

PREMIUM CORPORATE FACTORIES & OFFICES

**TIONG
NAM**
INDUSTRIAL
PARK 2

SHAH ALAM

A Name That Spells Continuous Success

Japan Original Electric (M) 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 2, Shah Alam**.

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PROJECTS BY THE GROUP OF COMPANIES



TIONG NAM INDUSTRIAL PARK • KEMPAS, JB



TIONG NAM INDUSTRIAL PARK • PETALING JAYA



TIONG NAM INDUSTRIAL PARK • TEBRAU 3, JB



TIONG NAM BUSINESS PARK • KEMPAS 2, JB



TIONG NAM BUSINESS PARK • SILC 5, JB



TIONG NAM INDUSTRIAL PARK • PETALING JAYA

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**A Matured Industrial Hub
with Infrastructure
and Amenities**



TYPE A
Semi Detached

Designed to Meet High Industrial Expectations

Tiong Nam Industrial Park 2 @ Shah Alam address will be preferred by both the local and international industry players. Designed to the highest industrial and corporate standards, architectural elements include ultra modern facades, bold and distinct image presence, smart & intelligent interior layouts to maximise productivity and improve work space functionality.

The developer's vast industrial experience is reflected in every detail & planning of this ultra modern industrial park.



TYPE C
Semi Detached



Be Part of the Iconic & High Profiled Industrial Zone of Shah Alam

Tiong Nam Industrial Park 2 @ Shah Alam is located within the Shah Alam Industrial Park, an iconic and high profiled industrial zone nestled on a land area of about 25 acres at Section 15, Shah Alam.

This vibrant and prospering industrial zone neighbours corporate giants such as Carlsberg, Panasonic, Clipsal, Sumiputeh Steel, MapleTree Logistics Park and many others who are taking advantage of its strategic location & logistic viability.



Excellent Connectivity Great Accessibility



TIONG NAM
INDUSTRIAL PARK 2
SHAH ALAM



A Matured Industrial Hub with Infrastructure and Amenities



Site Plan

- TYPE A
- TYPE C
- TYPE D (Build to Suit Factory)
- TNB SUB STATION



SPECIFICATION

STRUCTURE	Reinforced Concrete Framework	
WALLS	Brick Wall	
ROOF	Metal Roofing / Concrete Flat Roof	
DOORS	Timber Flush Door/ Aluminium Frame Glass Window Motorised Roller Shutter Fire Rated Door	
WINDOWS	Aluminium Frame Fixed Glass Window / Top Hung Window	
WALL FINISHES	External : Plaster and Paint Internal : Plaster and Paint Toilet : Ceramic Tiles	
FLOOR FINISHES	Grd Floor : Floor Hardener 1st Floor : Cement Render 2nd Floor : Cement Render Toilet : Quality Tiles	
CEILING	Skim Coat / Aluminium Tee Ceiling / Plaster Ceiling	
IRONMONGERY	Quality Lockset	
SANITARY WARES	TYPE A	TYPE C
Description		
Wash Basin	6	6
Sitting WC	3	3
Squatting WC	3	3
Kitchen Sink	3	3
LIFT	1.5 tons Service Lift :1	
MAIN ENTRANCE GATE	Motorised MS Gate	
ELECTRICAL SERVICES	TYPE A	TYPE C
Description		
Incoming Power Supply	3 phase 200 Amp	3 phase 150 Amp
Electrical DB	3	3
Telephone Incoming D/P Box	1	1
Lighting Point	57	51
13 A Switch Socket Point	23	20
Air Cond. Point	4	4
Emergency Light	14	10
"KELUAR" Sign	9	7
CCTV Camera	4	4

Note: All drawing and items indicated in this schedule are subject to change as may be required by the relevant authorities / architect / engineers(s) as and when deemed necessary.

Diverse Form & Functionality



Cut out section of Type A

A Workplace Redefined

- DUAL ACCESS**
via Persiaran Tengku Ampuan & Persiaran Selangor
- SMART ONE WAY**
66ft one way traffic flow for most of the units
- EXTRA WIDE**
frontal roads for heavy trucks and vehicles
- HIGH CEILING**
for optimal spaces
Ground floor - 20ft
Warehouse area - 33ft
1st & 2nd floor - 13ft
- HIGH POWER SUPPLY**
optimal industrial standard 3 phase 150 amp
- SERVICE LIFT**
1.5 ton lift providing easy access to all 3 floors
- WELL PLANNED**
development designed to be both intelligent and efficient
- GUARDED CONCEPT**
with 24 hour security guard services
- AMENITIES & CONVENIENCES**
Walking distance to bus stop at Persiaran Selangor and Shah Alam
KTM Station at Section 15 is within vicinity



For enquiries, please call

019-771 9238 | 019-771 7584 | 019-771 6542 | 03-5191 7933

JAPAN ORIGINAL ELECTRIC (M) SDN. BHD. (190203-A)

(A Subsidiary Company of Tiong Nam Logistics Holding Berhad)

The Office & Property Gallery

Shah Alam:

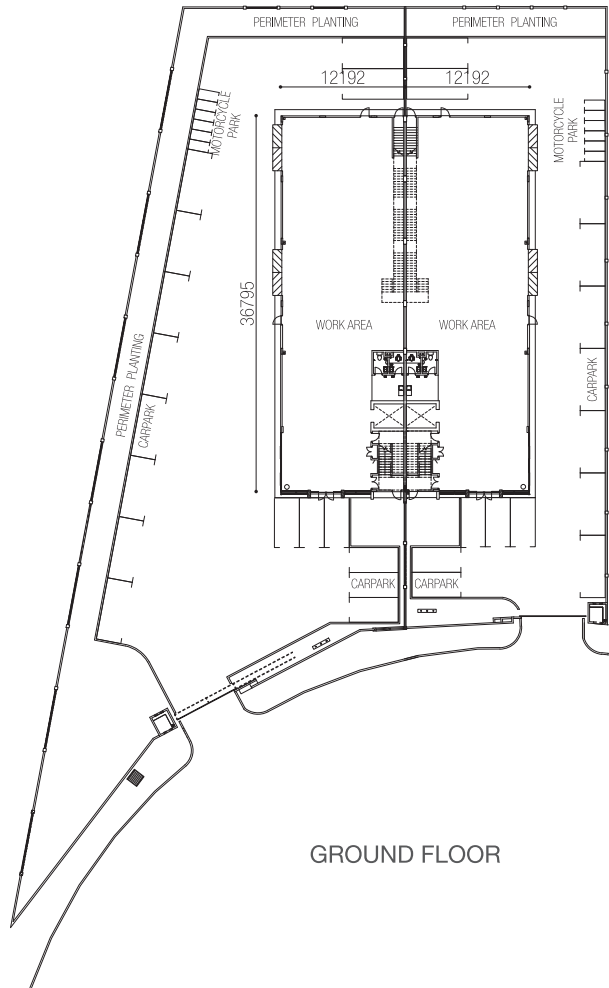
Lot 204, Jalan Bukit Belimbing 26/38, Off Persiaran Tengku Ampuan
 Lion Industrial Park, Seksyen 26, 40400 Shah Alam, Malaysia
 Tel: +60 3. 5191 7933 Fax: +60 3. 5191 7932
 Email: info-kl@tiongnamproperties.com

Johor Bahru:

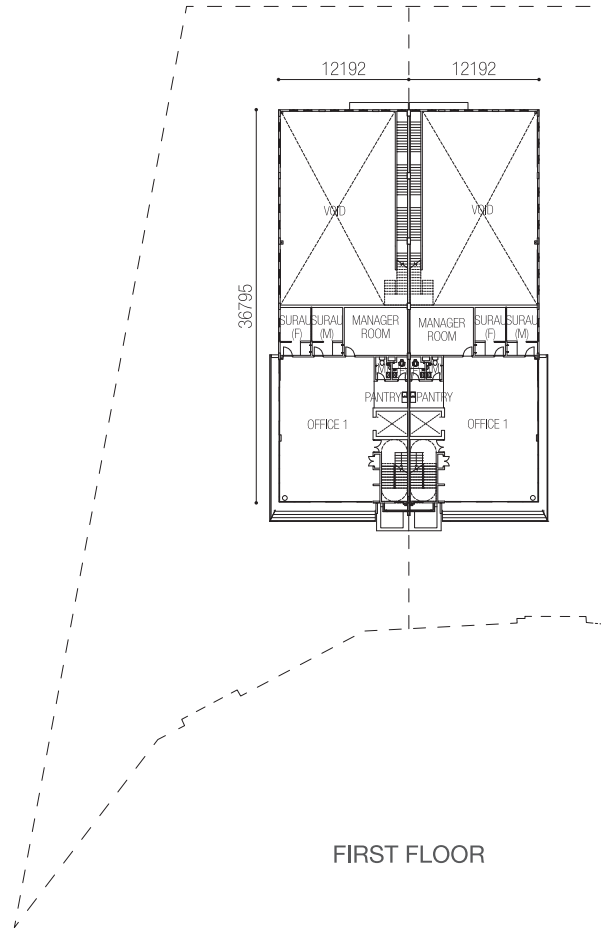
Lot 30462, Jalan Kempas Baru, 81200 Johor Bahru, Johor, Malaysia
 Tel: +60 7. 234 1180 Fax: +60 7. 234 1179
 Email: philiptia@tiongnam.com.my, shannon.tai@tiongnam.com.my

www.tiongnamproperties.com

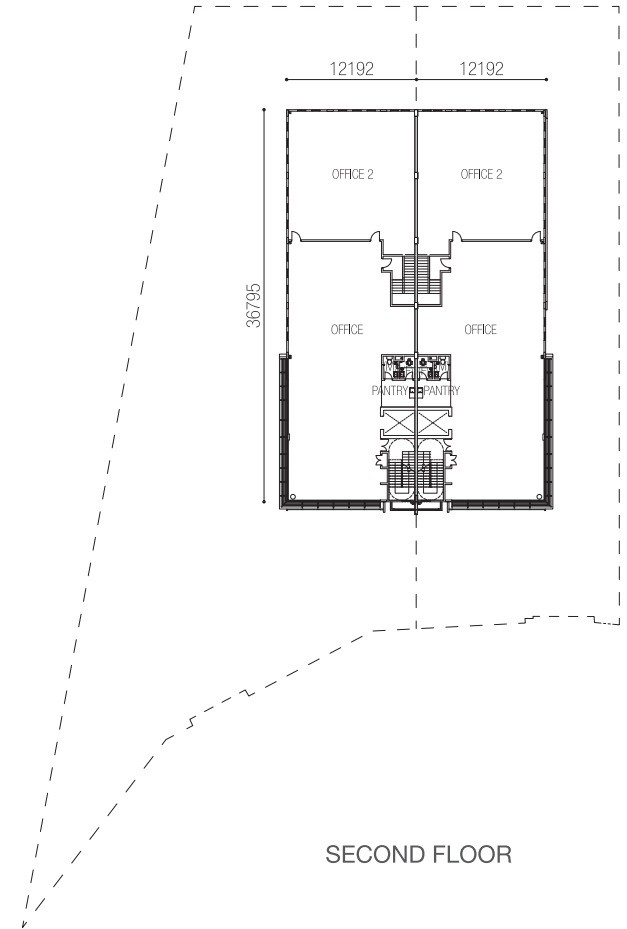
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GROUND FLOOR



FIRST FLOOR



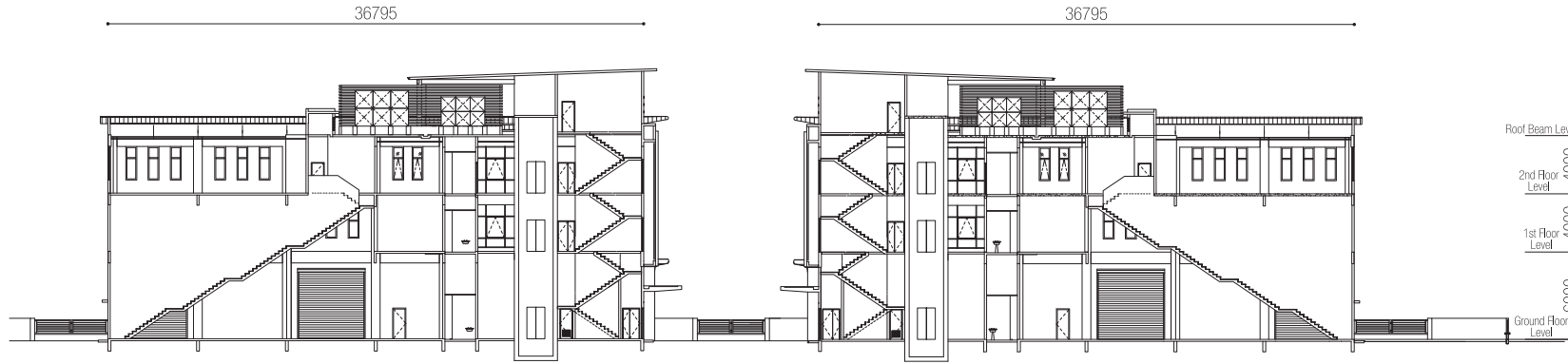
SECOND FLOOR

ELEVATION

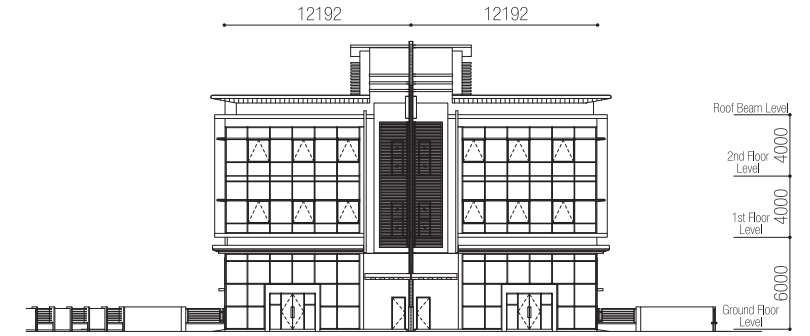
TYPE A LOT A1 & A2

Built-up : 11,929 sq. ft.

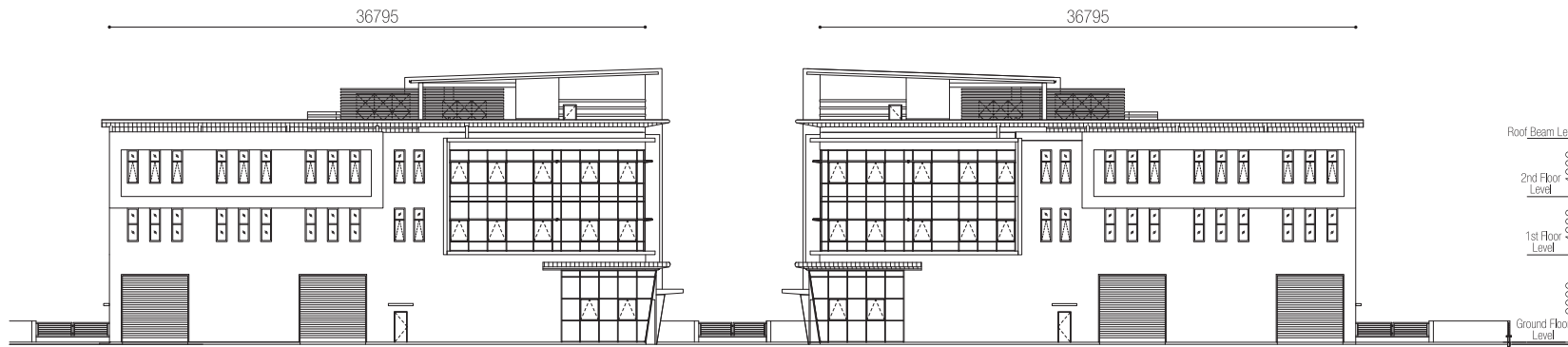
Land area : Starting from 12,894 sq. ft.



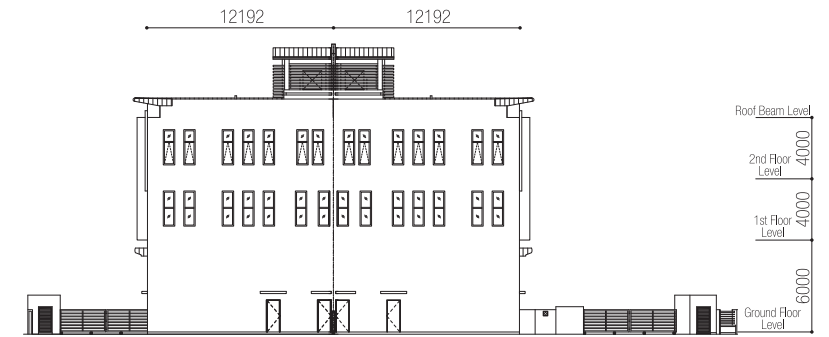
SECTION



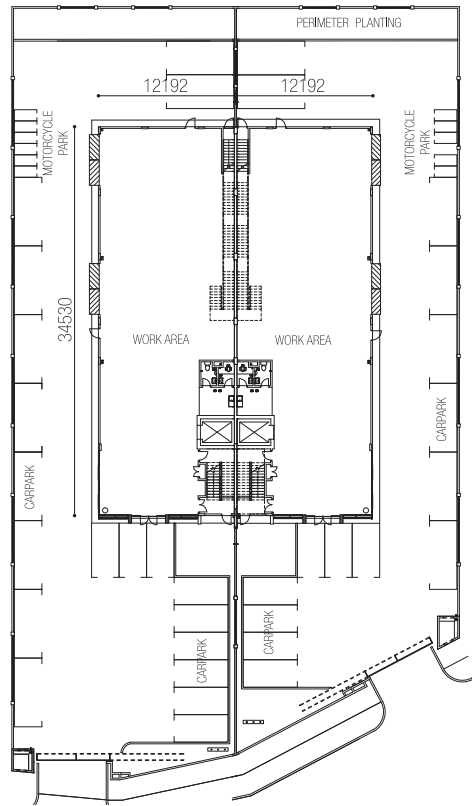
FRONT ELEVATION



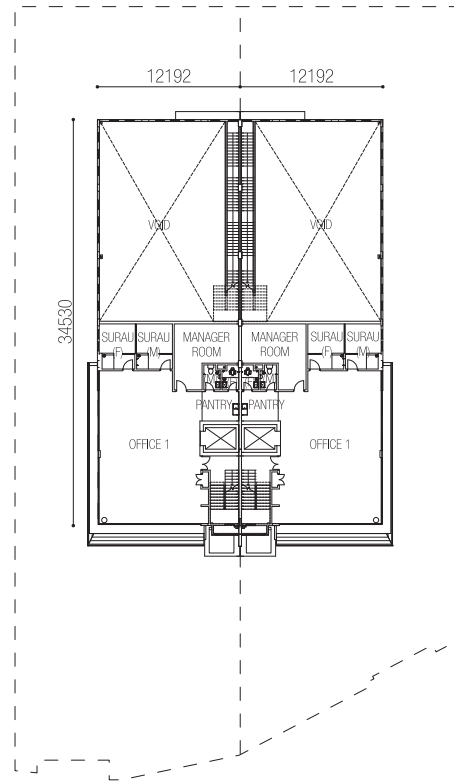
SIDE ELEVATION



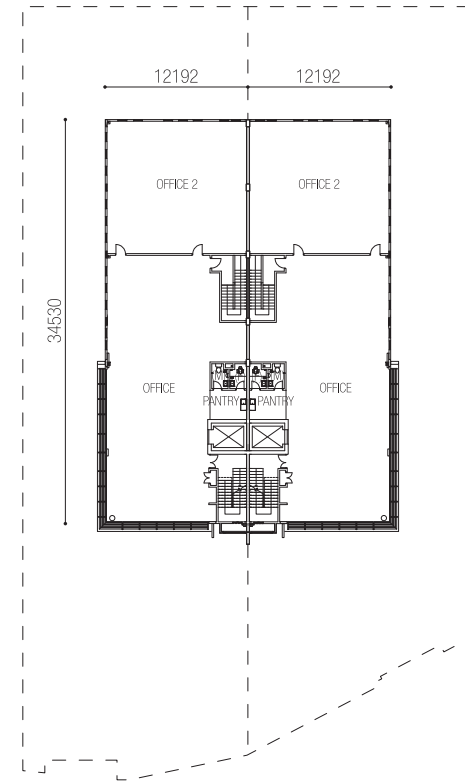
REAR ELEVATION



GROUND FLOOR



FIRST FLOOR



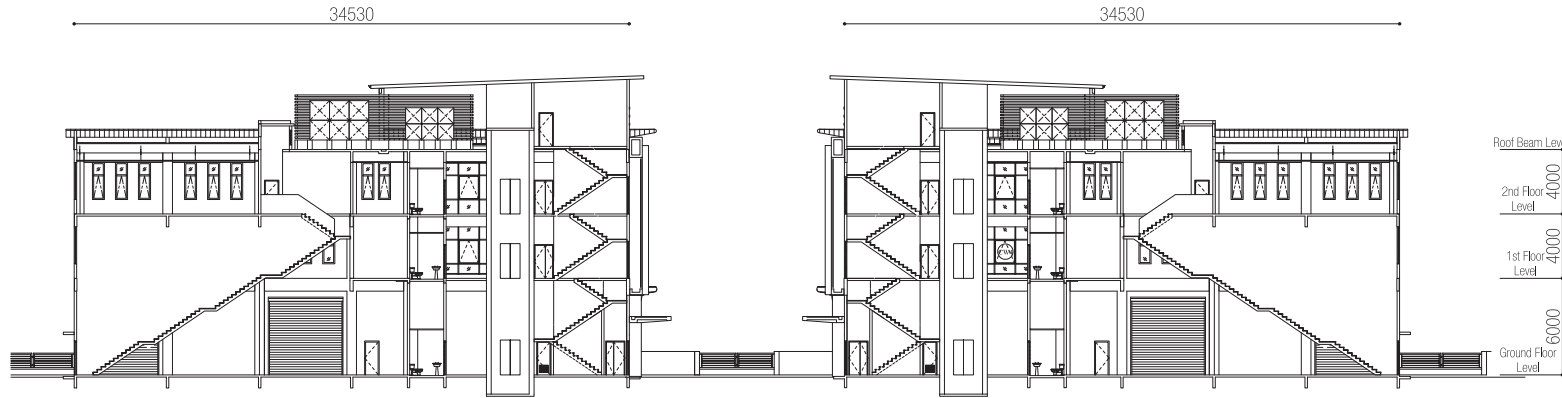
SECOND FLOOR

ELEVATION

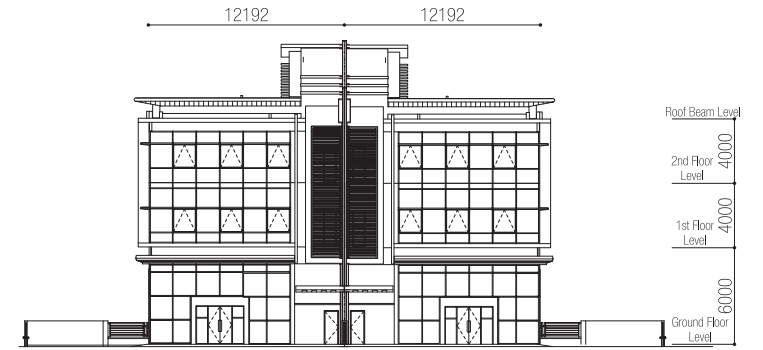
TYPE A LOT A7 & A8

Built-up : 11,186 sq. ft.

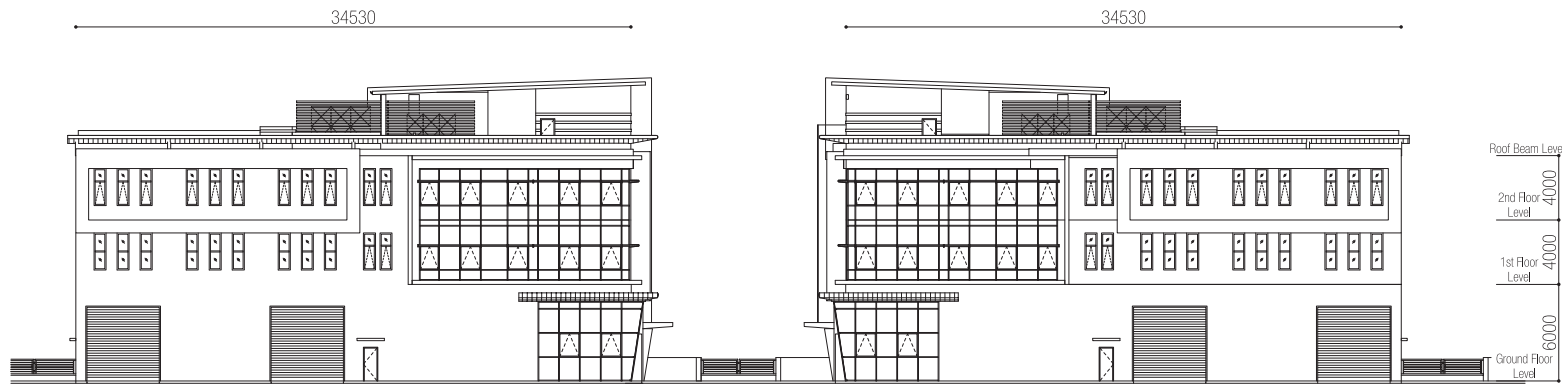
Land area : Starting from 13,069 sq. ft.



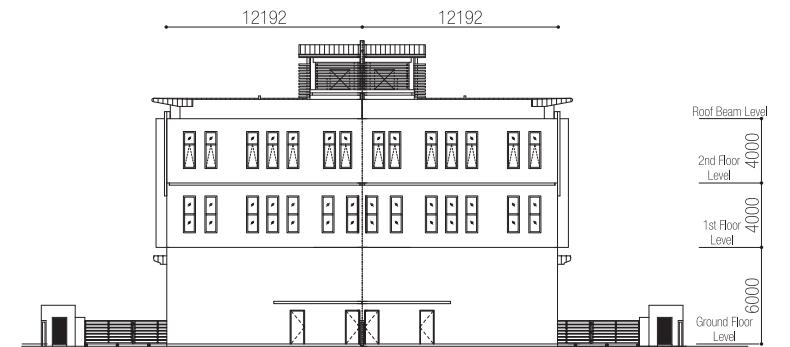
SECTION



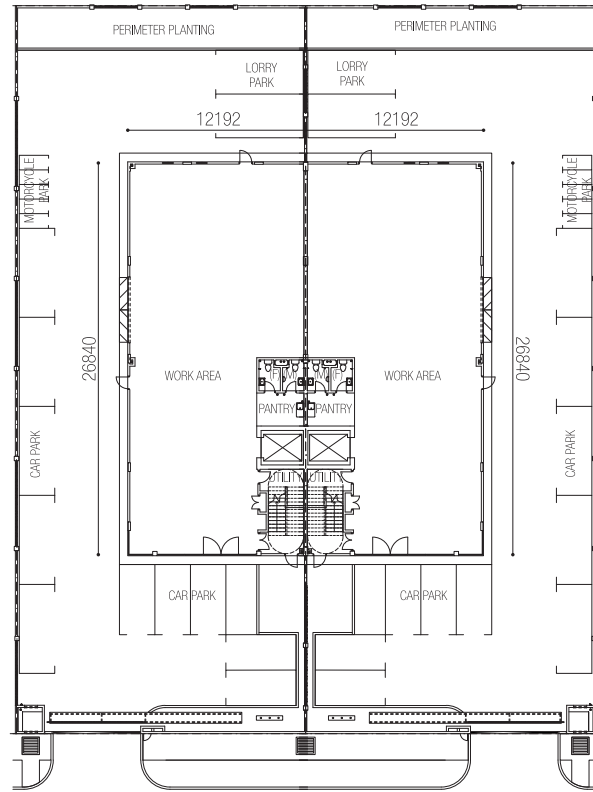
FRONT ELEVATION



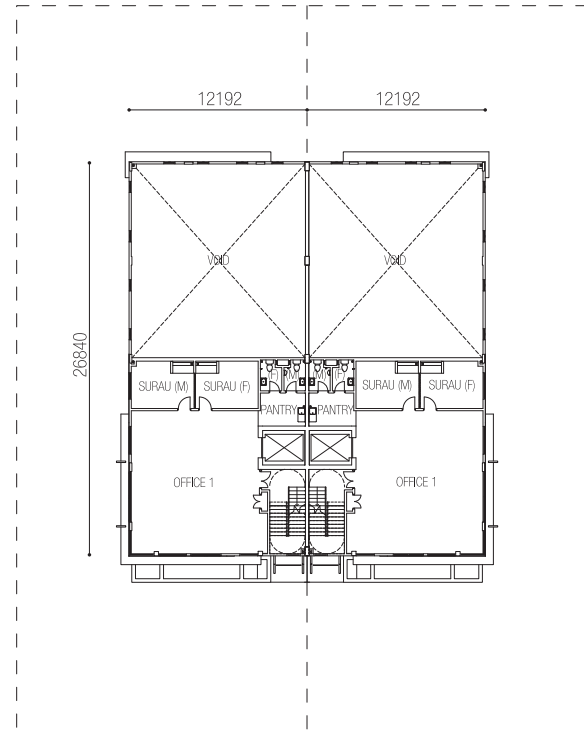
SIDE ELEVATION



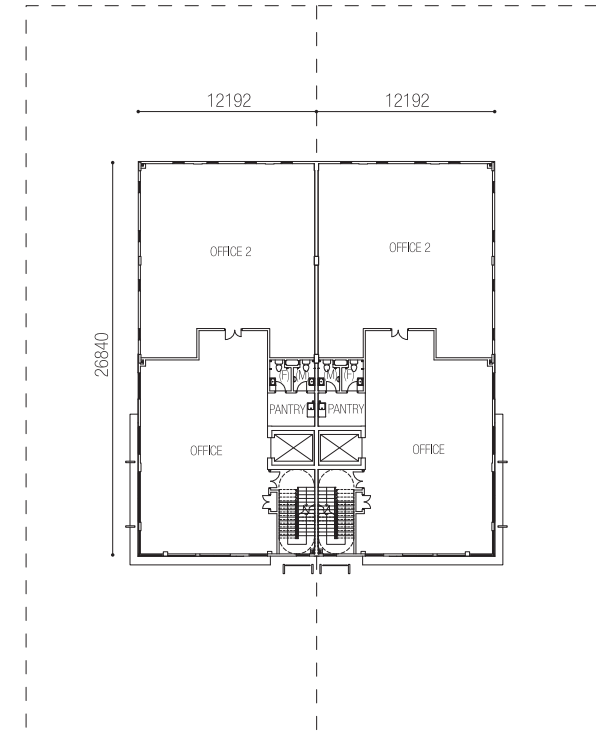
REAR ELEVATION



GROUND FLOOR



FIRST FLOOR

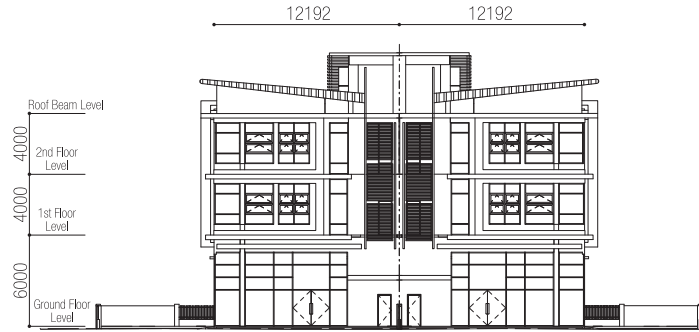


SECOND FLOOR

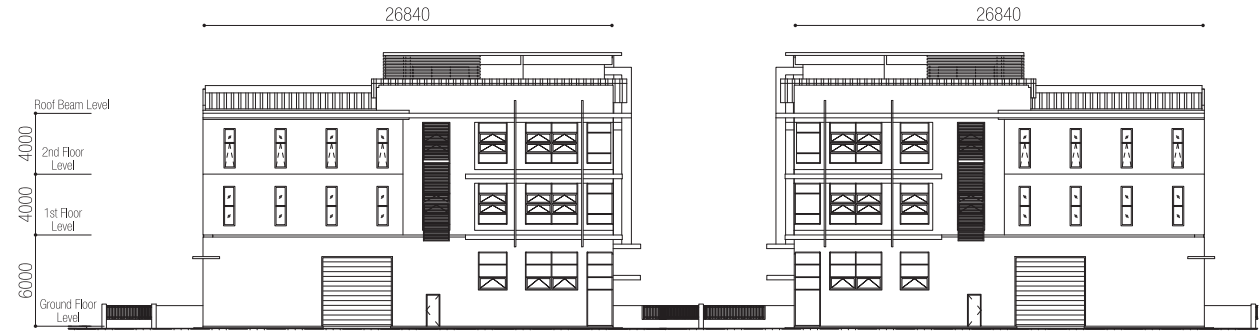
ELEVATION

TYPE C SEMI DETACHED

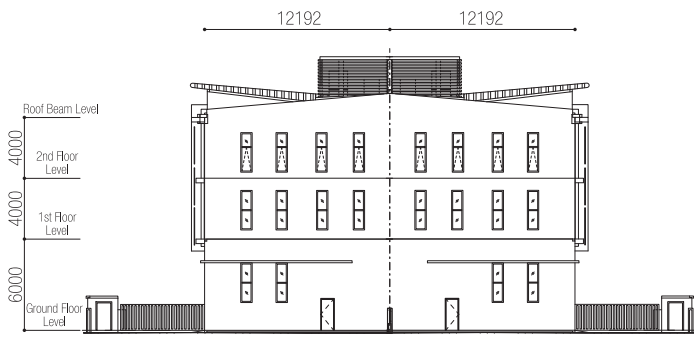
Built-up : 8,858 sq. ft. Land area : Starting from 10,637 sq. ft.



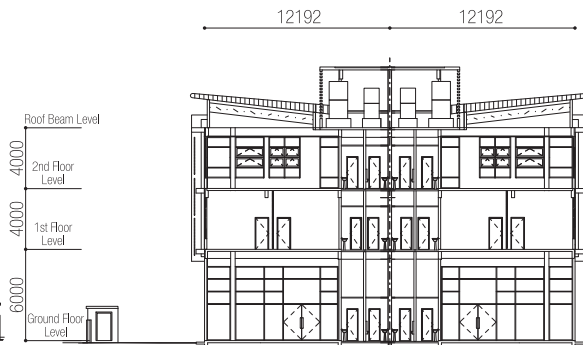
FRONT ELEVATION



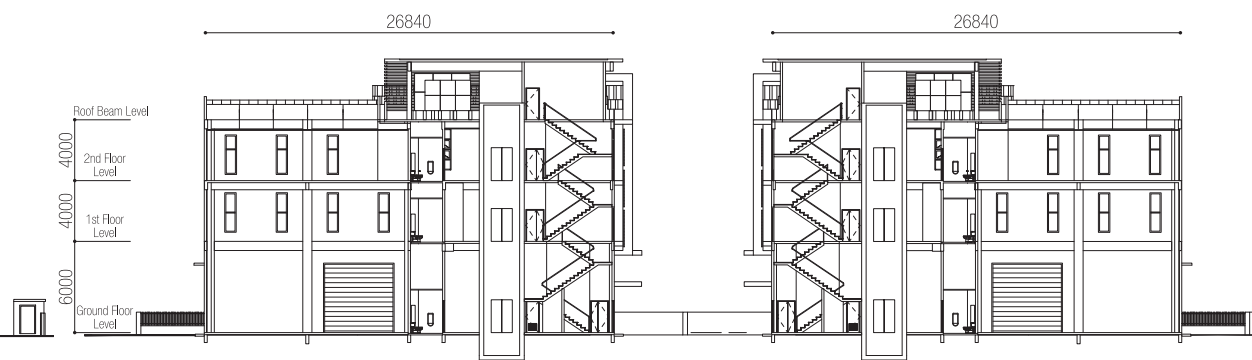
SIDE ELEVATION



REAR ELEVATION



VERTICAL SECTION



SECTION A-A

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