

[www.ipark.com.my](http://www.ipark.com.my)

  
@SENAI AIRPORT CITY

INDUSTRIAL RESORT . INFINITE POSSIBILITIES





# i-PARK

@SENAI AIRPORT CITY

Embrace magnificently natural outdoors and facilities,  
invigorating resort lifestyles right here in the heart of a booming urban sprawl.  
Be the visionary pioneer among your peers.





# The Most Sustainable And Well-managed Industrial Park

Uniquely orchestrated benefits of clean and green atmosphere complemented with sports & recreational facilities, fully optimized industrial space, a one stop business solution with ease of mind operations.

Spanning over approximately 195 acres of FREEHOLD land, "i-Park" is well recognized as the most sustainable industrial development on its way becoming the most conducive workplace through comprehensive master planning, careful management & continuous infrastructure development upkeep. An ideal industrial space dedicated to the ever-increasing needs and demands of purchasers and occupants.

i-Park is uniquely conceptualized to merge industrial activities, business operations, healthy and relaxing lifestyles together in a fully integrated hub. This means all your needs for commerce and retail, wellness plus all kinds of amenities of convenience are made available too right here at your doorstep.

Not forgetting the superb connectivity and accessibility to catapult your interests onto a whole new level in long term operations and capital appreciation.

- Guarded with 24-Hour Security Control
- CCTV Surveillance
- Natural Gas
- High Speed Broadband
- Sports & Recreational
- Cycling Lane & Pedestrian Walkway
- Ready Built & Built To Suit Your Needs
- Workers' Dormitory
- Green Concept Building
- Fast Speed Delivery
- Clubhouse Facilities



## INTEGRATED INDUSTRIAL & BUSINESS HUB

### ONE-STOP BUSINESS SOLUTION

Versatile Business Offices available for interim occupation during the construction of your property/s complete with professional services assisting in company incorporation, consultation / pre-assessment from the department of environment and any other services you may require through our expert team and consultants.

### WORKERS' DORMITORY

8 blocks of workers' dormitory, ideal worker's accommodation within walking distance to their workplace with a capacity for 5,169 beds.

### HIGH-SPEED BROADBAND

Top-notch fiber optic technology connects all premises to the world at large with maximized speed and efficiency.

### NATURAL GAS

Piped-in natural gas further facilitates the demand for energy to suit any commercial or industrial use.





**i-PARK**  
@ SENAI AIRPORT CITY

i-Park@Senai Airport City  
Sales Gallery

ALL WITHIN EASY REACH:

Econsave (Hypermarket)	2.5km
North - South Highway	3.0km
Taman Impian Emas	4.0km
Senai International Airport	6.0km
Palm Resort Golf & Country Club	6.5km
Johor Premium Outlets	8.0km
Foon Yew High School	9.4km
Hospital Kulai	10.0km
Aeon Kulai Shopping Centre	10.0km
IOI Mall Shopping Centre	10.3km
Johor Bahru CIQ	20.0km
Singapore	25.0km
Johor Port	32.0km
Second Link Checkpoint	36.0km
Port of Tanjung Pelepas (PTP)	39.0km
Tanjung Langsat Port	42.0km
Jurong Port	42.0km
Changi International Airport	64.0km

ISKANDAR MALAYSIA

Johor Bahru City Centre	A
Iskandar Puteri	B
Western Gate Development	C
Eastern Gate Development	D
Senai-Skudai	E

ACCESSIBILITY

- North-South Highway
- Eastern Dispersal Link (EDL)
- Skudai Highway
- Second Link Expressway
- Senai-Desaru Expressway
- Pasir Gudang Highway

INTERNATIONAL

GATEWAY ADDRESS

i-Park@Senai Airport City is strategically positioned with its proximity to major ports, international airports, railways and highways, giving you a fantastic logistic advantage that greatly lowers your operation cost on both resource usage and transportation time.

The well-recognized most sustainable & well managed industrial park located within Iskandar Malaysia, a matured flagship zone surrounded by Skudai, Senai, Kulai & Impian Emas township with more than 2,258,500 population. Easily accessible connected via North-South Highway, Senai-Desaru Expressway and Johor Singapore Second Link Expressway; or by air via the Senai International Airport and Singapore Changi Airport.

Accessibility & Convenience  
At Your Doorstep





# The Address With Unlimited Potential

In addition to manned patrols and 24-hour surveillance, the multi-tiered security systems incorporate all the latest technology in High definition CCTV surveillance, RFID sticker access control, vehicle recognition & registration for checking at entry / exit points of all efforts to ensure your property is secured to the best possible standard.

- Guarded
- Smart Visitor Management System
- 24 Hours Security Control & Patrolling
- RFID Sticker Access
- CCTV Surveillance



Grand Entrance with Comprehensive Security Features  
*Actual Photo Taken On Site*

## INTELLIGENT

MULTI-TIERED SECURITY SYSTEM

Not only are the entrance statements at i-Park a design of distinction but they are also entirely functional, safe and protective. Intelligent security systems are deployed all throughout i-Park.



## A New Sanctuary

What can be more meaningful for your business and your employees than a sanctuary that enhances all your needs and gives you greatest comfort by positively recharging your mind, body and soul each and every time you take a break.



# REFRESH

## IDEAL ENVIRONMENT

NEW LEGACY OF MODERN INDUSTRIAL RESORT

The key phrase here is ABSOLUTE PRODUCTIVITY. i-Park has put together the most amazing ideas and concepts sourced from all over the world to re-create natural environments for leisure and recreation that turn industrial parks into resort destinations. i-Park represents invigorating eco-industry environments which allow employees and workers to be their most relaxed and refreshed when outdoors so that they are totally recharged for greater productivity when back at work indoors.

Lakeside Recreational Park / Sport Facilities / i-Park Privilege Club  
Actual Photo Taken On Site



# Blending Work With Relaxation

It is absolutely amazing how i-Park can synergize two components that are totally opposite in nature...work and relaxation. Achieving both without hassle, no time-wastage, no need to search far and wide... because both your work and leisure settings are at the same doorstep!



REJUVENATE



## IDEAL ENVIRONMENT

PARKSIDE FACILITIES

- Gymnasium
- Health Studio
- Swimming Pool
- Multifunctional Hall
- Tennis Court
- Futsal Court
- Sand Volleyball Court
- Badminton Court
- Jogging Lane
- Cycling Lane
- Pedestrian Walkway

Sport Facilities / i-Park Privilege Club  
Actual Photo Taken On Site



# A New Benchmark of Industrial Park Development

FREEHOLD industrial plots set for a revolutionary business success in the heart of SENAI AIRPORT CITY. Offers an exclusive venue for the aspiring entrepreneurs by merging office suites, wholesale gallery, storage and production operation under one roof.

- A

**LOBBY LOUNGE / PRESENTATION / SHOWROOM**
  - General office floor loading: 2.5KN/m<sup>2</sup>
  - 4-in-1 multi-functional industrial space to accommodate various industries needs i.e. showroom / distribution centre / office / functional hall / production assemblies, etc.
- B

**MANAGEMENT OFFICE AREA**
- C

**STORAGE / PRODUCTION / QA / QC AREA**
  - Minimum factory height at 9m (Upgradable at operator's needs upon request)
  - Ground floor production loading: 20KN/m<sup>2</sup> (Non-suspended floor slab)
  - Extra high roof for excellent ventilation & natural lighting
  - Highly flexible & functional industrial space
- D

**GREEN DECK**
  - Multi-functional as outdoor green relaxation corner i.e.: company networking function / tea-break corner, outdoor discussion / working space, smoking area, etc.
- E

**LOADING / UNLOADING BAY**
  - Optional equipped with / without dock leveller



- EXCELLENT INFRASTRUCTURE & SERVICE**
- Standard power supply with MSB 1250A – Initial setting at 600A/800A/1000A (Upgradable at operator's needs upon request)
  - High speed broadband
  - Fast speed completion & delivery of the building depends on operator's needs
  - Individual guardhouse for operators internal security control

*\* Subject to building types / design*



standard units

design / tailor build

customization services provided

1 1/2 Storey Detached Factory  
Actual Photo Taken On Site

## IDENTITY

DESIGN / TAILOR BUILD /  
CUSTOMIZATION  
SERVICE PROVIDED

Green Concept Building  
Fast Speed Delivery  
Option to Lease  
Outright Purchase

i-Park hallmark qualities are not just an innovative park with integrated amenities at your easy reach, but you are also given the choice of custom design to suit your financial, technical and operational needs.

The master builder is at your service where i-Park offers flexibility and combination of standard spacious layout and functional green industrial premises or to customize your very own visionary and superbly sustainable buildings from scratch with timeliness delivery. The complete control is yours!



# i-STAY

When it comes to a place to stay, employees often look for comfort, security and safety. Equally important is the amenities and convenience factors so that they are able to save time and money. Having all these in mind, i-Stay management was established.

We offer and operate dormitories for long term and short term stays. 8 blocks of workers' dormitory, ideal worker's accommodation within walking distance to their workplace with a capacity for 5,169 beds.



Workers' Dormitory  
Actual Photo Taken On Site

## Healthy & Safe Living Community

i-Stay Management dormitories come with an array of facilities and amenities to make occupants' stay a memorable and convenient one.

### Dormitory's Facilities:

Shelter Walkway From Dormitory To i-Park  
Thumbprint & Palm Scanner Access Control  
Mineral Water Vending Machine  
Food & Beverage Vending Machine  
Fire Fighting System  
First Aid Room  
Emergency Assembly Area  
Recycle Bin  
Designated Smoking Area  
Multi Purpose Hall  
Automated Laundry Shop  
Grocery Shop  
Canteen  
Astro (Sport & Movie)  
Mobile Phone Shop

## Master Site Plan

- 1 Main Entrance / Guardhouse 1
- 2 Entrance / Guardhouse 2
- 3 Entrance / Guardhouse 3
- 4 Entrance / Guardhouse 4
- 5 Workers' Dormitory
- 6 i-Park Experience Centre  
- Sales Gallery  
- i-Park Privilege Club
- 7 Commercial Development
- 8 Lakeside Recreational Park & Sport Facilities
- 9 Sand Volleyball Court & Tennis Court
- 10 Futsal Court & Multi-purpose Court
- 11 Cycling Lane / Pedestrian Walkway
- 12 Common Parking Bay

Overall Development Land Area

Approx.

# 195 acres

## FREEHOLD

- TYPE A (12 units)**  
1 1/2 STOREY SEMI-DETACHED FACTORY  
Land Area : Approx. 18,674.46 sq.ft. - 21,440.81 sq.ft.  
Gross Floor Area : Approx. 12,073 sq.ft. - 12,391 sq.ft.
- TYPE B (20 units)**  
1 1/2 STOREY DETACHED FACTORY (approx. 1 acre)  
Land Area : Approx. 42,527.49 sq.ft. - 46,910.59 sq.ft.  
Gross Floor Area : Approx. 30,745 sq.ft. - 31,423.99 sq.ft.
- TYPE C (19 units)**  
1 1/2 STOREY DETACHED FACTORY (approx. 2 acres or above)  
Land Area : Approx. 78,295.18 sq.ft. - 316,419 sq.ft.  
Gross Floor Area : Approx. 58,074 sq.ft. - 233,105.83 sq.ft.
- TYPE V (12 units)**  
1 1/2 STOREY DETACHED FACTORY (approx. 1 acre)  
Land Area : Approx. 42,695.41 sq.ft. - 47,957.93 sq.ft.  
Gross Floor Area : Approx. 31,099.13 sq.ft. - 31,106.88 sq.ft.
- TYPE X (7 units)**  
1 1/2 STOREY DETACHED FACTORY (approx. 1.8 acres)  
Land Area : Approx. 78,185.39 sq.ft. - 82,228.35 sq.ft.  
Gross Floor Area : Approx. 60,392.18 sq.ft. - 60,577.53 sq.ft.
- TYPE Y (5 units)**  
Land Area : Approx. 123,091.72 sq.ft. - 162,980.95 sq.ft.
- PHASE 3 PLUS (9 units)**  
Land Area : Approx. 12,047.37 sq.ft. - 13,723.96 sq.ft.  
Gross Floor Area : Approx. 8,797.42 sq.ft.
- PHASE 1 (40 units)**
- PHASE 2 (11 units)**
- PHASE 3 (27 units)**
- PHASE 3 Plus (9 units)**



All the above items are subject to variations, modifications and substitutions as may be required by authorities or recommended by the Architect or Engineer.  
\* The total number of units above subject to change accordingly to future development add-ons and/or any other layout or building design amendments per the client's requirement.

Artist's Impression Only



Another Exciting Project by



AME Development was established as a property developer with a strong commitment to quality and dynamic result-orientated approach. AME Development is an integrated industrial park developer with vast experiences who provides one stop service centre rendering services from project establishment including design development and planning stages with relevant authorities; on site construction and management; even post maintenance work after delivery of the buildings to clients. All these projects with buildings vary from manufacturing factories (electronics / precision engineering / F&B / consumer products); oleo chemical / processing plant; warehouses; etc.

i-Park, AME Development signature project as an award winning industrial park development that gives you the vital edge you need to succeed by perfectly integrating well-planned master development, amenities & infrastructure, excellent location with easy accessibility, last but not least the high quality industrial space optimized your operations within a sustainable clean and green environment, the most conducive workplace in Iskandar Malaysia.



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The FOP Group supplies a range of products to cater to the printing industries. Its products include gravure printing cylinders and related chemicals. Every product FOP ships is manufactured to exacting standards, and must exceed even the most stringent of quality control. This commitment to customers has been ingrained in each and every one of us along the production line. We will not stop till we have attained perfection.

ANOTHER EXCITING PROJECT BY



JOINT VENTURE PROJECT  
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**IPARK DEVELOPMENT SDN. BHD.**

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