



TIONG NAM
BUSINESS PARK
@ BATU PAHAT
• JOHOR 8

THE PREMIUM
COMMERCIAL CENTER

A Name That Spells Continuous Success

Tiong Nam Logistics Solutions Sdn Bhd, a member of Tiong Nam Properties Group of Companies, is a reputable and trusted name in the property development industry, known for successfully developing and offering premium quality properties in strategic locations.

With excellent financial and business track records, we have developed many prestigious properties. Our reputation holds true with many on-going as well as successfully completed and much sought-after projects in the Klang Valley and Johor.

Now we are proud to bring you our latest commercial pride - **Tiong Nam Business Park @ Batu Pahat 8, Johor.**

PROJECTS BY THE GROUP OF COMPANIES



TIONG NAM BUSINESS PARK • SILC 7, JB



TIONG NAM INDUSTRIAL PARK • SHAH ALAM



TIONG NAM INDUSTRIAL PARK • KEMPAS 1, JB



TIONG NAM INDUSTRIAL PARK • TEBRAU 3, JB



TIONG NAM BUSINESS PARK • SILC 5, JB



ALAM PREMIER INDUSTRIAL PARK • PJ

Tiong Nam Business Park
Batu Pahat 8 • Johor



A Premier Business Hub
2 and 3-storey Premium Shop Offices





SHOP OFFICES
26ft x 65ft / 26ft x 60ft

A PREMIER BUSINESS HUB

Tiong Nam Business Park @ Batu Pahat 8 is the latest addition to a line of premium shop office developments in the rising state of Johor.

The project will feature 30 units of 3-storey developments and 65 units of 2-storey premium shop offices of two sizes - **26' x 65'** and **26' x 60'**.

A prime location for retail, dining, entertainment, accommodation, servicing and corporate office use.





IT'S ALL ABOUT FORM & FUNCTION

The contemporary layout and design of each unit comprises stunning facilities and top grade superior finishing.

The ground floor of each unit, with its 4.5 metre floor-to-ceiling span makes it an ideal location for retail or showroom display use. The upper floors have the versatility to be used as either corporate offices, or where required, additional showroom space.

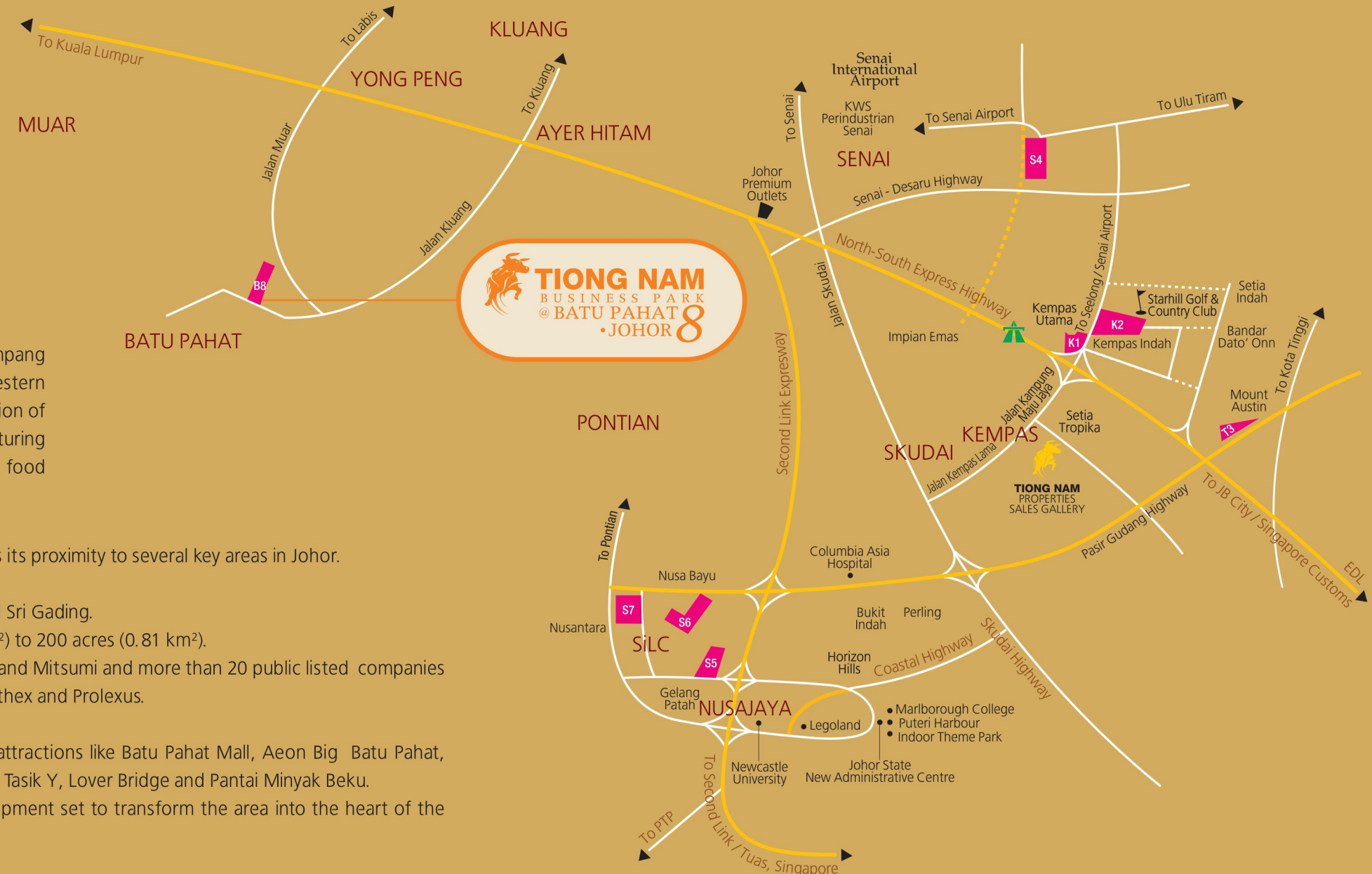
As a leader in property development, Tiong Nam have made quality a top priority while also employing the most competitive prices. We ensure only proper and befitting businesses operate in the area, further amplifying your business image and contributing to greater appreciation of the future value of your property.

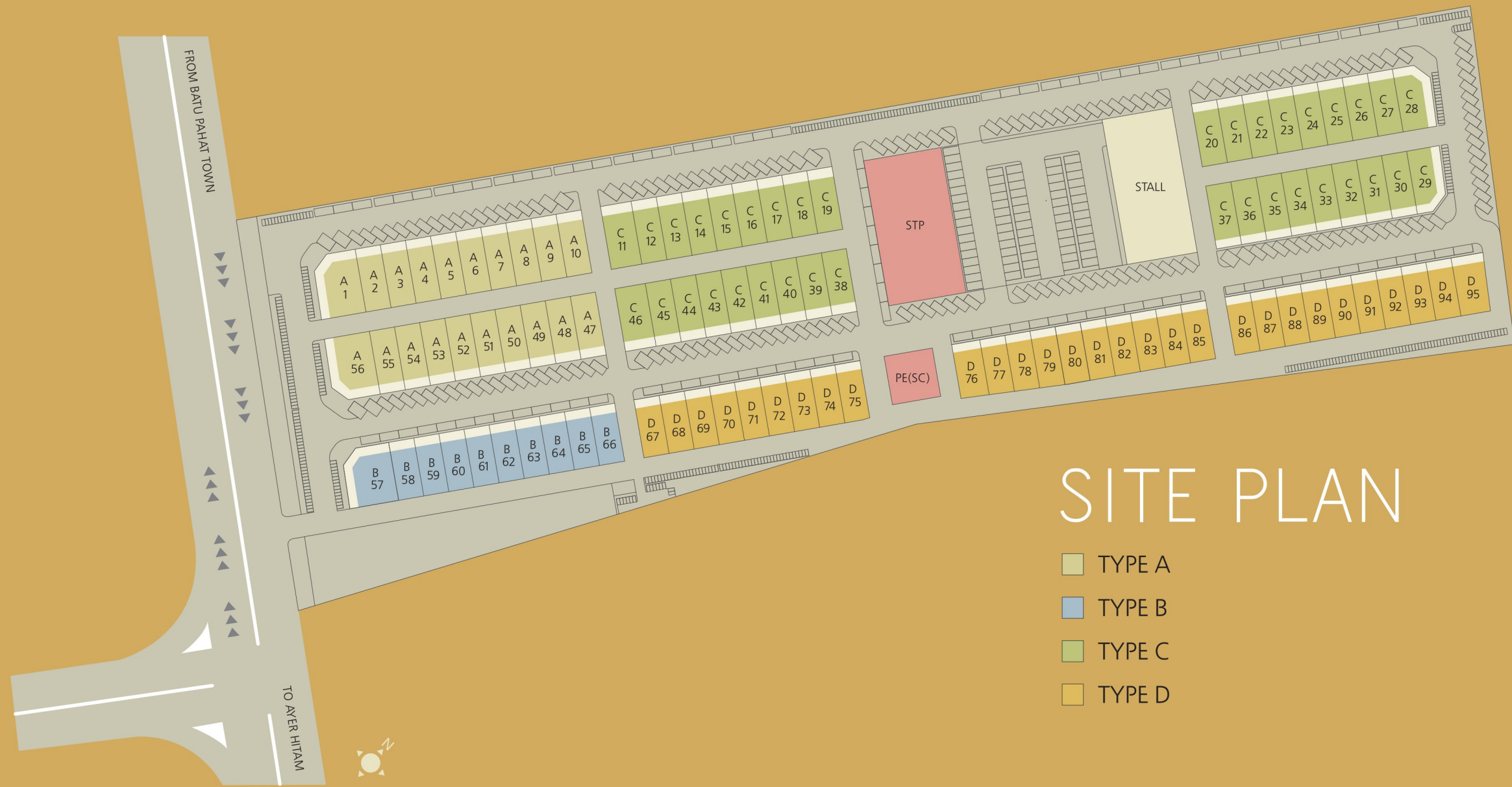
IT'S ALL ABOUT LOCALE

Tiong Nam Business Park @ Batu Pahat 8, is located in Mukim Simpang Kanan, Batu Pahat. This area is a district located on the North-Western coast of Johor and is the second largest urban area with a population of more than 300,000. It is also the second largest industrial manufacturing town in Johor, known for its production of textiles, electronics, food processing, timber, porcelain and plastic.

One of the highlights of Tiong Nam Business Park @ Batu Pahat 8 is its proximity to several key areas in Johor.

- Several industrial zones including Tongkang Pecah, Parit Raja and Sri Gading.
- Several private industrial zones ranging from 20 acres (81,000 m²) to 200 acres (0.81 km²).
- Multinational giants including Sharp, Roxy, Sony, Fujitsu, Hitachi and Mitsumi and more than 20 public listed companies like Harta Packaging, PCCS, Baneng Holdings S&P, Ramatex, Southex and Prolexus.
- Ten minutes from the district capital, Bandar Penggaram.
- The "Northern Johor Shopping Paradise" hub and other local attractions like Batu Pahat Mall, Aeon Big Batu Pahat, Square One Shopping Mall, The Summit Shopping Mall, BP Walk, Tasik Y, Lover Bridge and Pantai Minyak Beku.
- The Iskandar Project, Southern Johor's most anticipated development set to transform the area into the heart of the educational, healthcare, finance, tourism and logistics industry.





SPECIFICATION

STRUCTURE	Reinforced Concrete Structure		
WALL	Brickwall		
ROOF COVERING	Metal Deck Roofing For Intermediate Unit		
ROOF FRAMING	Steel Truss For Intermediate Unit		
CEILING	Concrete Slab Asbestos Free Ceiling		
WINDOWS	Aluminium Frame Glass		
DOORS	Roller Shutter		
IRONMONGERY	Quality Lockset		
WALL FINISHES Toilet & Utility Refuse Chamber	1500mm High Ceramic Wall Tiles Ceramic Tiles		
FLOOR FINISHES Toilet & Refuse Chamber Other Areas	Ceramic Tiles Cement Render		
SANITARY FITTINGS Kitchen Sink Wash Basin Shower Rose Toilet Roll Holder Water Closet Soap Holder Kitchen Tap Basin Tap Bib Tap	1 No. 1 No. 1 No. 2 Nos. 2 Nos. 2 Nos. 1 No. 1 No. 2 Nos.		
ELECTRICAL FITTINGS Light Point Power Point (13A) Fan Point Telephone Point	Corner Unit 15 Nos. 6 Nos. 2 Nos. 1 No.	Intermediate Unit 14 Nos. 6 Nos. 2 Nos. 1 No.	End Unit 15 Nos. 6 Nos. 2 Nos. 1 No.
PASSENGER LIFT	1 No.	NIL	1 No.
INTERNAL TELEPHONE TRUNKING AND CABLING	1 No.		
PAINTING	Emulsion Paint		

PROJECTS BY THE GROUP OF COMPANIES



TIONG NAM INDUSTRIAL PARK • KEMPAS 1, JB



TIONG NAM INDUSTRIAL PARK • KEMPAS 2, JB



TIONG NAM INDUSTRIAL PARK • TEBRAU 3, JB



TIONG NAM INDUSTRIAL PARK • SENAI 4, JB



TIONG NAM BUSINESS PARK • SILC 5, JB



TIONG NAM INDUSTRIAL PARK • SILC 6, JB



TIONG NAM INDUSTRIAL PARK • SILC 7, JB



PINETREE MARINE RESORT • PUTERI HARBOUR, JB



TIONG NAM INDUSTRIAL PARK • PJ



TIONG NAM INDUSTRIAL PARK 2 • SHAH ALAM

For enquiries, please call

Amber **+016-766 0823**
Vincent **+019-771 7584**
John **+019-771 6542**

TIONG NAM LOGISTICS SOLUTIONS SDN. BHD. (043831 V)

The Office & Property Gallery

Batu Pahat:
Pinetree Hotel Sdn. Bhd.
36, Jalan Mengkudu, 83000 Batu Pahat, Johor, Malaysia
Tel: +60 7. 431 9933 Fax: +60 7.433 3993

Johor Bahru:
Lot 30462, Jalan Kempas Baru, 81200 Johor Bahru, Johor, Malaysia
Tel: +60 7. 234 1180 Fax: +60 7. 234 1179
Email: info-jb@tiongnamproperties.com

Shah Alam:
Lot 204, Jalan Bukit Belimbing 26/38, Off Persiaran Tengku Ampuan
Lion Industriar Park, Seksyen 26, 40400 Shah Alam, Malaysia
Tel: +60 3. 5191 7933 Fax: +60 3. 5191 7932
Email: info-kl@tiongnamproperties.com

www.tiongnamproperties.com

• Developer: Tiong Nam Logistics Solutions Sdn Bhd • Tenure of Land: Freehold • Total No. of Units: 95

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THE SALES OFFICE BATU PAHAT
PINETREE HOTEL SDN. BHD.

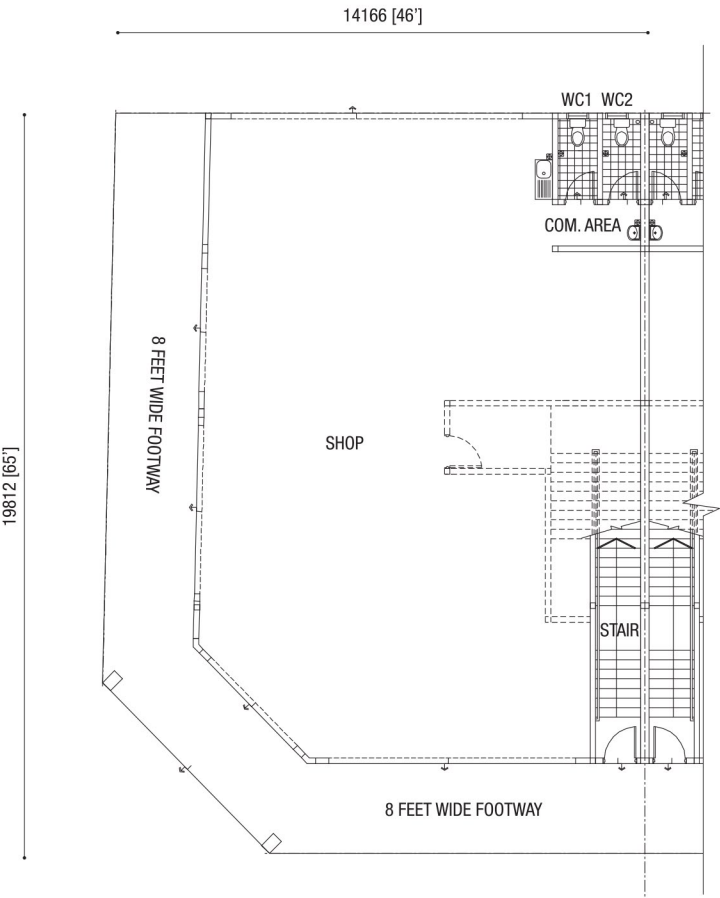
1°51'35.25" N
102°56'13.09" E



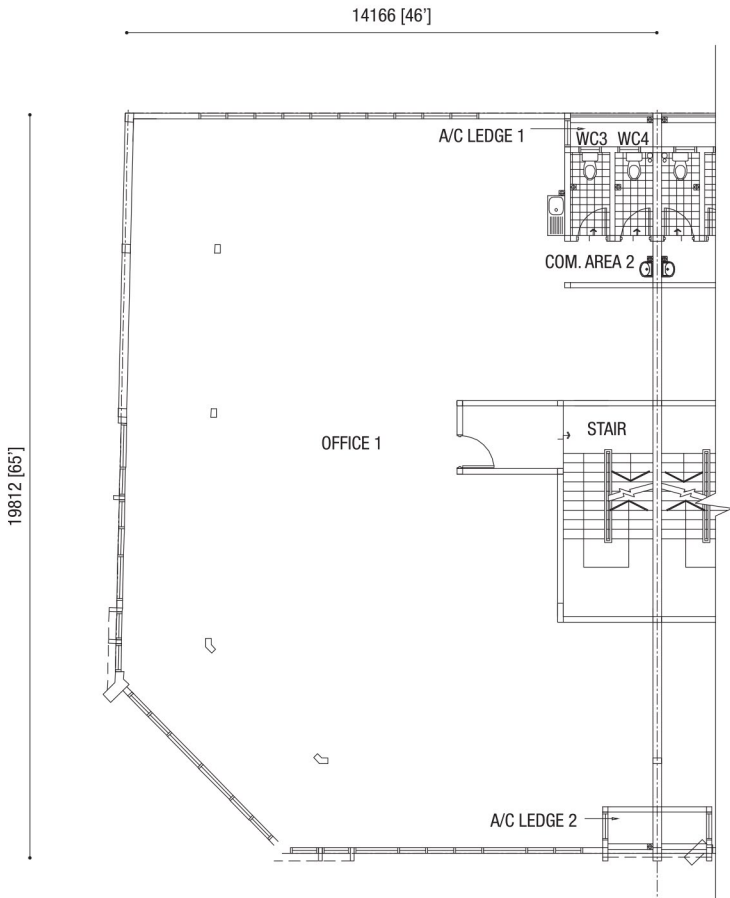
- 1 The Summit Shopping Mall / Carrefour
- 2 Square One Shopping Mall
- 3 Batu Pahat Mall

FLOOR PLANS

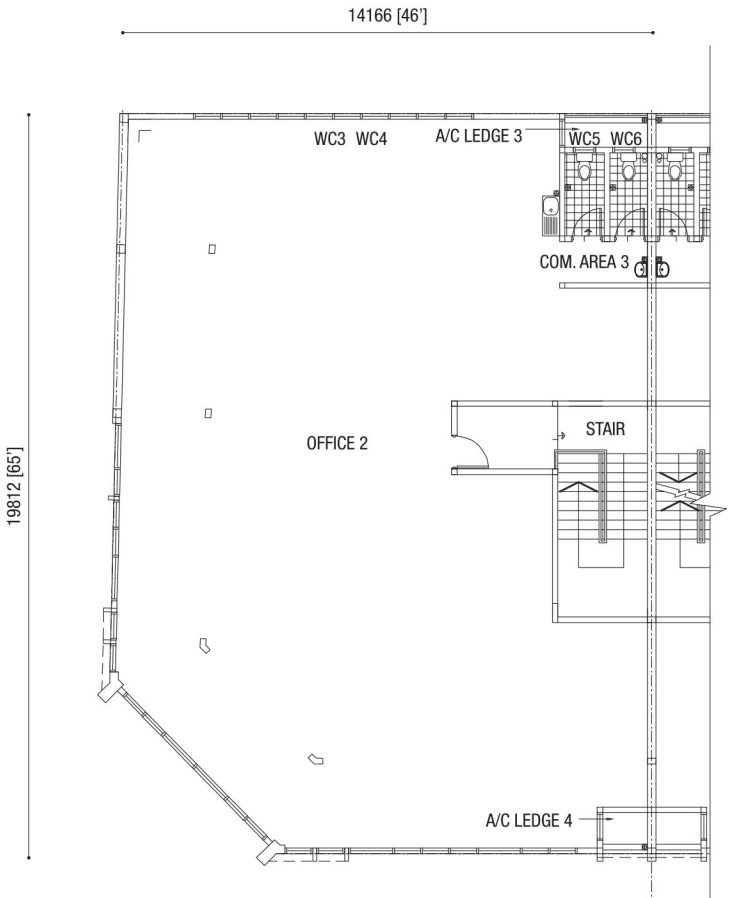
TYPE A 3-STOREY SHOP OFFICE TYPICAL CORNER LOT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

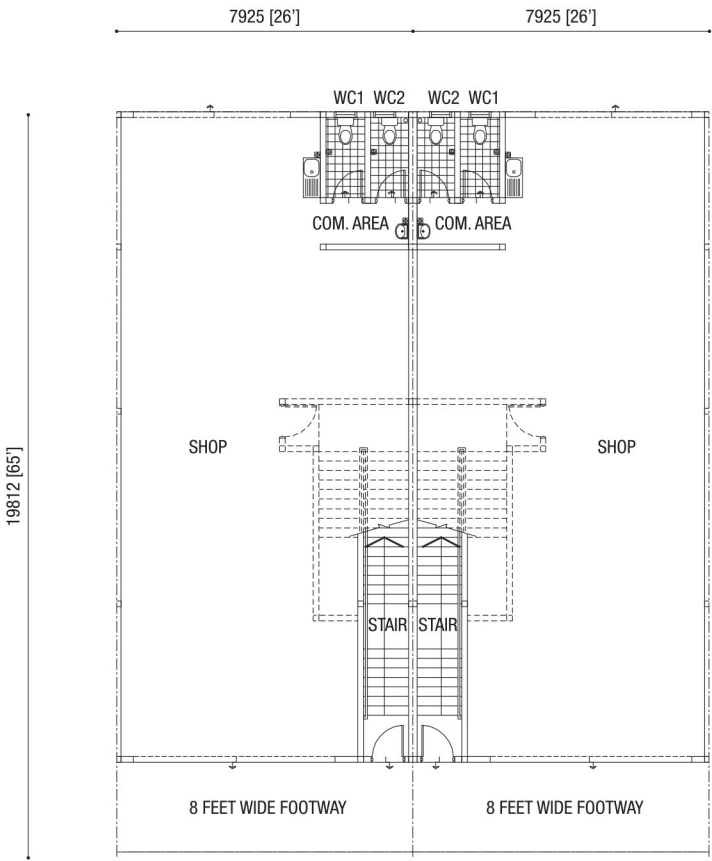
FLOOR PLANS

TYPE A

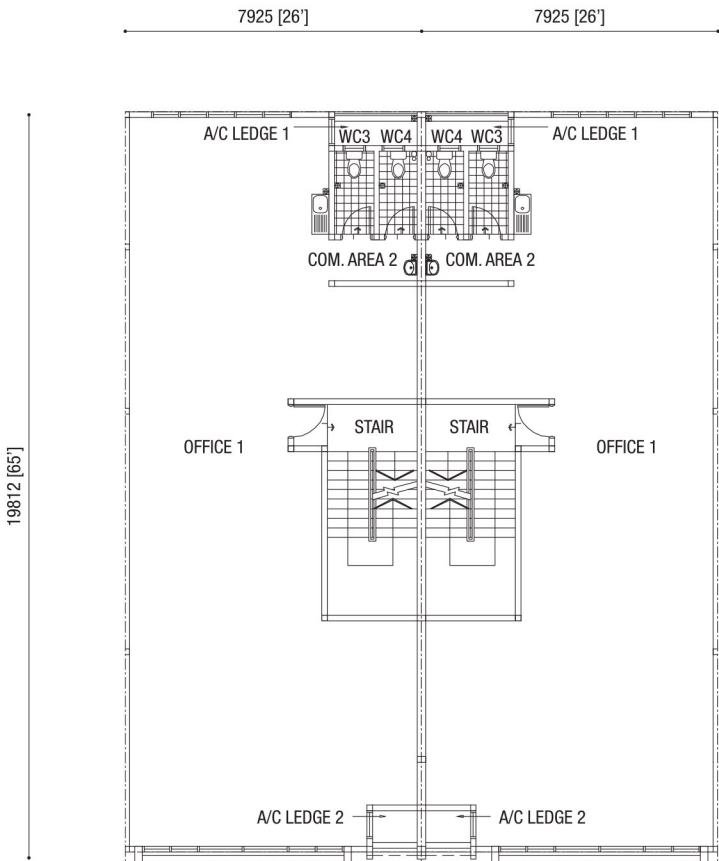
3-STOREY SHOP OFFICE

TYPICAL INTERMEDIATE LOT

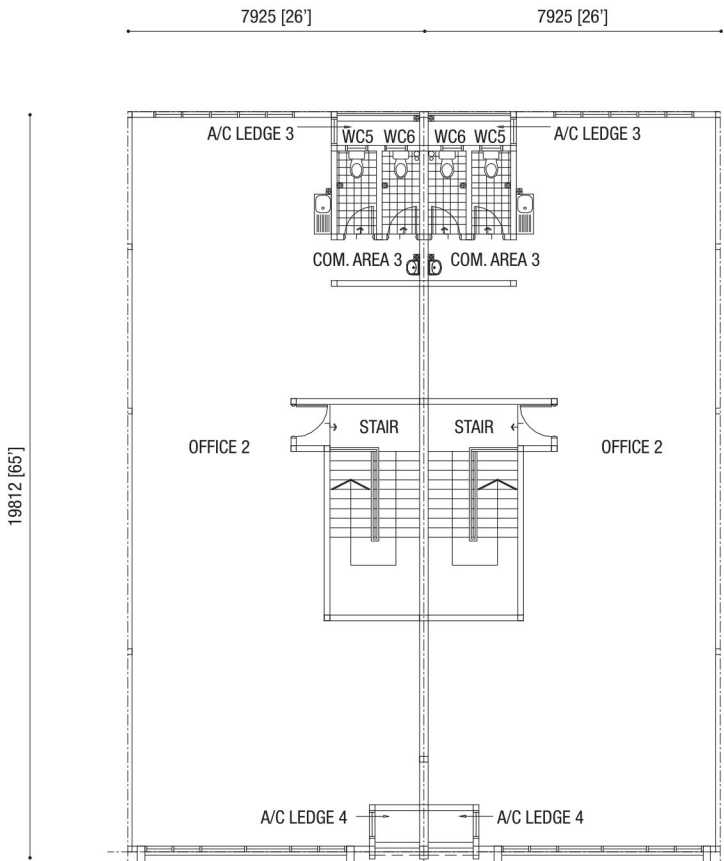
26' X 65'



GROUND FLOOR



FIRST FLOOR

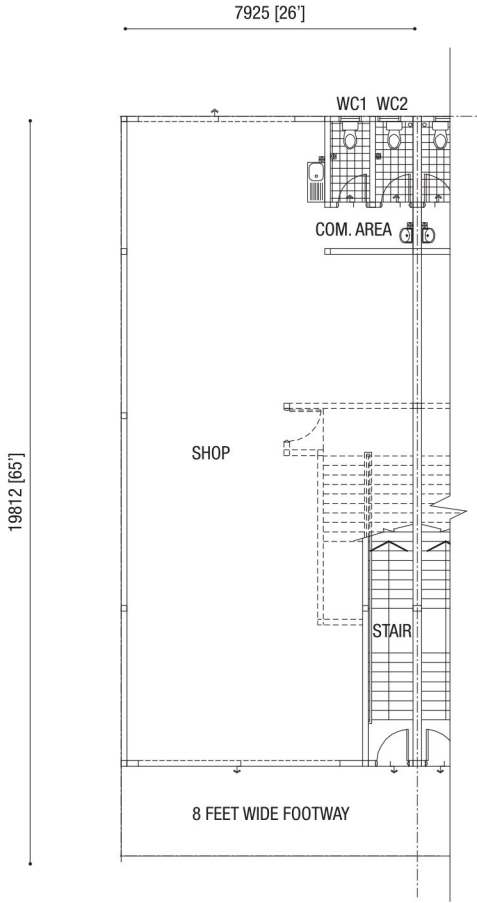


SECOND FLOOR

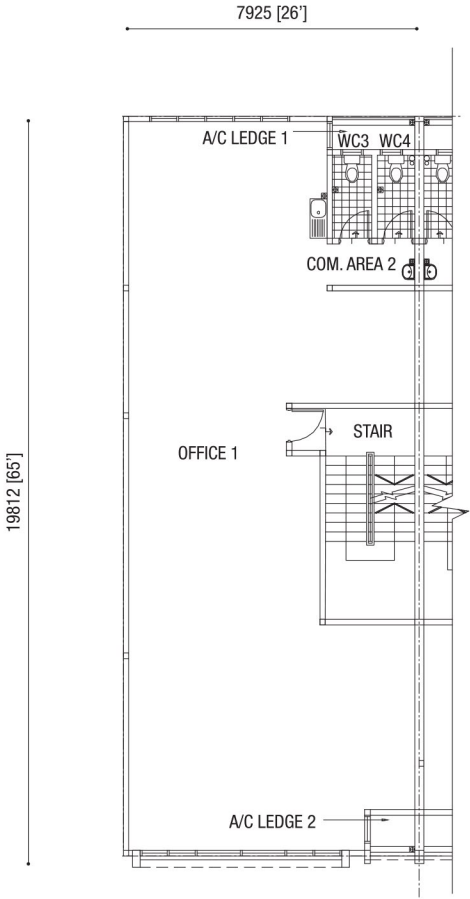
FLOOR PLANS

TYPE A

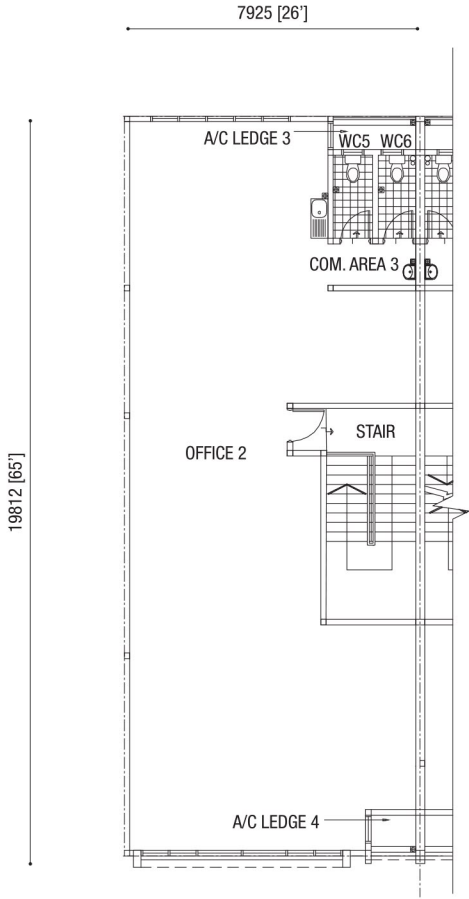
3-STOREY SHOP OFFICE TYPICAL END LOT 26' X 65'



GROUND FLOOR



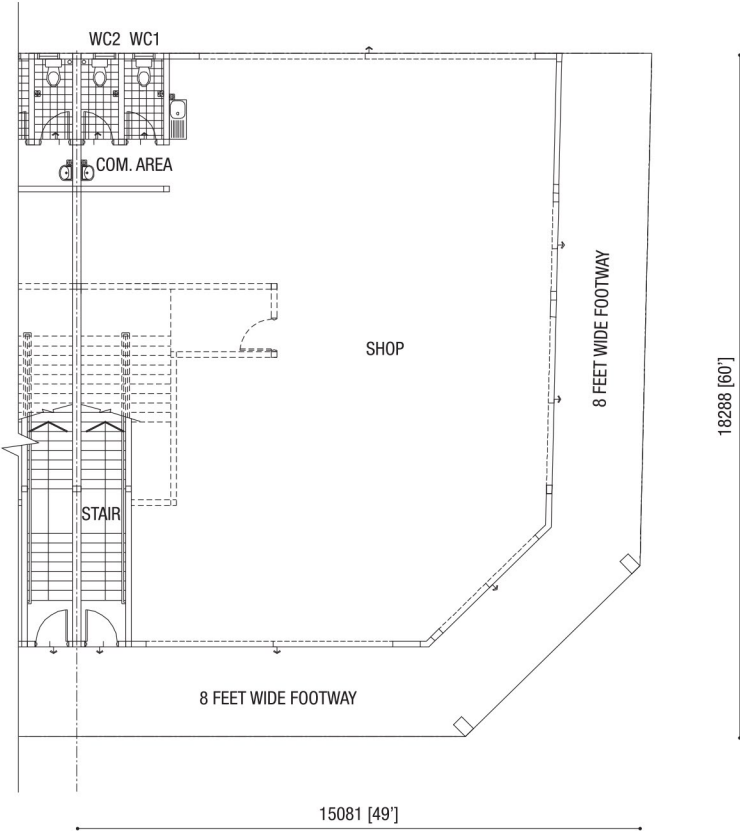
FIRST FLOOR



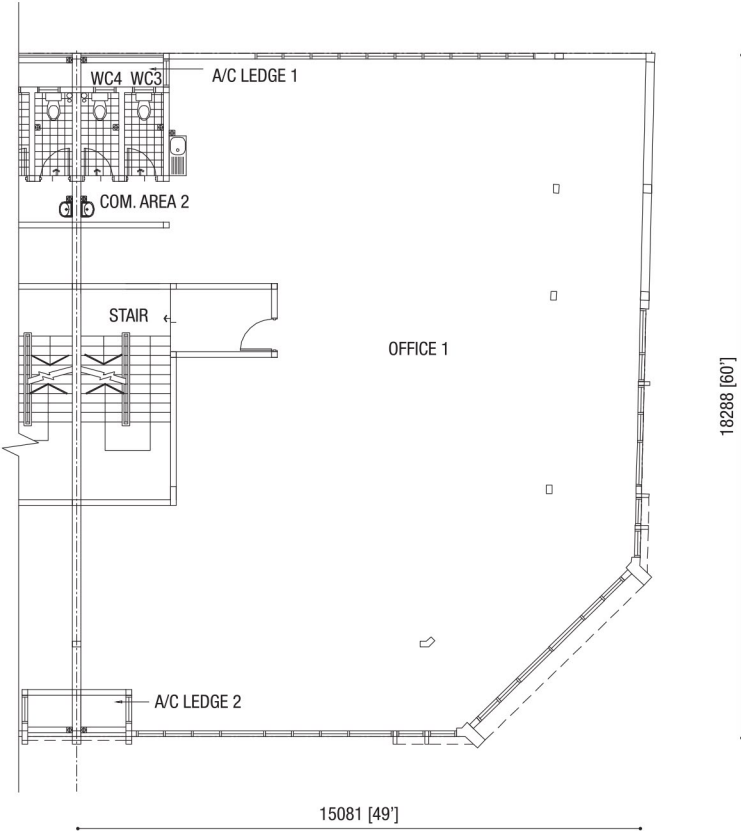
SECOND FLOOR

FLOOR PLANS

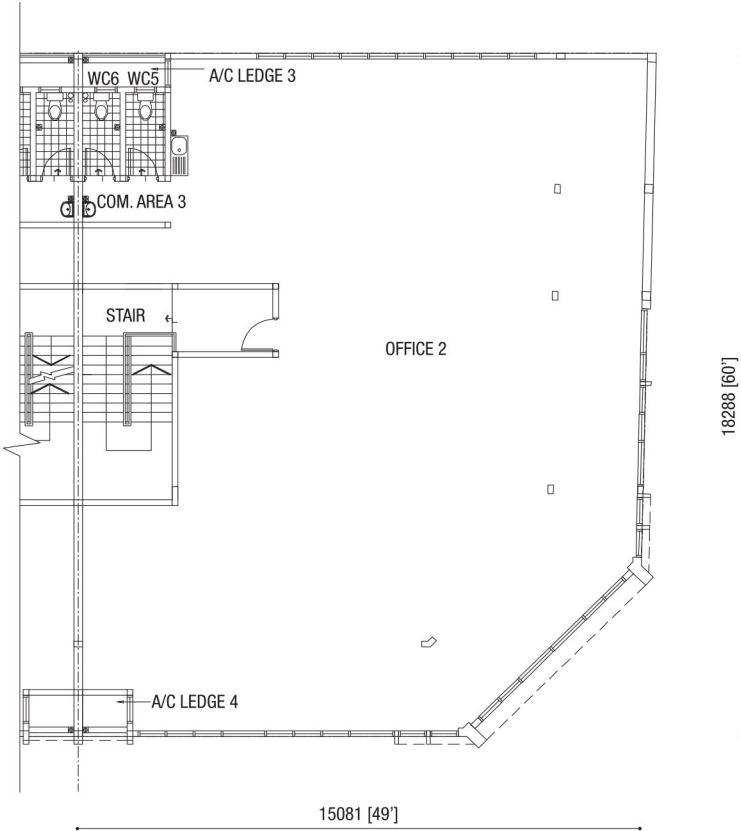
TYPE B 3-STOREY SHOP OFFICE TYPICAL CORNER LOT



GROUND FLOOR



FIRST FLOOR

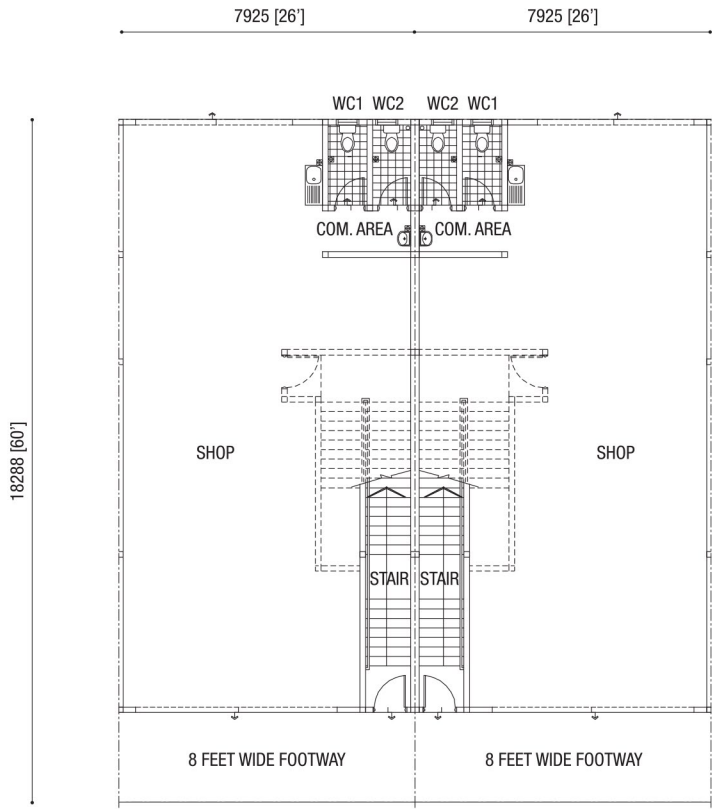


SECOND FLOOR

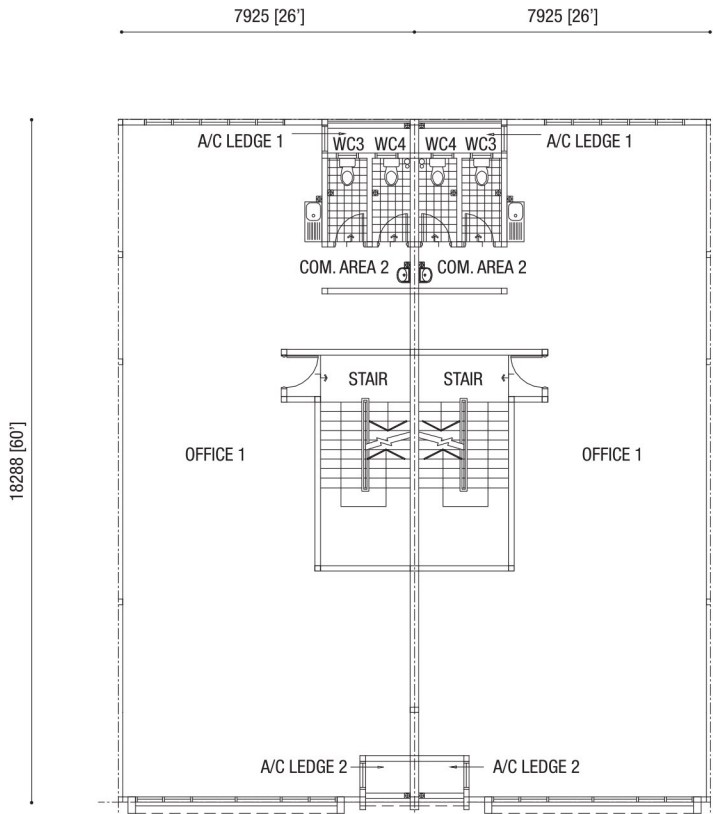
FLOOR PLANS

TYPE B

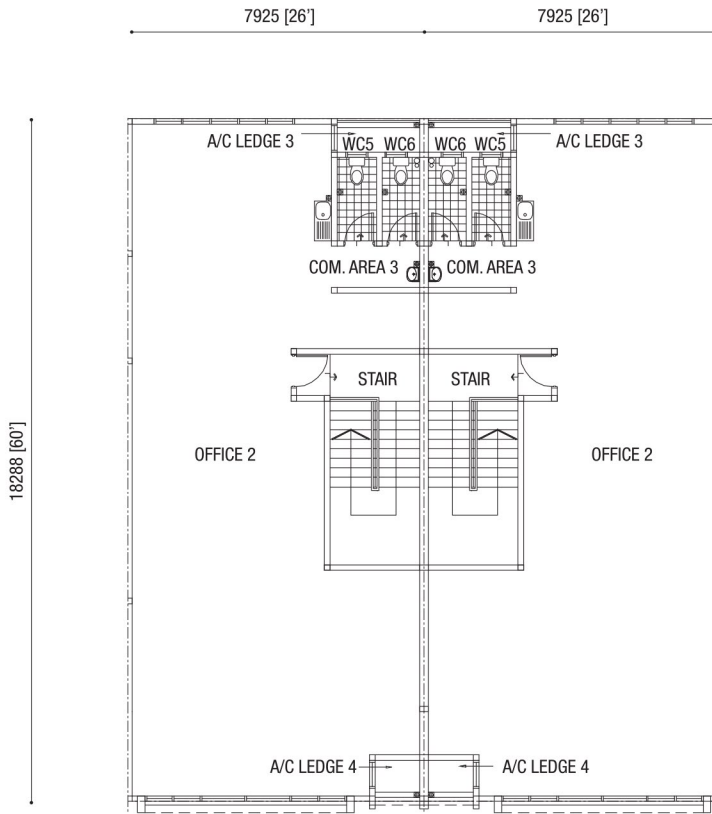
3-STOREY SHOP OFFICE TYPICAL INTERMEDIATE LOT 26' X 60'



GROUND FLOOR



FIRST FLOOR

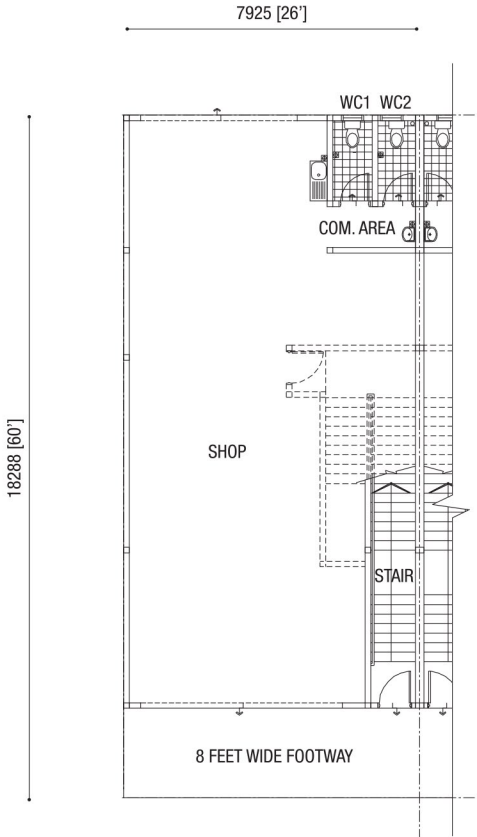


SECOND FLOOR

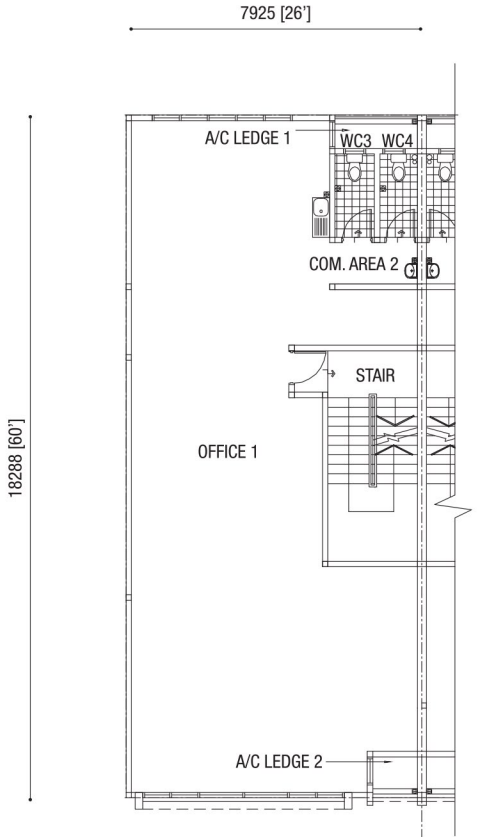
FLOOR PLANS

TYPE B

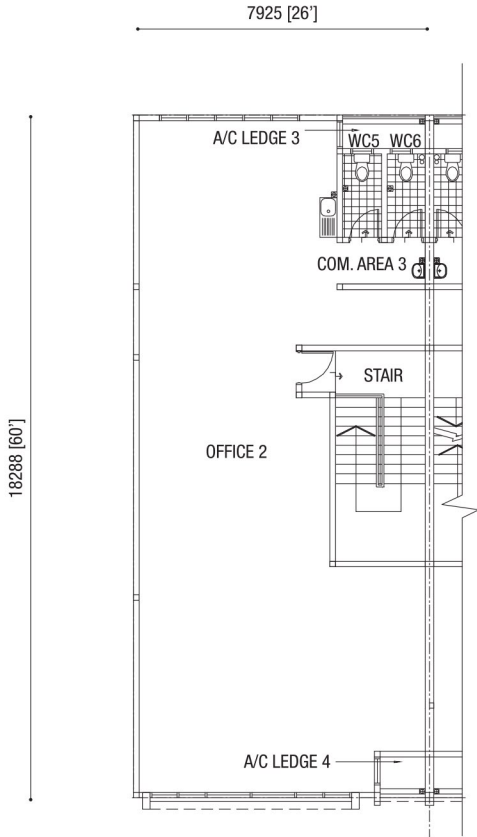
3-STOREY SHOP OFFICE TYPICAL END LOT 26' X 60'



GROUND FLOOR



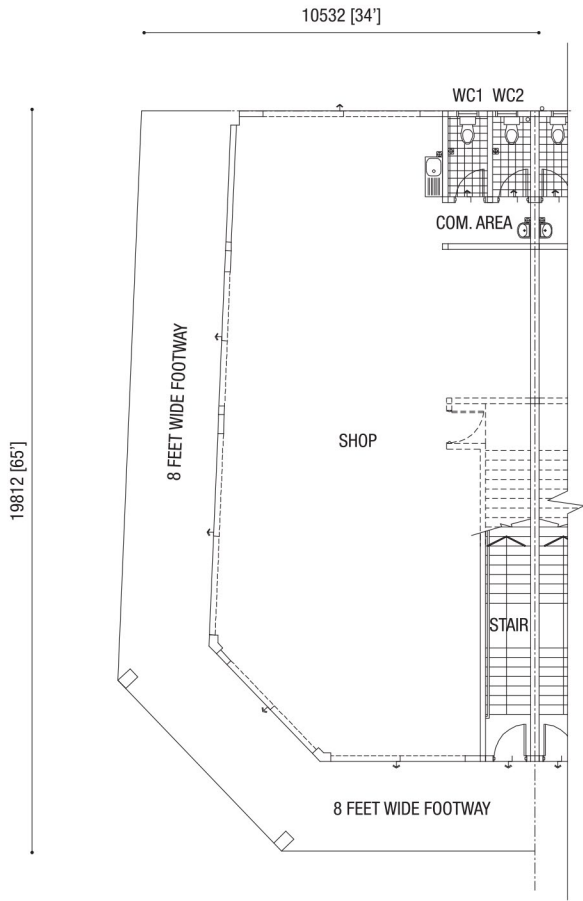
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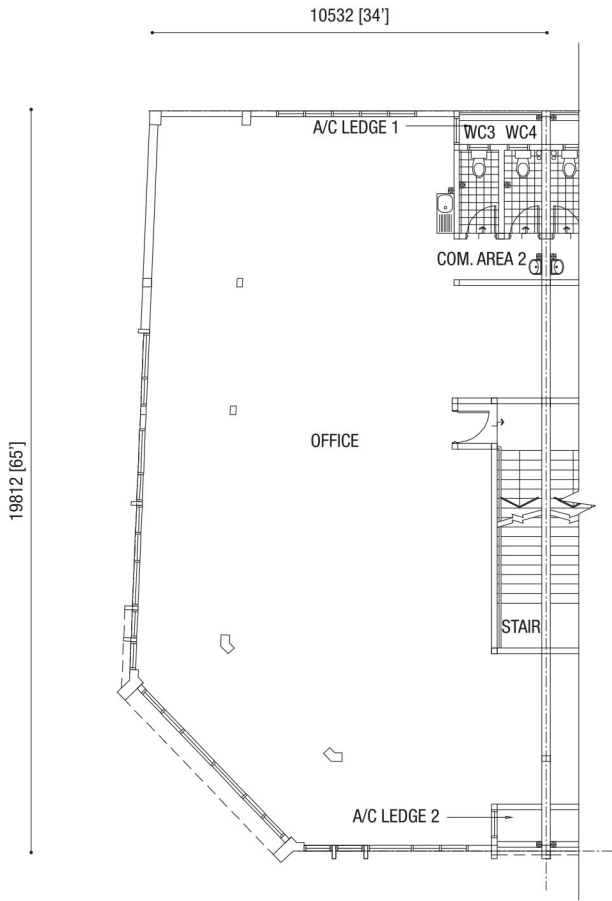
SECOND FLOOR

FLOOR PLANS

TYPE C 2-STOREY SHOP OFFICE TYPICAL CORNER LOT



GROUND FLOOR



FIRST FLOOR

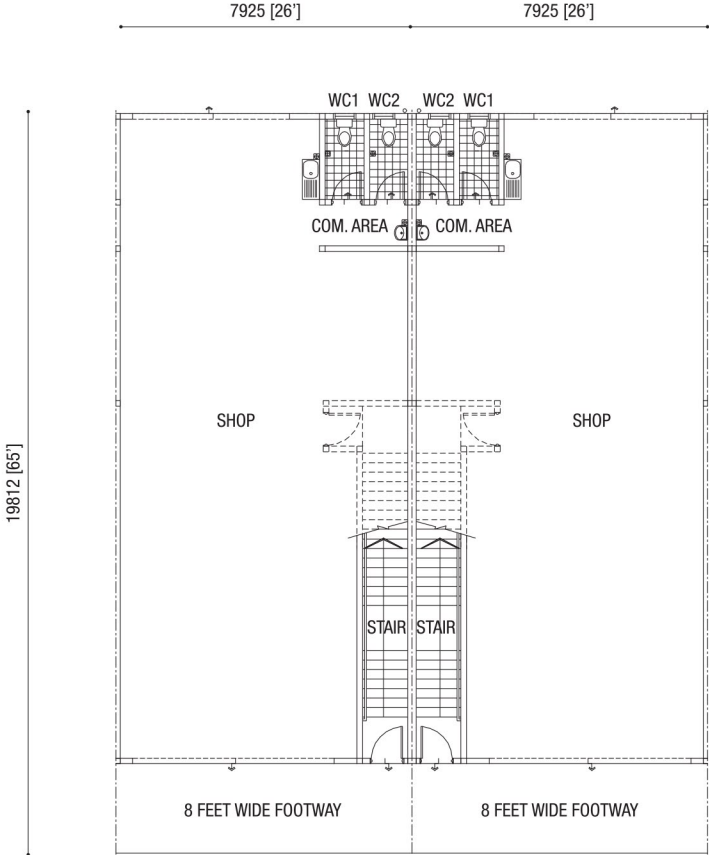
FLOOR PLANS

TYPE C

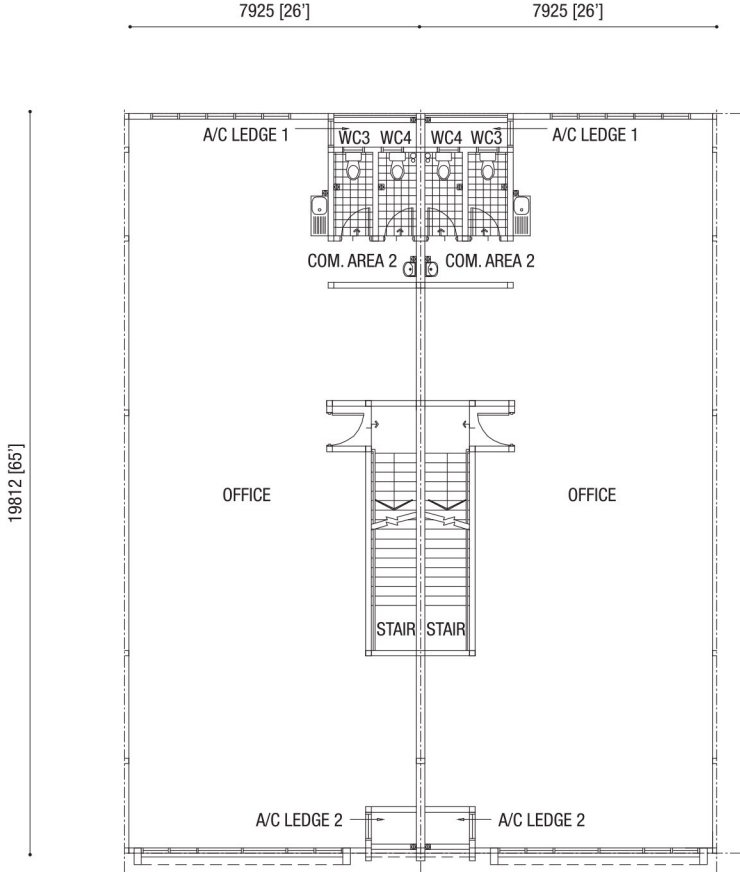
2-STOREY SHOP OFFICE

TYPICAL INTERMEDIATE LOT

26' X 65'



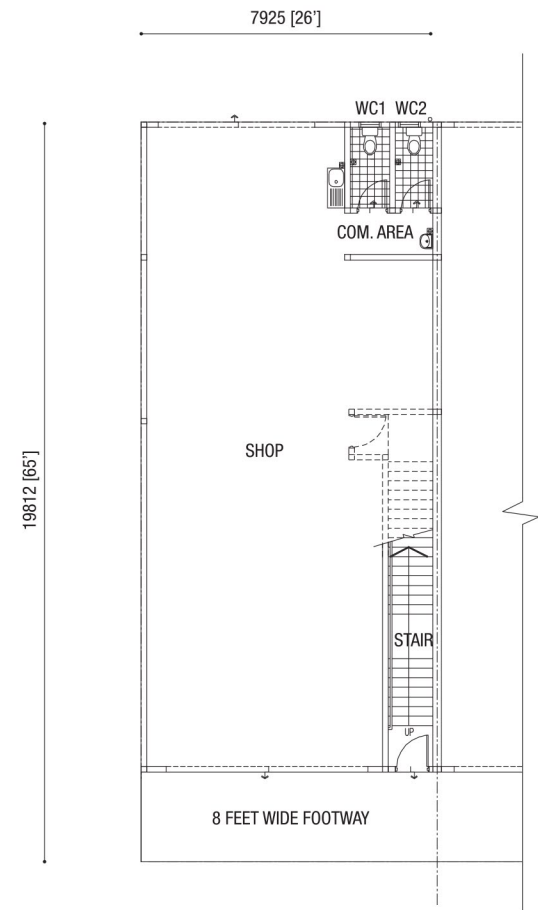
GROUND FLOOR



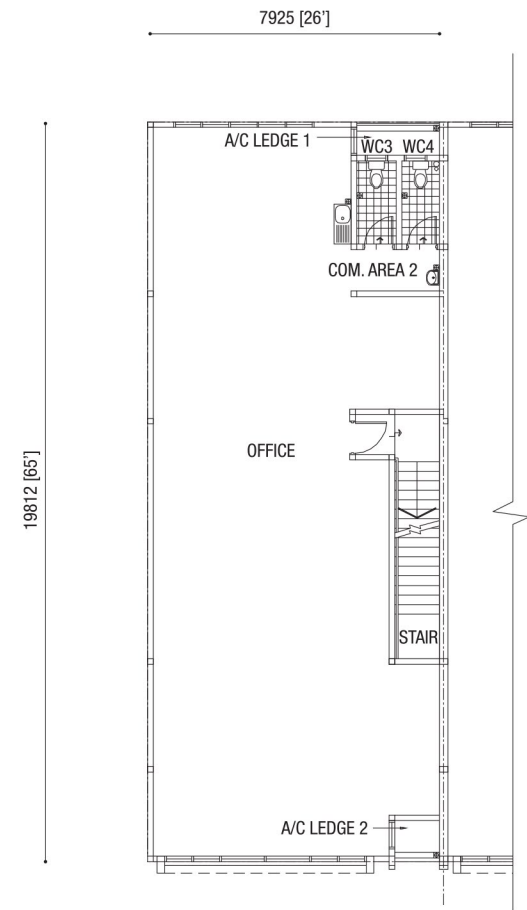
FIRST FLOOR

FLOOR PLANS

TYPE C 2-STOREY SHOP OFFICE TYPICAL END LOT 26' X 65'



GROUND FLOOR



FIRST FLOOR

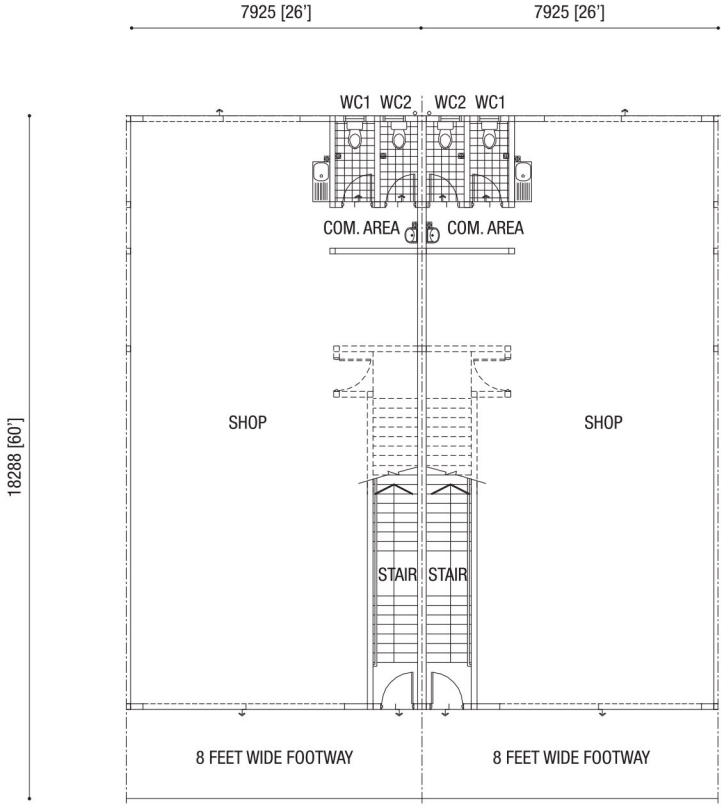
FLOOR PLANS

TYPE D

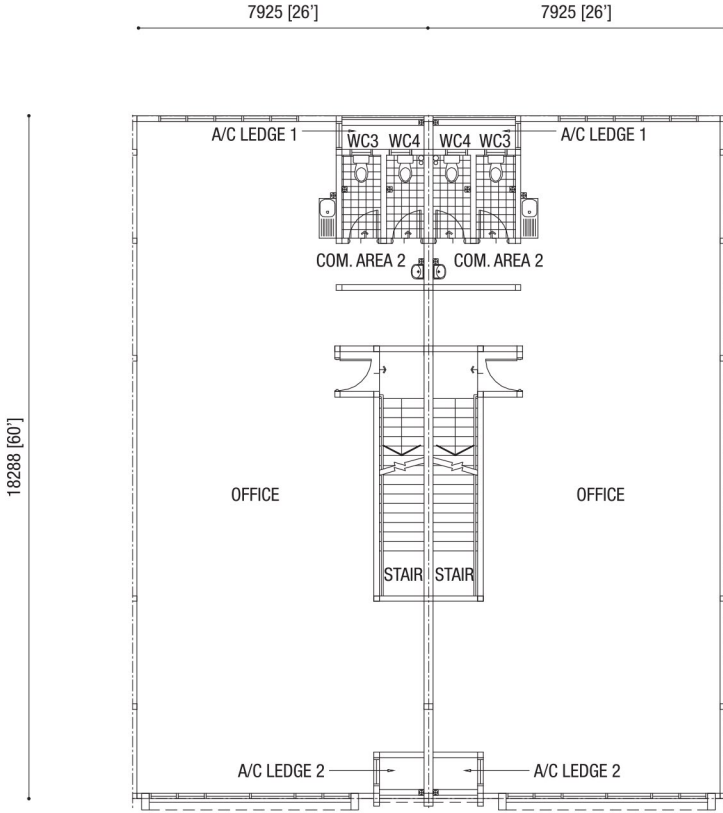
2-STOREY SHOP OFFICE

TYPICAL INTERMEDIATE LOT

26' X 60'



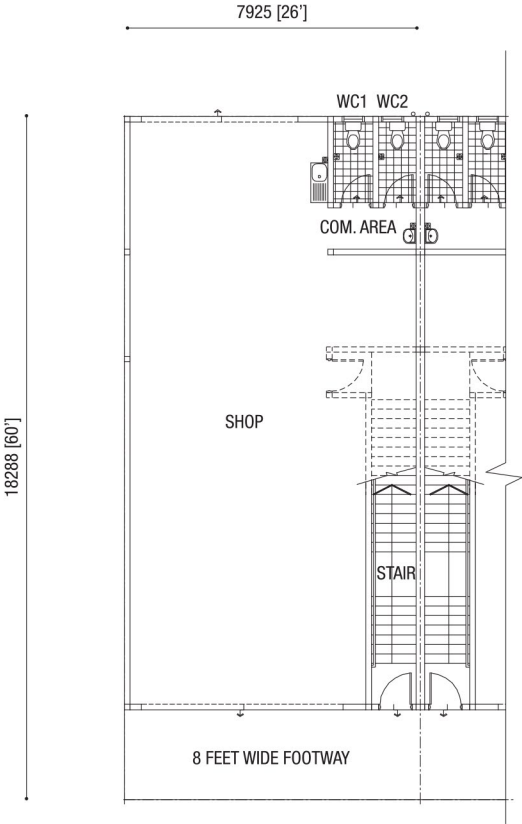
GROUND FLOOR



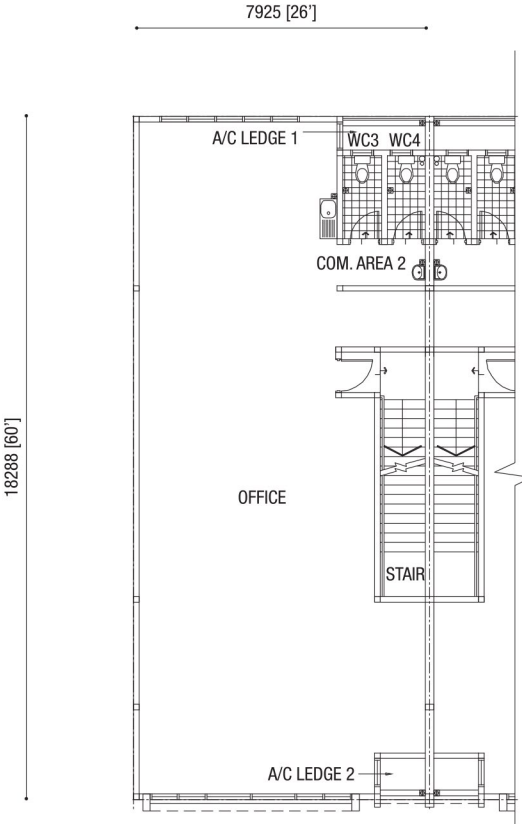
FIRST FLOOR

FLOOR PLANS

TYPE D 2-STOREY SHOP OFFICE TYPICAL END LOT 26' X 60'



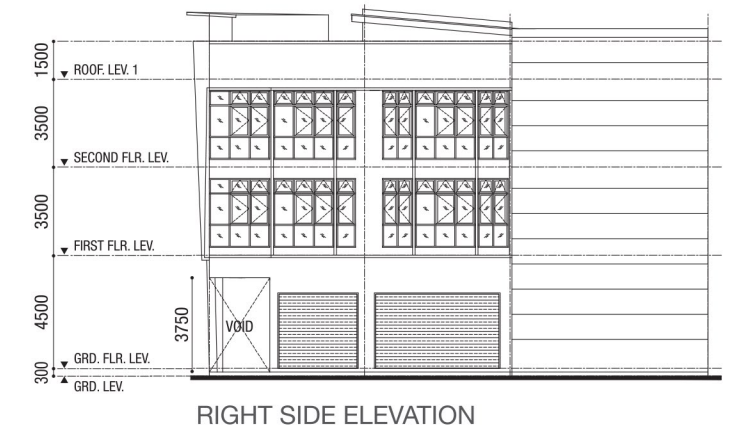
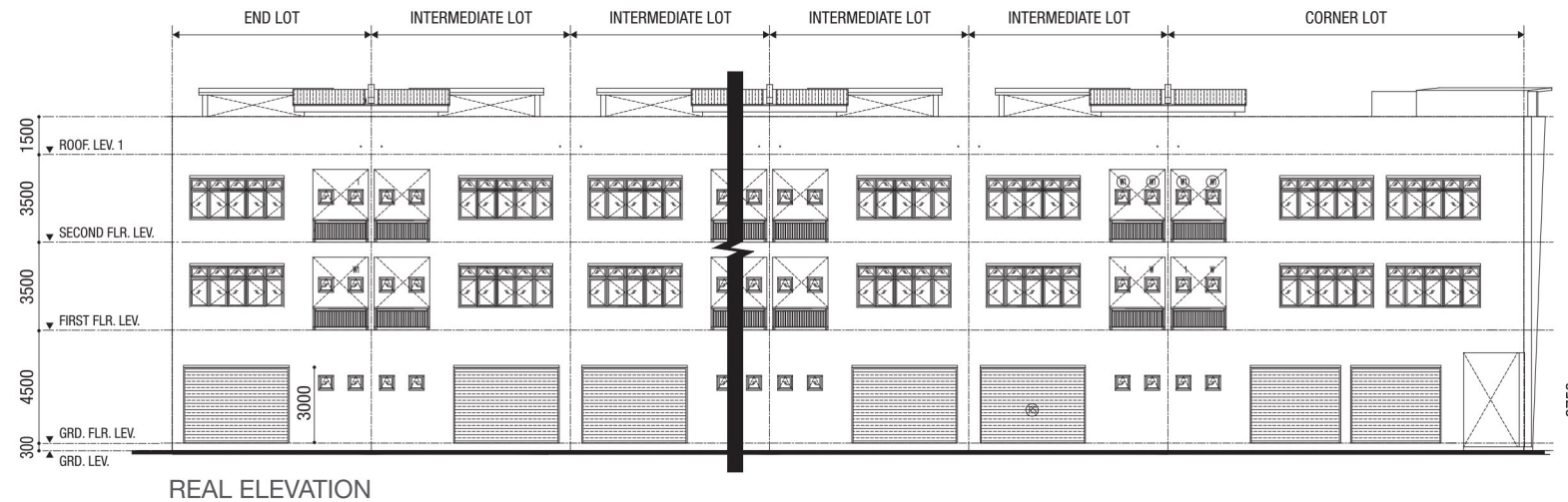
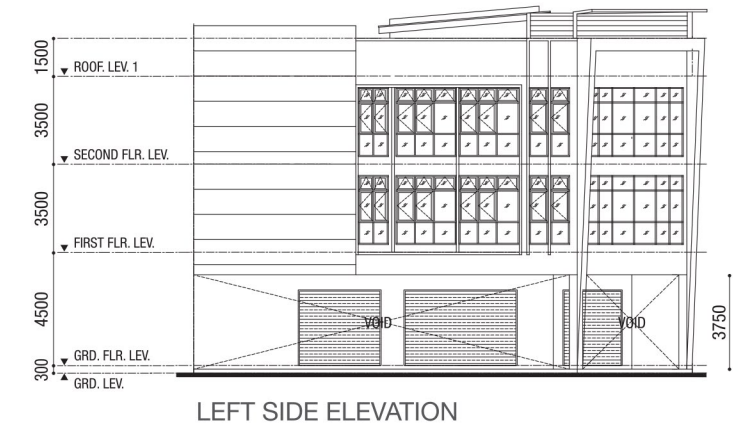
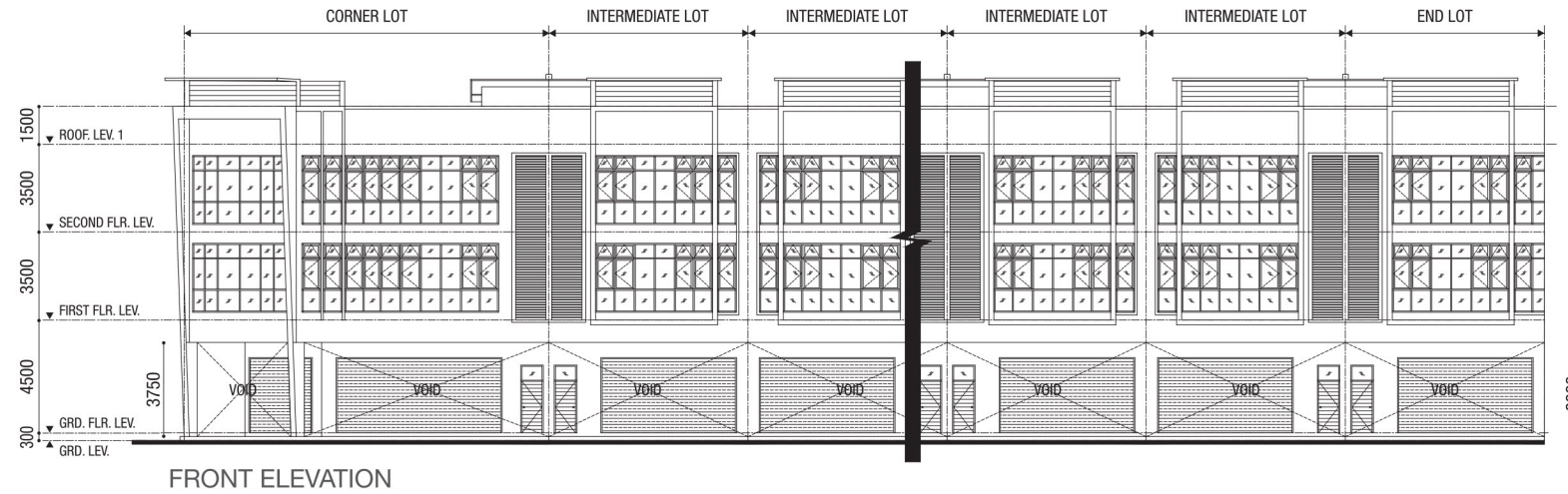
GROUND FLOOR



FIRST FLOOR

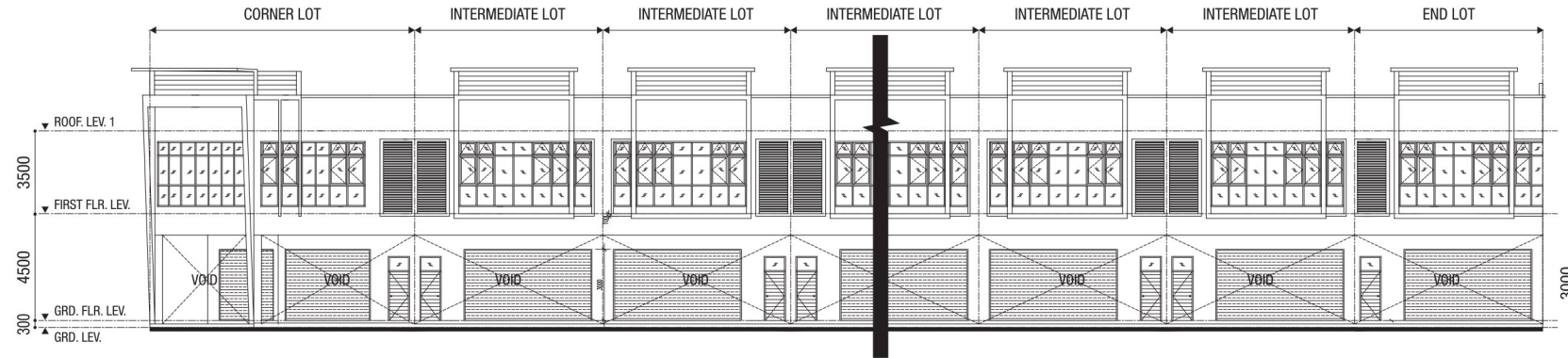
ELEVATION

3-STOREY SHOP OFFICE

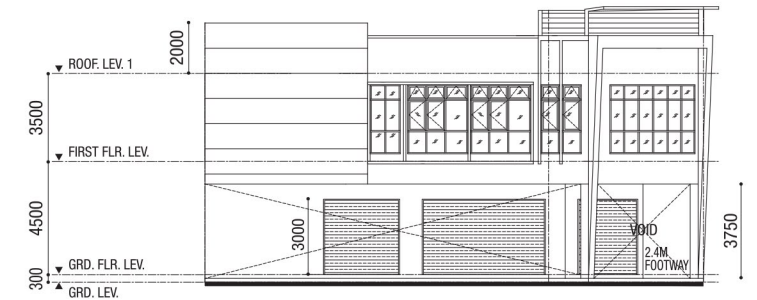


ELEVATION

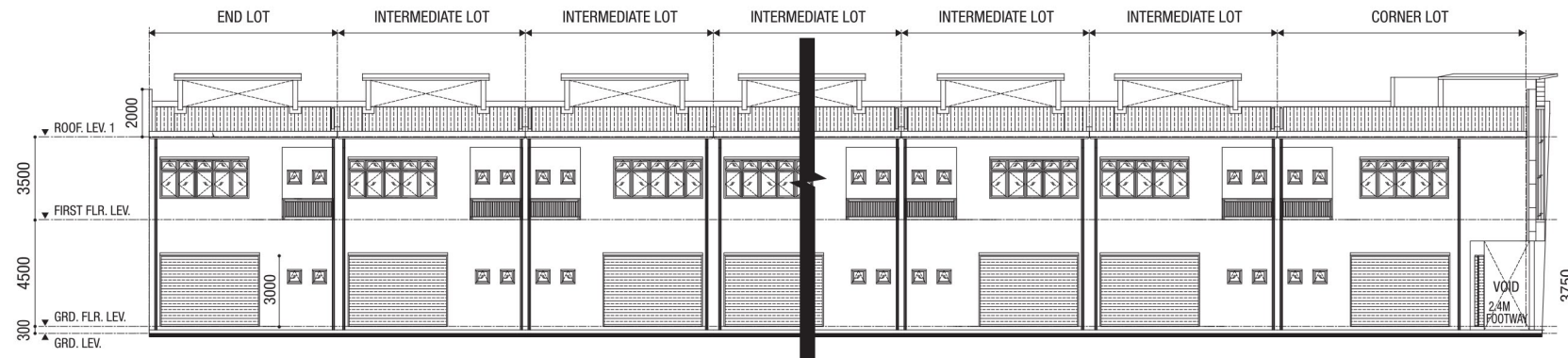
2-STOREY SHOP OFFICE



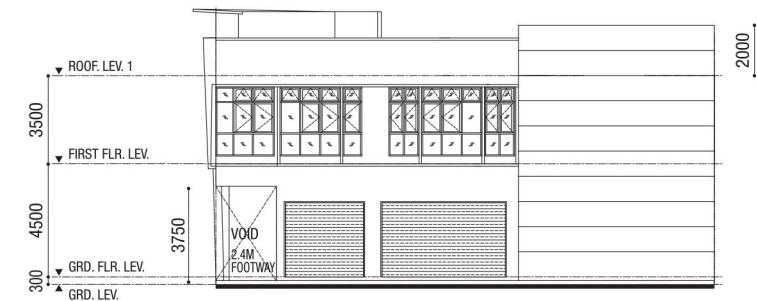
FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION

