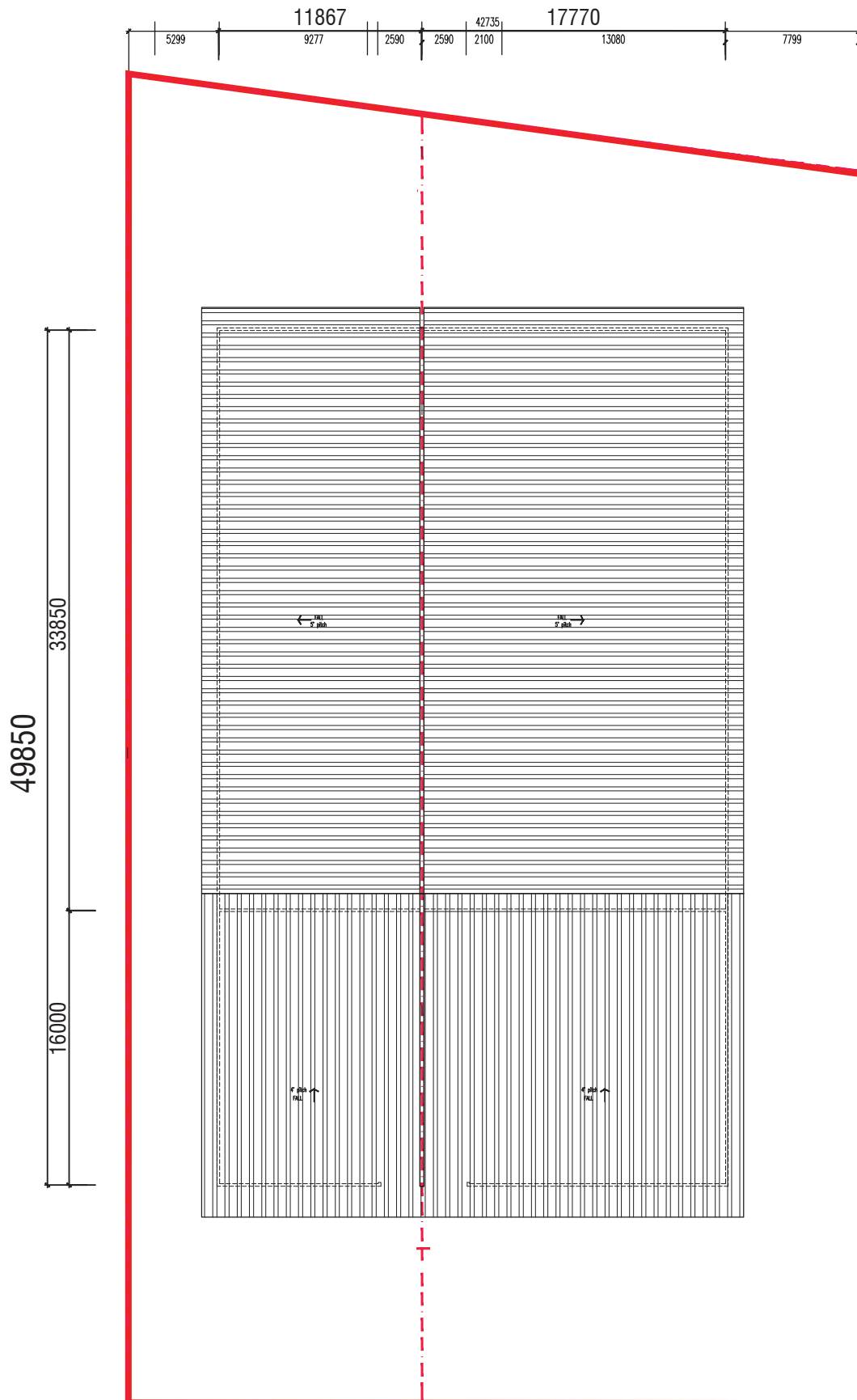
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FIRST FLOOR

# TIPP 7313 & 7314

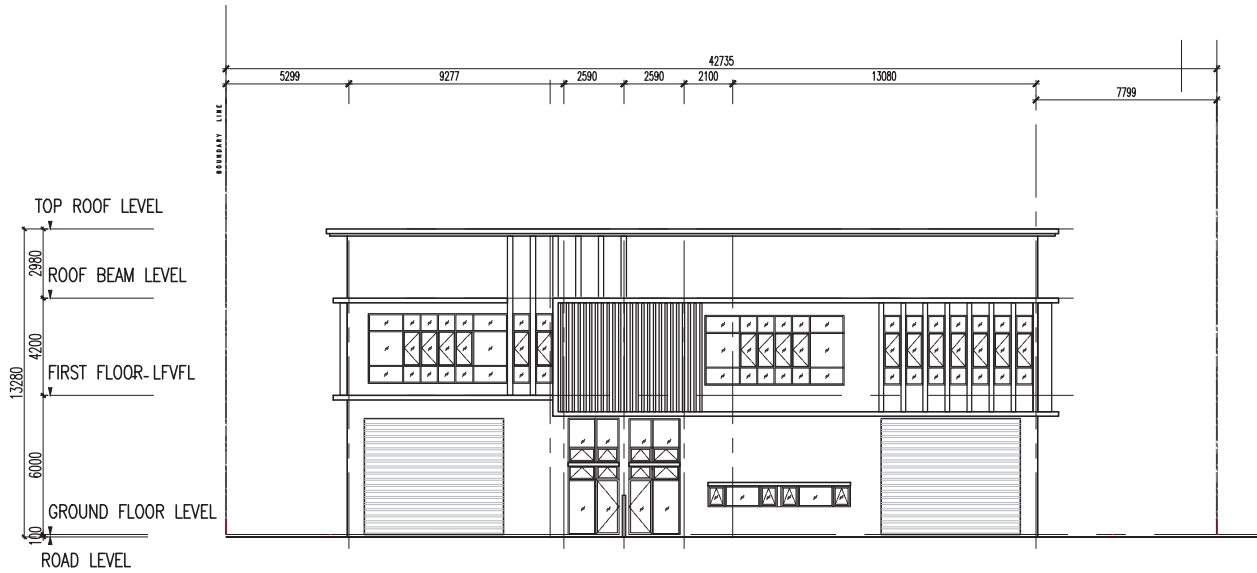
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ROOF PLAN

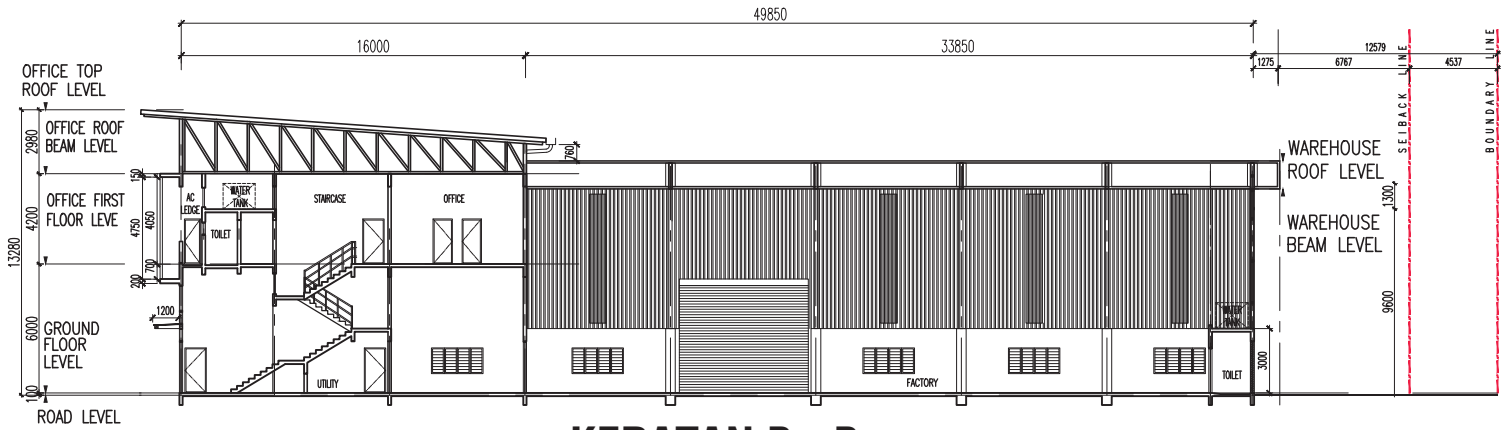
# TIPP7313 & 7314

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**KERATAN A - A**

Skala 1: 400



**KERATAN B - B**

Skala 1: 400



# TIPP 7313 (Lot 23966)

Land Area: approx.

**14,015 sq. ft.**

Built-up Area: approx.

**8,411 sq. ft.**

**GRD FLOOR 6,368 SQ. FT.**

**1ST FLOOR 2,043 SQ. FT.**

# TIPP 7314 (Lot 23978)

Land Area: approx.

**20,236 sq. ft.**

Built-up Area: approx.

**12,595 sq. ft.**

**GRD FLOOR 9,535 SQ. FT.**

**1ST FLOOR 3,060 SQ. FT.**



## SPECIFICATIONS

|                         |                                                                            |                               |                                                          |
|-------------------------|----------------------------------------------------------------------------|-------------------------------|----------------------------------------------------------|
| STRUCTURE               | : REINFORCED CONCRETE / STEEL STRUCTURE                                    |                               |                                                          |
| ROOFING                 | : METAL DECK ROOFING SHEET                                                 |                               |                                                          |
| CEILING                 | : PLASTER BOARD / SKIM COAT                                                |                               |                                                          |
| WALLS                   | : MASONRY BRICKS / METAL SHEET                                             |                               |                                                          |
| DOORS                   | : FIRE-RATED DOOR / FLUSH DOOR / ALUMINIUM FRAME GLASS PANEL DOOR          |                               |                                                          |
| WINDOWS                 | : ALUMINIUM FRAME WINDOW / METAL FRAME GLASS LOUVRES / POLYCARBONATE SHEET |                               |                                                          |
| FLOOR FINISHES          | : <u>GROUND FLOOR:</u>                                                     | : <u>1st &amp; 2nd FLOOR:</u> |                                                          |
|                         | LOBBY                                                                      | OFFICE                        | - CEMENT RENDER                                          |
|                         | WORKSHOP                                                                   | TOILET & SURAU                | - CERAMIC TILES                                          |
|                         |                                                                            | OTHER AREAS                   | - CEMENT RENDER                                          |
|                         | TOILET                                                                     |                               |                                                          |
|                         | OTHER AREAS                                                                |                               |                                                          |
| WALL FINISHES           | : <u>GROUND FLOOR:</u>                                                     | : <u>1st &amp; 2nd FLOOR:</u> |                                                          |
|                         | LOBBY                                                                      | OFFICE                        | - PLASTER & PAINT                                        |
|                         | WORKSHOP                                                                   | TOILET                        | - CERAMIC TILES                                          |
|                         | TOILET                                                                     | SURAU                         | - PLASTER & PAINT / CERAMIC TILES (5FT-HIGH) AT ABLUTION |
|                         | OTHER AREAS                                                                |                               | - PLASTER & PAINT                                        |
|                         |                                                                            | OTHER AREAS                   |                                                          |
| SANITARY INSTALLATION   | : WATER CLOSET                                                             | TIPP 7313                     | TIPP 7314                                                |
|                         | : WASH BASIN                                                               | - 4 NOS                       | 4 NOS                                                    |
|                         | : WATER TAP POINT                                                          | - 3 NOS                       | 3 NOS                                                    |
|                         | : ALUMINIUM SINK                                                           | - 12 NOS                      | 12 NOS                                                   |
|                         |                                                                            | - 1 NO                        | 1 NO                                                     |
| ELECTRICAL INSTALLATION | : LIGHTING POINT                                                           | - 45 NOS                      | 67 NOS                                                   |
|                         | : COMPOUND LIGHTING                                                        | - 4 NOS                       | 4 NOS                                                    |
|                         | : POWER POINT                                                              | - 28 NOS                      | 37 NOS                                                   |
|                         | : AIR COND POINT                                                           | - 2 NOS                       | 4 NOS                                                    |
|                         | : FIBER WALL SOCKET                                                        | - 1 NO                        | 1 NO                                                     |
| POWER SUPPLY            | : 150 AMPS (subject to TNB's available)                                    |                               |                                                          |