



**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)

## Elmina East Industrial Park, U16

### Property Detail

**Listing Type:** SALE  
**Category Type:** Industrial  
**Property Type:** Detached factory  
**State:** Selangor  
**City:** Shah Alam  
**Postcode:** 40150  
**Selling Price:** RM 12,529,200  
**Build-up:** 20,882.00 sq.ft  
**Land Area:** 30,231.00 sq.ft - 0 x 0  
**Power supply(AMP):** 150  
**Ceiling height(ft):** 40.00  
**Floor Loading(ton/m2):** 3.00  
**Tenure:** Freehold  
**Title Type:** individual  
**Land Title Type:** Industrial  
**Occupancy Status:** vacant  
**Unit Type:** Intermediate  
**Direction:** North  
**Condition:** Unfurnished

### Agent Detail



**PANG KUAN SHIONG**  
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### Property Detail

The Elmina East Industrial Hub located at U16, Shah Alam. Currently offers a range of parcel sizes from 30,231 sqft to 34,979 sqft. The property is freehold and is situated within the Elmina City Industrial Park, which is part of the larger Elmina City township development spanning over 5,000 acres.

This industrial hub is a prime development by Sime Darby and boasts excellent infrastructure. It is strategically located with great access to major highways such as the NKVE, Guthrie Corridor Expressway, and the upcoming DASH Highway, as well as being easily accessible to Port Klang.

Overall, this industrial hub is a promising investment opportunity for businesses looking to establish a presence in a well-planned and accessible industrial park in Shah Alam.

## SPECIFICATIONS

### Detached Factory

|                       |               |                                                  |
|-----------------------|---------------|--------------------------------------------------|
| Structure             |               | : Reinforced concrete / Steel                    |
| Roof Covering         |               | : Concrete / Metal Deck                          |
| Roof Framing          |               | : Metal Deck                                     |
| Ceiling               |               | : Skim Coat / Cement Board                       |
| Windows               |               | : Aluminium Frame                                |
| Door                  | Main Entrance | : Glass                                          |
|                       | Other Doors   | : Fire Rated /Timber Flush /Metal Roller Shutter |
|                       |               | : Metal Sliding                                  |
| Wall finishes         | Office        | : Plaster & paint                                |
|                       | Warehouse     | : Plaster & paint                                |
|                       | Toilets       | : Tiles / Plaster & paint                        |
| Floor Finishes        | Office        | : Cement Render                                  |
|                       | Warehouse     | : Floor Hardener                                 |
|                       | Toilets       | : Tiles                                          |
| Sanitary and Fittings | Toilets       | : Sanitary Wares & Fittings                      |
| Factory Clear Height  |               | : 40 feet                                        |
| Factory Max Height    |               | : 48 feet                                        |
| Factory Floor Loading |               | : 3tonnes                                        |

| No.   | Location | Type     | Land Area              | Built-Up Area (sf) | Selling Price (RM) |            |
|-------|----------|----------|------------------------|--------------------|--------------------|------------|
| LOT 1 | Elimina  | Detached | 34,979sf (0.803 acres) | 22,732             | (RM600psf)         | 13,639,200 |
| LOT 2 | Elimina  | Detached | 30,231sf (0.694 acres) | 20,882             | (RM600psf)         | 12,529,200 |
| LOT 3 | Elimina  | Detached | 30,231sf (0.694 acres) | 20,882             | (RM600psf)         | 12,529,200 |

