



**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)

## Cheras NEW PROJECT Linked Factory FOR SALE

### Property Detail

**Listing Type:** SALE  
**Category Type:** Industrial  
**Property Type:** Link Factory  
**State:** Selangor  
**City:** Cheras  
**Postcode:** 56000  
**Selling Price:** RM 2,688,888  
**Build-up:** 4,500.00 sq.ft  
**Land Area:** 2,250.00 sq.ft - 30 x 75  
**Power supply(AMP):** 60  
**Ceiling height(ft):** 25.00  
**Tenure:** Leasehold  
**Title Type:** individual  
**Land Title Type:** Industrial  
**Occupancy Status:** vacant  
**Unit Type:** Intermediate  
**Condition:** Unfurnished

### Agent Detail



**CHIENG LEE PING**  
REN 05968  
60162099797  
60162099797  
KARENCHIENG@YAHOO.COM

### Property Detail

**LINKED FACTORY NEW PROJECT LAUNCHING@ CHERAS !! Now open for Booking!!**

Strategic Location, Great Connectivity, Excellent Investment or OWN Use

- All requirement for a good value buy Factory. Not to miss,

22 Units only, 19lots Available for now(Leasehold 95years)

Located in Progressive Industrial Hub, Surrounded by Modern Amenities, Mature Neighbourhood with a ready Market.

Distance :

To Pandan Indah Industrial area : 2.6km

To Taman Shamelin Perkasa Ind area : 6.2km

To Chan Sow Lin Ind Area. : 8.5km

To Taman Industri Bukit Permai : 3.8km

Superb Connectivity:

Easy accessible to

MRR2

AKLEH Highways

DUKE Highways

KL Seremban Highways

SG BESI EXPRESSWay

SUKE highways(Advance Stage of Construction)

Maximum Functionality and Practical Use

30 x 75 feet

Ceiling Height 14feet

66Feet wide frontage road

40 feet wide back lane (For easy loading/unloading & Ample Parkings)

Versatile Space :

Ideal for :

Light industrial factory

Corporate office or showroom

Sales gallery

Warehouse

Distribution centre

Central Kitchen

NB: 1ST 10 UNITS Gets the Early Bird Privilege ONLY! HURRY! HURRY!

Contact Karen@ 0162099797 for further details and site viewing.



#### Superb Connectivity

Easy access from the following Highways:-

- MRR2
- AKLEH Highway
- DUKE Highway
- KL-Seremban Highway
- Sg. Besi Expressway
- SUKE Highway (advanced stage of construction)

#### Maximum Functionality

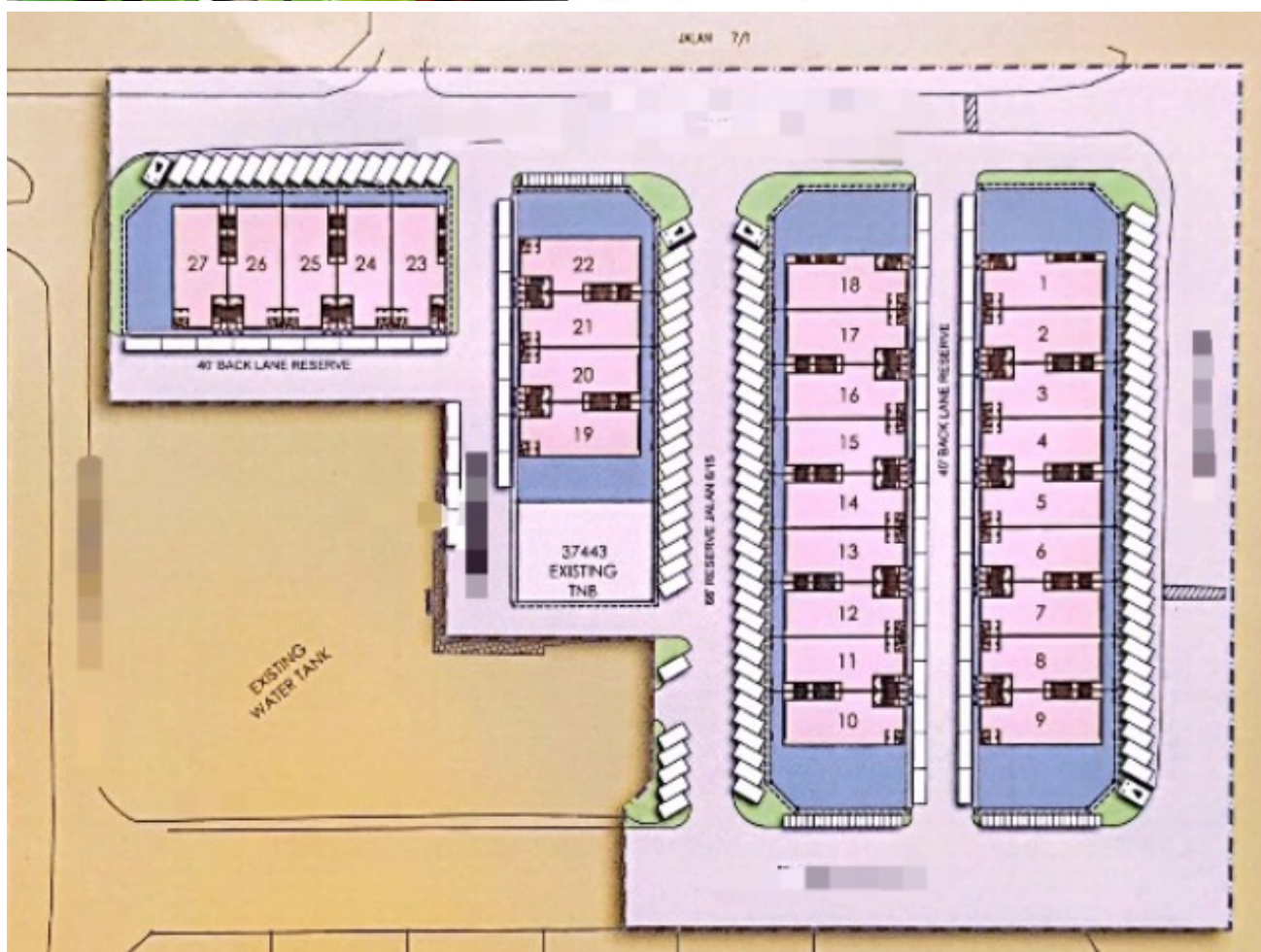
- Large 30 feet width x 75 feet length factory lot
- 66 feet\* wide frontage road
- 40 feet\* wide back lane

\* Ease of loading / unloading for lorries & ample parking bays

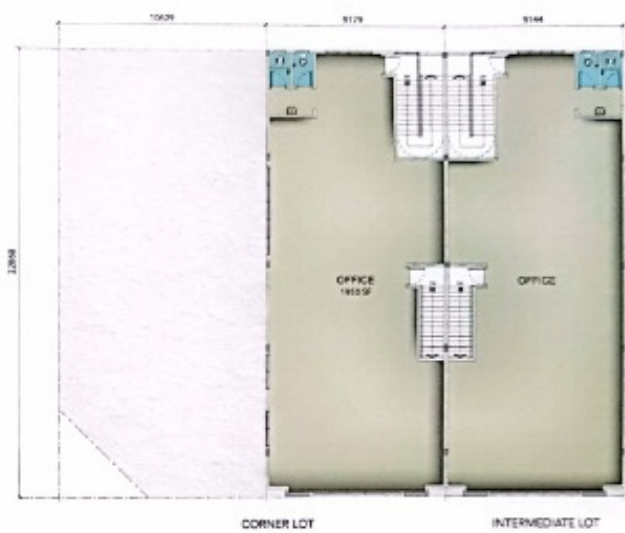
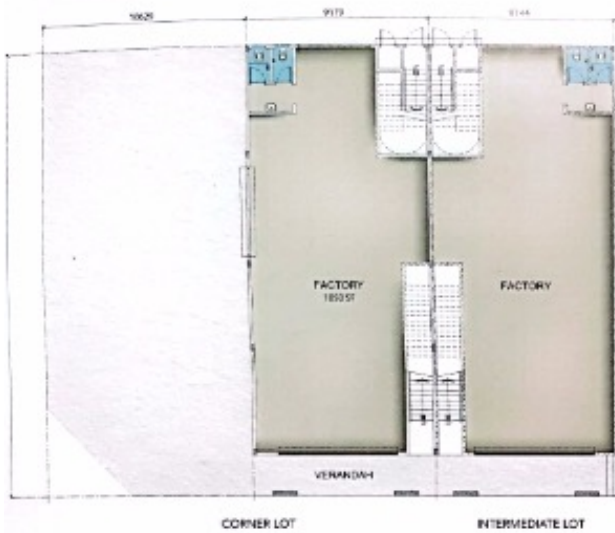
#### Versatile Space

Ideal for ;

- Light industrial factory
- Corporate office & showroom
- Sales gallery
- Warehouse
- Distribution Centre
- Central Kitchen







Foundation	Reinforced Concrete Foundation	
Structure	Reinforced Concrete/Steel Frame & Slab and Steel Purlins for Roof	
Walls	Brick Walls	
Roof	Metal Roofing	
Ceiling	Ground Floor	Skim coat and Emulsion Paint on Slab and Staircase
	1st Floor	Asbestos Free Ceiling Board
	Toilets	Asbestos Free Ceiling Board
Floor Finishes	Factory & Office	Power Trowelled Concrete Floor Finish
	Toilets	Ceramic Tiles up to 5 feet height

Doors	Main Entrance	Metal Roller Shutters
	Factory/Office	Plywood Flush Doors & Roller Shutters
Locks	Cylindrical Lockset	
Floor Loading	200lb/sq.ft. or 9.6kN/sq.m (for ground floor factory area)	
Power Supply	60amp 3-phase	

#### Electrical Installation

Lighting Points	18
13A Power Points	6
Telephone Point	1