

i-PARK
@SENAI AIRPORT CITY

PHASE **3** PLUS

INDUSTRIAL RESORT

INFINITE POSSIBILITIES



Nestled within 195 acres of freehold land, i-Park @ Senai Airport City is a first-class industrial park built with comprehensive master planning to cater to a diverse range of industries. A host of ready infrastructure ensures that the business operations in i-Park @ Senai Airport City are seamless and convenient.

- Gated & 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 Need
- Workers' Dormitory
- Green Concept Building
- Fast Speed Delivery
- Clubhouse Facilities

AN INTEGRATED INDUSTRIAL PARK

WITHIN A CONDUCTIVE ENVIRONMENT

A well-managed industrial park within the thriving economic region of Iskandar Malaysia, i-Park @ Senai Airport City Phase 3 Plus is set to be the prime industrial development that merge industrial activities, business and leisure in one strategic address. The integrated industrial park offers one-stop business solution which is ideal for wide-ranging industries.



Artist's Impression Only



CLEAN & GREEN WORKING SPACE

i-Park @ Senai Airport City Phase 3 Plus is surrounded by lush green spaces to offer a conducive working environment. The clean and refreshing atmosphere ensures the health of employees, and it increases the productivity for sustained business success. A well-managed industrial space also enhances business image and provides business operators with a corporate outlook.

WELLNESS-ORIENTED BUSINESS ENVIRONMENT



- i-Park Privilege Club
- Tennis Court
- Futsal Court
- Sand Volleyball Court
- Badminton Court
- Outdoor Amphitheatre
- Recreational Facilities
- Multifunctional Hall
- Swimming Pool
- Jogging Lane
- Cycling Lane

2-STOREY OFFICE WITH
SINGLE STOREY PRODUCTION
SEMI-DETACHED
FACTORY

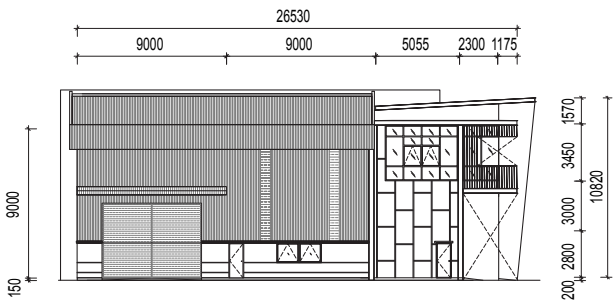
The modern two storey semi-detached factories are designed with spacious and flexible layouts to optimise functionality. Each unit is equipped with wide windows and high ceilings to improve ventilation and offer maximum natural daylight.

Land Area :
Approx. 12,047.37 sq.ft – 13,723.96 sq.ft

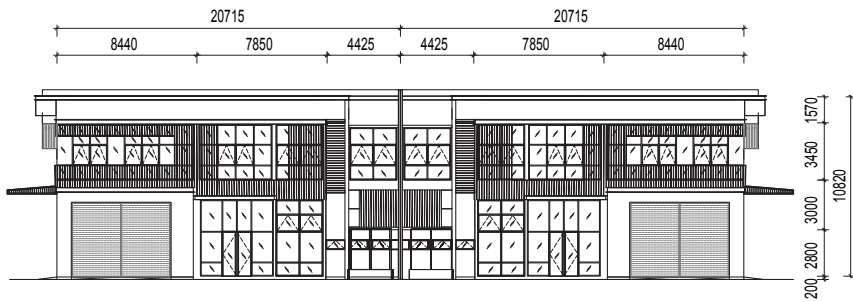
Gross Floor Area :
Approx. 8,797.42 sq.ft



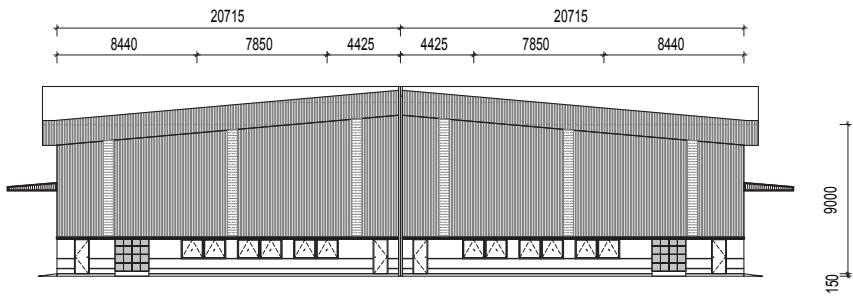
GROUND FLOOR



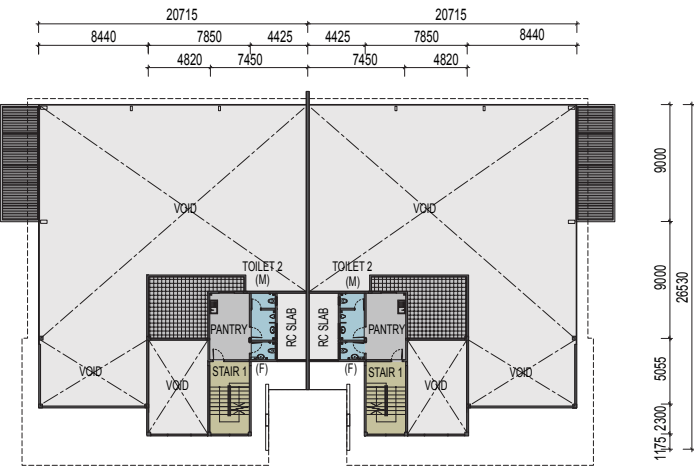
SIDE ELEVATION



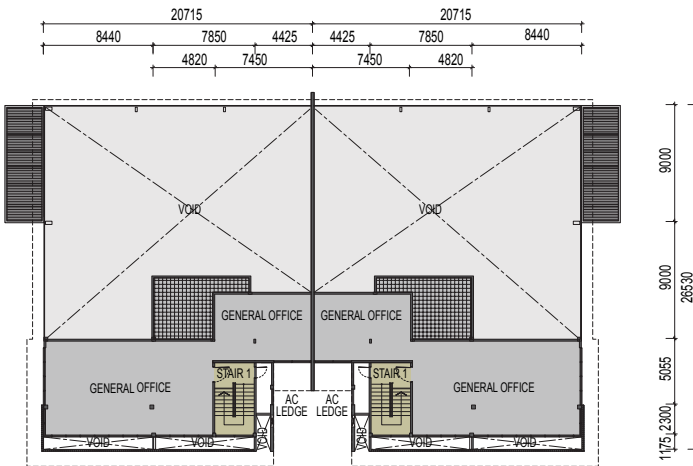
FRONT ELEVATION



REAR ELEVATION



MEZZANINE FLOOR



FIRST FLOOR

FACTORY HEIGHT	:	9 m
FLOOR DESIGN LOADS		
Production area (Ground Floor)	:	20kN/m², Non-Suspended Floor Slab
Office Area (First Floor)	:	2.5kN/m²
ROOF DESIGN LOADS		
Production Area Roof	:	Imposed dead load = 0.25kN/m² (Load of Rafter, Purlin, Metal Roofing Sheet, Insulation, Lighting Fitting and Gypsum Board Ceiling with Aluminium Tee Frame) Live load = 0.25kN/m²
ROOF SYSTEMS		
Roof Structure	:	Structural Steel designed to BS 5950 Standard
Roof Sheets	:	Metal Roof or equivalent c/w 50mm thick fiberglass insulation
Rain Water Down Pipe	:	Exposed 150mm UPVC pipe (Production Area)
Gutter	:	Stainless Steel Gutter
WALLS		
Internal Wall (Office)	:	115mm thick common brick wall with plaster and painted with emulsion paint.
	:	Ceramic wall tiles to toilets (2.1m High)
External Wall (Office Area)	:	115mm thick common brick wall with plaster and painted with weather bond paint.
External Wall (Production Area)	:	Metal wall cladding on top of 2100mm high brick wall with plastered and paint
FLOOR		
Ground floor	:	G30 concrete with a layer of polythene sheet and BRC mesh
Production Finishes	:	4kg/m² floor hardener finishes
Office & Lobby Finishes	:	Cement Render
Lobby Staircase Finishes	:	Cement Render
Toilet Floor Finishes	:	Matt Surface Ceramic Tiles
DOORS		
External Doors	:	Motorized Roller Shutters and Mild Steel Doors (Production Area)
	:	Laminated glass door (Entrance Area)
Internal Doors	:	Fire-rated Door (Based on local authority requirement) & Timber Flush Door (Office Area)
WINDOWS		
External Windows	:	Aluminium Top Hung Window (Production Area)
	:	Reflective Glass Curtain Wall (Office Area)
	:	Aluminium Framed Top Hung Windows and Fixed Glass Windows (Office Area)

CEILING		
Office Area	:	Gypsum Pin Hole False Ceiling (Office Area)
	:	Gypsum Board Plaster Ceiling (Lobby Area)
Production Area	:	Exposed Steel Structure (No Ceiling)
INFRASTRUCTURE WORKS		
External Road	:	Reinforced Concrete Road c/w road marking
Fencing	:	Front Signage : Common Brick Wall with c/w plaster cement and painted with weatherbond paint
	:	Perimeter : 150mm High Kerb with 1.8m High BSP Fencing
Gate	:	M.S Sliding Gate Without Motor
	:	Power Point for Motor Provided
Drainage System	:	Concealed Pipe Culvert Drain
Sewerage System	:	Vitrified clay pipe (VCP) connect to main sewerage line
Bin Center	:	1 no.
Hose Reel Tank & Plinth	:	1 no.
STANDARD MECHANICAL & ELECTRICAL SPECIFICATION		
MSB LV 400A (incoming setting at LV 200A)	:	1 no.
DB 150A	:	1 no.
DB 60A	:	1 no.
DB 30A	:	1 no.
Lighting Point	:	Yes
13A S/S/O	:	Yes
Air-Cond Power Point	:	Yes
Emergency Light	:	Subject to appropriate authority requirement
Keluar sign	:	Subject to appropriate authority requirement
Telephone Point	:	Yes
Isolator Point	:	Yes
FIRE PROTECTION SYSTEMS		
Fire Alarm System	:	Yes
Hosereel System	:	Yes
Portable Fire Extinguisher	:	Yes
PLUMBING & WATER RETICULATION SYSTEMS		
Water Tank for Toilet only	:	Yes
Incoming Domestic Piping & Discharged Piping	:	Yes

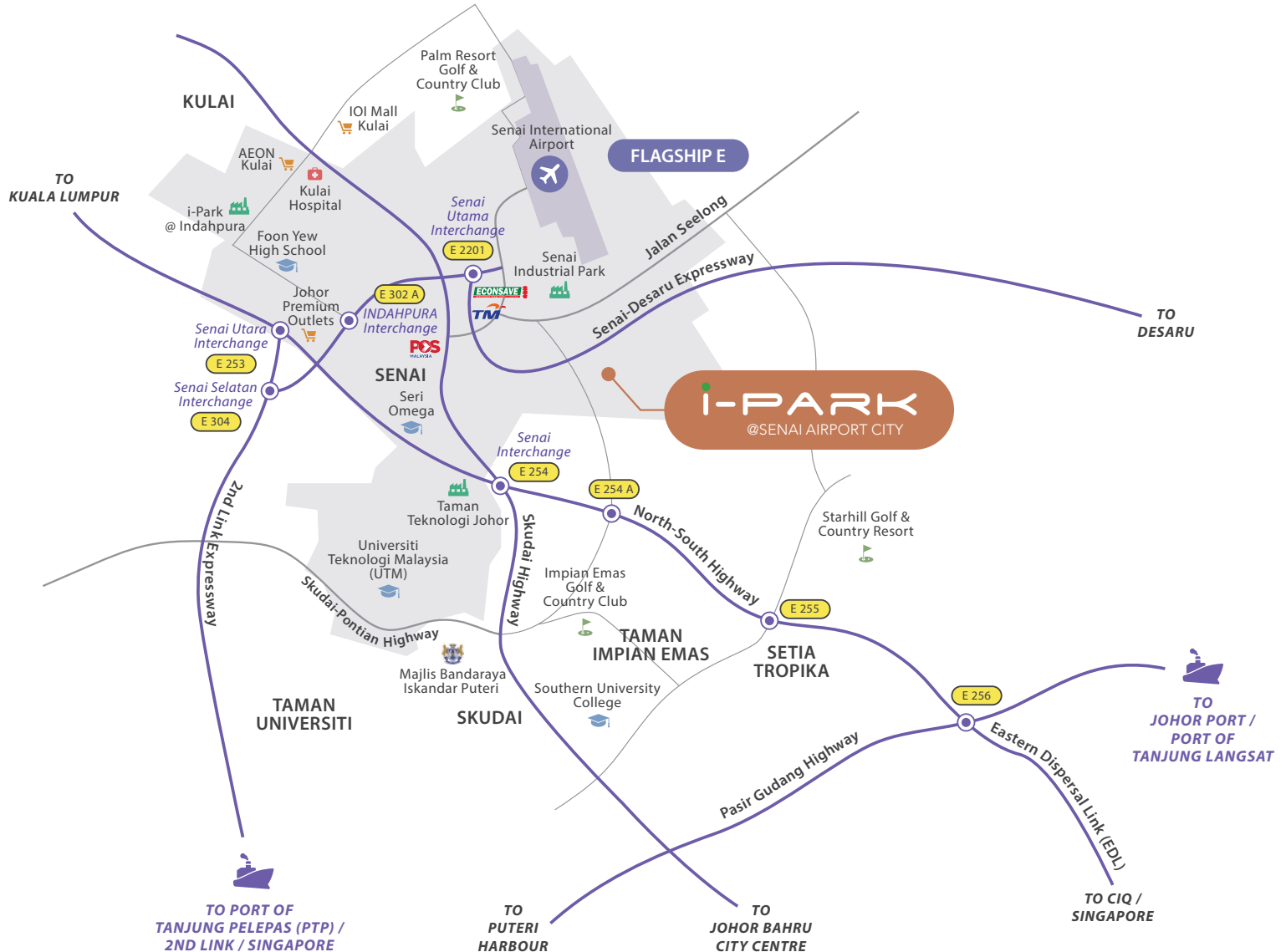
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THE MOST COVETED INDUSTRIAL ADDRESS

i-Park @ Senai Airport City Phase 3 Plus is prominently positioned within the booming Iskandar Malaysia's Flagship E which surrounded by amenities that further boost the industrial growth. Major ports and international airports that located in close proximity provide added advantage to support the logistics requirement. Accessibility is assured through the extensive highway network.



ALL WITHIN EASY REACH :

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

ACCESSIBILITY :

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

ANOTHER EXCITING PROJECT BY

AME

JOINT VENTURE PROJECT
(A subsidiary of Fuji Offset Plates Manufacturing Ltd)



FUJIPLATES MANUFACTURING SDN BHD

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