



Premium Corporate Factories & Offices

A Name That Spells Continuous Success

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

With excellent financial and business track records, we have to date developed many prestigious and premium quality properties. Our track record holds true with many on-going, successfully completed and much sought after projects in the Klang Valley and Johor with an impressive Gross Development Value (GDV) of more than RM1 billion.

Now we are proud to bring you our latest commercial pride - **Tiong Nam Industrial Park, Kempas JB**.



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TIONG NAM INDUSTRIAL PARK • PJ



TIONG NAM INDUSTRIAL PARK • SHAH ALAM

PROJECT BY THE GROUP OF COMPANIES



TIONG NAM INDUSTRIAL PARK • PJ



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TIONG NAM INDUSTRIAL PARK • SHAH ALAM



ALAM PREMIER INDUSTRIAL PARK

TIONGNAM
INDUSTRIAL PARK | KEMPAS • JB

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Low Density, High Value

Enjoy a number of advantages in terms of **geography, infrastructure** and **connectivity** in a high growth environment.





Low Density, High Value

Tiong Nam Industrial Park – Kempas, JB is the latest premium industrial development located in the booming state of Johor.

The project will feature 20 units of semi-detached and cluster factories, which enjoy a number of advantages in terms of geography, infrastructure and connectivity in a high growth environment.

Tiong Nam Industrial Park – Kempas, JB is part of a modern breed of industrial developments that places high value not only in the traditional standards of factory requirements, but also pays attention to the overall aesthetics and design of the building.



Great Build, Greater Appreciation

Businesses in Tiong Nam Industrial Park – Kempas, JB will enjoy all the benefits associated with being in a low-density area. Each unit, whether Semi-D or Cluster, will be built over three floors, with the ground floor being the factory or warehouse space while the top two floors will be for offices. This ensures easy and intuitive integration of your business.

Great importance has also been placed on the overall aesthetics of the building, with a modern and contemporary design, 26 foot high production area, a 2nd floor loading capacity of 5kN/m² is ideal for light production, CCTV, common lift lobby and a clean exterior environment.

All this along with competitive pricing will ensure that only compatible and appropriate businesses open in the area. This will contribute to greater appreciation of the value of the property in the future.

Right Place, Right Time

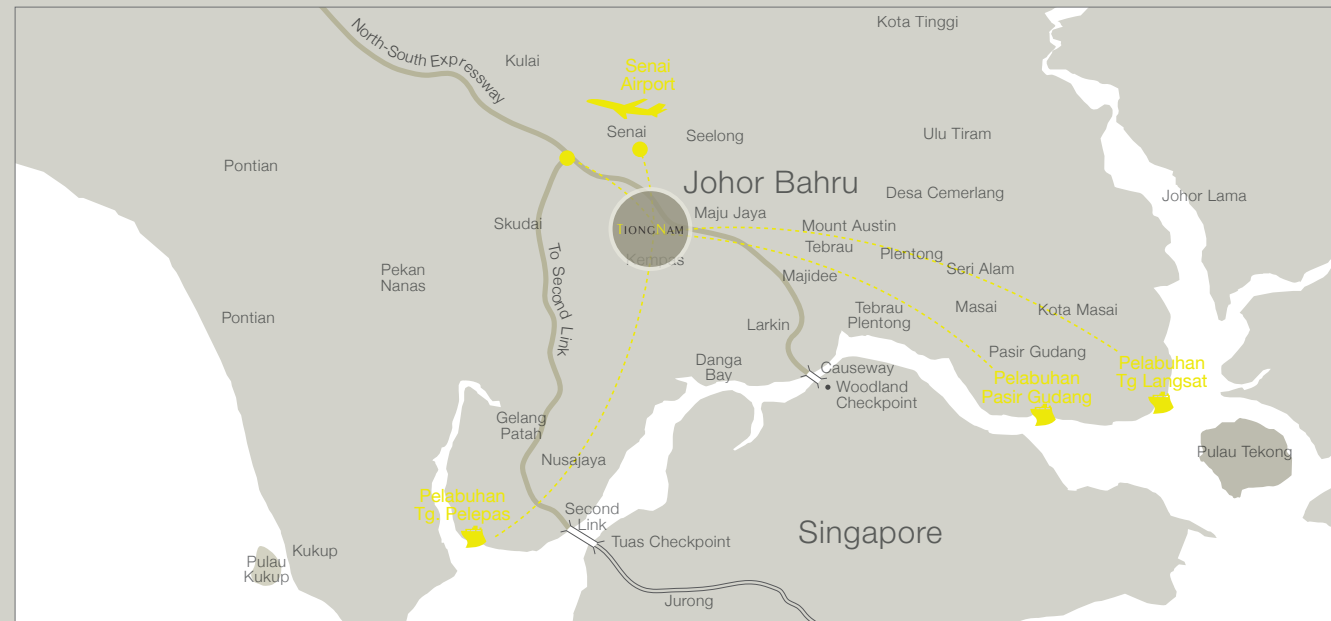
Located just off the Kempas toll, Tiong Nam Industrial Park – Kempas, JB possesses one of the most vital ingredients for any successful business: **A GREAT LOCATION.**

Crucially, Tiong Nam Industrial Park – Kempas, JB enjoys easy access to:

- ▶ North-South Expressway
- ▶ Senai Airport
- ▶ Pelabuhan Pasir Gudang
- ▶ Pelabuhan Tanjung Pelepas
- ▶ Singapore Second Link
- ▶ Johor Bahru city

Furthermore, the area is within 3km of several mature townships such as Taman Johor, Taman Kempas, Taman Anggerik, Impian Emas and Setia Tropika. This ensures a catchment area in the vicinity and easy access to all the necessary conveniences.

With the Iskandar Project in full swing, the government-led programme is set to transform Southern Johor into a regional hub for the educational, healthcare, financial, tourism and, most importantly, the logistics industry. This is the perfect time and opportunity to invest in the area.





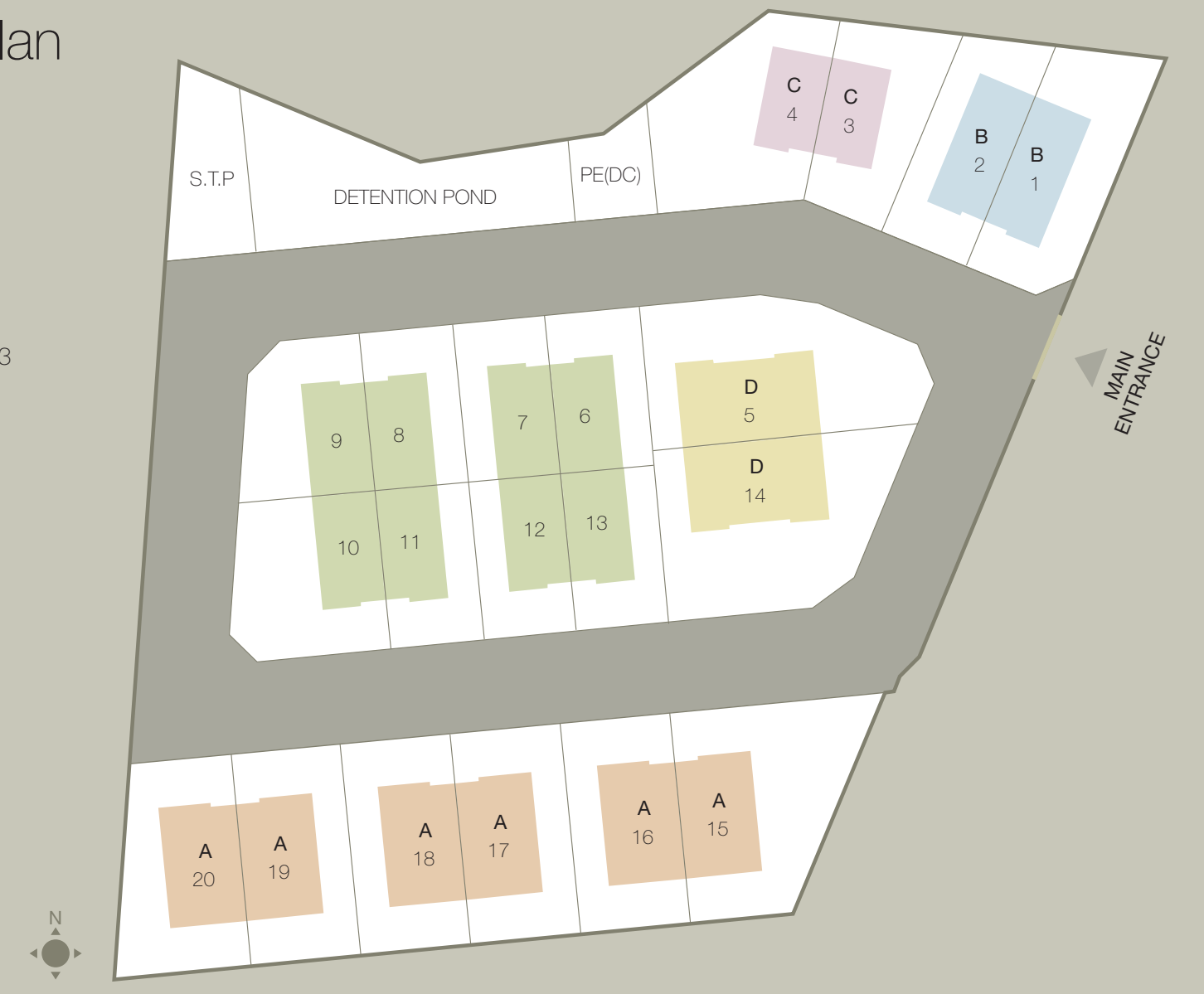
Site Plan

SEMI-D

- TYPE A
- TYPE B
- TYPE C
- TYPE D

CLUSTER

- LOT 9 - 13



SPECIFICATION

STRUCTURE	Reinforced Concrete Framework	
WALLS	Brick Wall	
DOORS		
Main Entrance	Aluminium Framed Glass Door	
Warehouse	Roller Shutter	
Toilet	Flush Door with PVC Living on one side	
Staircase	Fire Rated Doors	
Others	Flush Doors	
WINDOWS	Aluminium Framed Glass Window	
CEILING	Asbestos Free Cement Board/Skim Coat	
FLOORING		
Production / Warehouse	Floor Hardener	
Showroom / Office	Floor Hardener	
Toilet / Pantry / Ablution	Quality Ceramic Tiles	
Staircase	Cement Render with Cove Tile	
Others	Cement Render	
WALL FINISHES		
Warehouse/Office	Quality Plaster and Paint	
Toilet/Pantry/Ablution	Quality Ceramic Tiles to ceiling height	
Pantry	Quality Ceramic Tiles to approx. 1500mm height	
Other	Quality Plaster and Paint	
ROOF	Mainly metal roofing sheet with insulation	
IRONMONGERY	Quality Lockset	
SANITARY FITTINGS		
Item	Description	
a	Single Bowl Singles Drainer Sink with Tap	1
b	Basin with Tap	4
c	WC	8
d	Toilet Roll Holder	8
e	Tap	2
f	Ablution Tap	2
ELECTRICAL SERVICES		
Item	Description	
a	150A Distribution Board (3 Phase)	
b	Lighting Point	
c	13A Power Point	
d	Power Point (for Roller Shutter)	
e	Air-cond Point	
f	Auto Gate Point	
g	Motorized Gate	
h	Telephone Point	
i	Data Point	
j	Lift	
k	CCTV	

LOCATION MAP



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• Developer: Astinas Construction & Development Sdn Bhd • Tenure of Land: Freehold • Total No. of Units: 20

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