



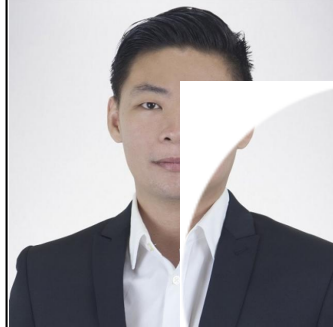
**Starcity Property Sdn Bhd** (967929-D) E(1)1395/9  
No 2-3, Jalan Radin Anum 2, Bandar Baru Sri Petaling, 57000, Kuala Lumpur.  
Tel: 03-9054 8582  
(SST No:B16-1809-32000636)

## Temasya Glenmarie Industrial Park

### Property Detail

**Listing Type:** SALE  
**Category Type:** Industrial  
**Property Type:** Semi-D factory  
**State:** Selangor  
**City:** Glenmarie  
**Postcode:** 40150  
**Selling Price:** RM 6,000,000  
**Build-up:** 6,300.00 sq.ft  
**Land Area:** 9,601.00 sq.ft - 0 x 0  
**Power supply(AMP):** 150  
**Ceiling height(ft):** 17.00  
**Tenure:** Freehold  
**Title Type:** individual  
**Land Title Type:** Industrial  
**Occupancy Status:** tenanted  
**Unit Type:** Intermediate

### Agent Detail



**NG CHIN SHIE**  
PEA 3408  
60197261088  
60197261088  
SHIENPROPERTIES@GMAIL.COM

### Property Detail

Semi D Factory on SALE:

-Location: Temasya Glenmarie Industrial Park, Glenmarie, Shah Alam, Selangor

-Selling Price: RM 6000000 (6 Million) or RM625 PSF

-Detail of the Factory:

- \* Warehouse area: 3000 sqft
- \* Office and entrance area: 3500 sqft
- \* Total Land Area: 9601 square feet
- \* Total Build Up Area: 6500 square feet

-Tenure: Freehold

-Accessibility:

\*Highways:

- (1) Federal Highway (to Klang, Shah Alam, Kota Kemuning, Petaling Jaya, Subang Jaya and etc)
- (2) NKVE (to Rawang, Sg Buloh, Klang and etc) ,
- (3) Elite (to Subang, USJ, Puchong, Putrajaya, Cyberjaya and etc)
- (4) KESAS (to Puchong, USJ, Klang, Cheras and etc)
- (5) LDP (to Petaling Jaya, Subang, Bandar Utama, Kota Damansara and etc)

\*\*\*Why Choose Temasya Glenmarie or Hicom Glenmarie as PRIORITY CHOICE\*\*\*

(1) High Traffic Area:

Temasya Glenmarie and Hicom Glenmarie are consider as a mature industrial area in Klang Valley. Both of these are located in between of Kuala Lumpur and Port Klang and that's one of the major reason the light and non heavy product manufacturer like to set up their warehouse or main HQ office here. The distance from Glenmarie to Kuala Lumpur or Port Klang are around 25 km to 30 km and its only takes 30 to 40 minutes to reach your destination.

(2) Popular Place:

There are many local and oversea branded companies had set up their company or warehouse in Glenmarie industrial area in last 20 years. These companies are included Lamborghini, Mercedes Benz (named as Mercedes-Benz Cycle & Carriage), Volvo, Jaguar, Peugeot, Padini, NSK, Proton, Perodua, Honda, Mazda, TIME internet, City-Link Express, DHL Express, KFC, Dragon i Restaurant, Evergreen, Ricoh Malaysia, BP Healthcare, Sekolah Tinta, Puspakom, DRB-Hicom, and many many more to be list out here. As a tenant, there are plenty of advantages to expand or start your business at a mature developed industrial area. The employers in Glenmarie have a big advantages over others in attract office employees or warehouse workers as this place is not far from the town and employees' transportation, accommodation and others issues will easy to solve compared with those companies that set the place in out of town area.

(3) Commercial Mall and Shops:

Utopolis Marketplace is the a mall locatheed in Hicom Glenmarie industrial area and it become one of the famous place for people working in Hicom Glenmarie area to have their lunch or dinner during working days. There are some Halal Restaurant and Mamak restaurant here and it save the time the people to drive far from work place during rest time. People also manage to grab their groceries or hardware item at Glenn's Grocer, DIY Shop and myNEWS.com during or after work time here. Working life style of the people who working in Temasya Glenmarie and Hicom Glenmarie are more balanced compared to those who work out of town. Besides that, people are able to buy their meal and grocery at the commercial shop-lots area in Temasya Glenmarie and Hicom Glenmarie. Many Halal, non-Halal restaurants, 99 Mart, Family Mart and car workshops are located here and the people who work in Temasya Glenmarie and Hicom Glenmarie can have more valuable time with their colleagues and save more time on traveling daily.

(4) Demanded Industrial Location:

Selangor's industrial properties is always leading compare with the others'states industrial properties. During Oct Year 2021, during the Virtual Property Expo (VPEX) which held by EdgeProp Malaysia, they have mention that Malaysia has recorded 2,562 industrial property transactions worth RM6.48 billion in the first half of 2021, compared to 1,980 transactions worth RM5.4 billion in 2020. In year 2021, Selangor is continued to lead the industrial market transaction (35.7%) which is approximately RM2.31 billion. (<https://www.edgeprop.my/content/1900287/has-ship-industrial-properties-sailed>)

Temasya Glenmarie and Hicom Glenmarie industrial area are very demanding in Selangor area. The Semi-D Factory in Temasya Glenmarie Industrial Park is found the transacted price per square feet (PSF) is increasing from RM470 PSF during year 2020 until RM625 PSF in Year 2021. Meanwhile, the Selling Price of properties in Hicom Glenmarie industrial area is increasing from RM688 PSF during 2021 until RM766 PSF during year 2022. It is believed that the Selling Price in Temasya Glenmarie will increased again within next few year as well.

\*To know more Information and Price regarding the latest available factories or lands units for Sale and Rent in Temasya Glenmarie and Hicom Glenmarie,

Please Call or Whatsapp me, Sam Ng: 019-7261088 or email [mp@shooproperties@gmail.com](mailto:mp@shooproperties@gmail.com)

Thanks and Nice day.









