

TIPP 7315

RAWANG

SINGLE DETACHED FACTORY WITH 2 STOREY OFFICE



FREEHOLD

Land Area: approx. **32,744 sq. ft.**
Built-up Area: approx. **18,799 sq. ft.**



GRD FLOOR
13,707 SQ. FT.

1ST FLOOR
2,546 SQ. FT.

2ND FLOOR
2,546 SQ. FT.



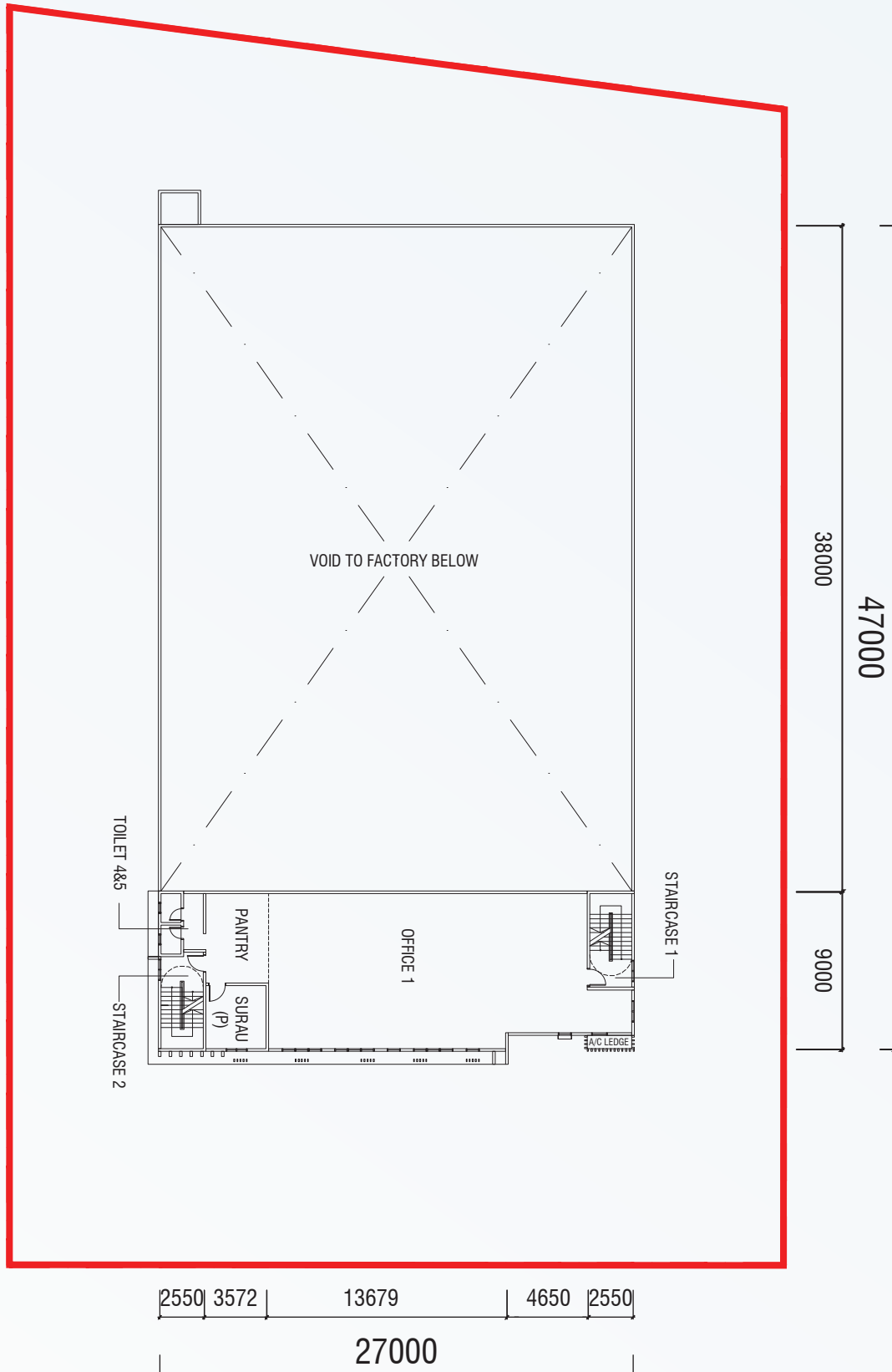
ANOTHER INDUSTRIAL
DEVELOPMENT BY
SMD GROUP

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

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FIRST FLOOR

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SECOND FLOOR

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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 & 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 & 2nd FLOOR:</u>	
	LOBBY	OFFICE	- PLASTER & PAINT
	WORKSHOP	TOILET	- CERAMIC TILES
	TOILET	SURAU	- PLASTER & PAINT / CERAMIC TILES
	OTHER AREAS		(5FT-HIGH) AT ABLUTION
		OTHER AREAS	- PLASTER & PAINT
SANITARY INSTALLATION	: WATER CLOSET	- 7 NOS	
	: WASH BASIN	- 4 NOS	
	: WATER TAP POINT	- 15 NOS	
	: ALUMINIUM SINK	- 2 NOS	
ELECTRICAL INSTALLATION	: LIGHTING POINT	- 80 NOS	
	: COMPOUND LIGHTING	- 5 NOS	
	: POWER POINT	- 55 NOS	
	: AIR COND POINT	- 5 NOS	
	: FIBER WALL SOCKET	- 1 NO	
POWER SUPPLY	: 200 - 300 AMPS (subject to TNB's available)		