



BINASTRA BUSINESS PARK

@PULAU MERANTI II

L E A S E H O L D

ELEVATE
YOUR BUSINESS



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@PULAU MERANTI II



Disclaimer: Subject to KM approval. The Developer reserve the rights to modify any part or parts of the building prior to completion as directed by the architects and/ or the relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.



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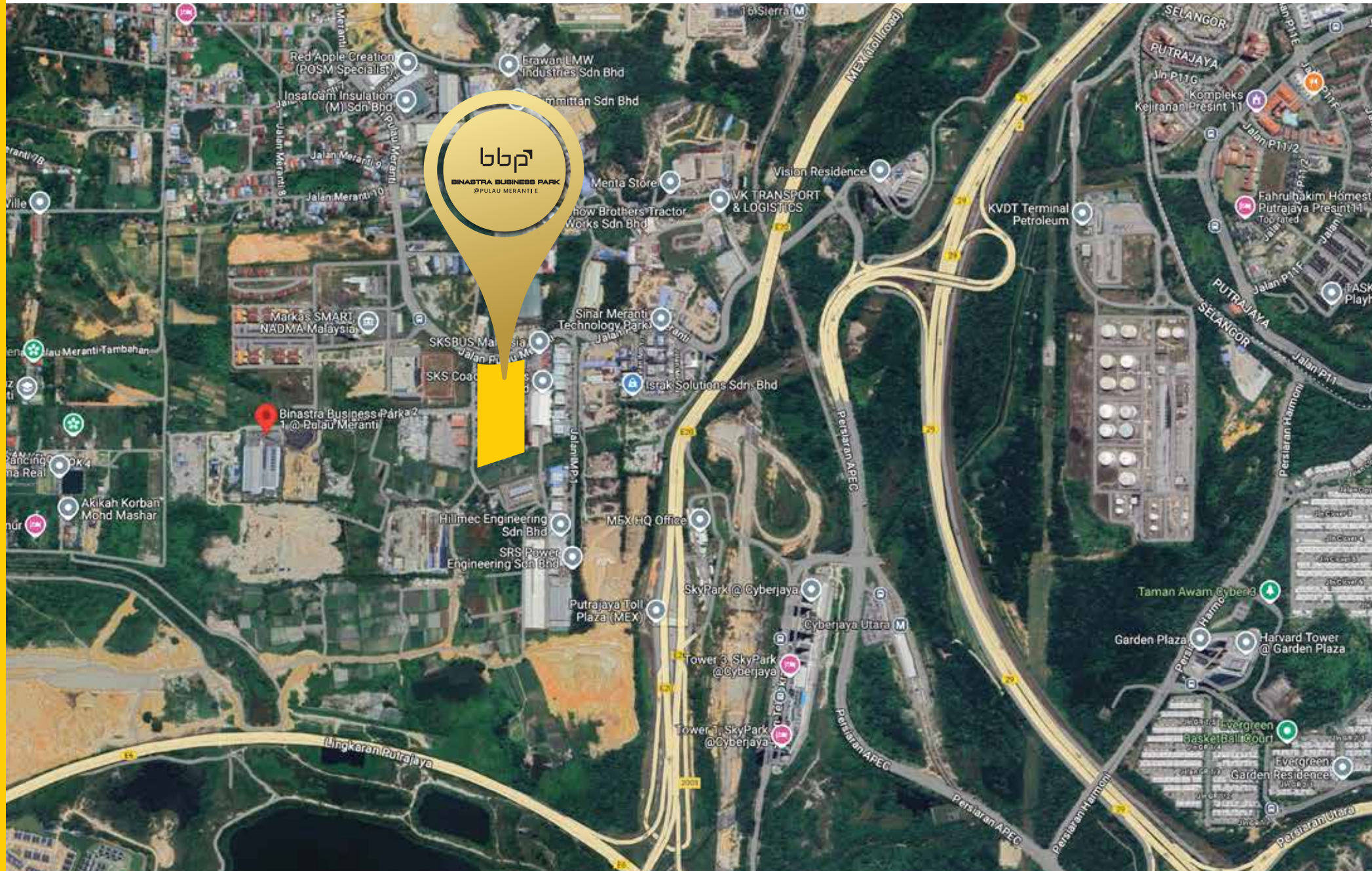


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LOCATION



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CONNECTIVITY



Next to
Main Road



1.35 KM
Pulau Meranti
Roundabout



10.9 KM
MRT Cyberjaya
City Centre



12.5 KM
Tol Plaza Putrajaya
(MEX HIGHWAY)



8.9 KM
MRT Cyberjaya
Utara

8.2 KM
Tol Plaza Putrajaya
(Lingkar Putrajaya)

36 KM
Kuala Lumpur
International Airport

51 KM
Port Klang Westports

OUR UNIQUE SELLING POINT



Jumbo-sized factory
(Factory size: Type A 35' x 116', Type B 36' x 79', Type C 48' x 103')

15' 12' 15' floor to floor height for maximum space utilisation

Factory area 27' floor to floor height



CCTV and alarm point ready

Brick-wall frontage fencing with signage area allocated

Wide frontage & driveway (Allowed for 40' container in & out)

Individual guard house ready



Service Lift hoist provided (1.5 tonnes)

10kN/m² heavy duty floor for maximum loads (Ground Floor)

5kN/m² heavy duty floor for warehouse (Level 2)

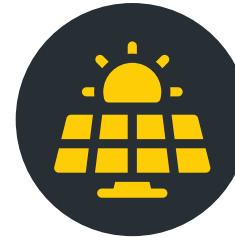
OUR UNIQUE SELLING POINT



All Motorised
Roller Shutters*



Rainwater Harvest
System Ready



Solar PV



Ample Car Parks



Power Supply
From 150 amp



Prayer Room



Extension
Flexibility



Next to
Main Road

** Where applicable*

OUR UNIQUE SELLING POINT



Modern Façade



Strategic
Location



Worthy
Investment



Seamless
Connectivity

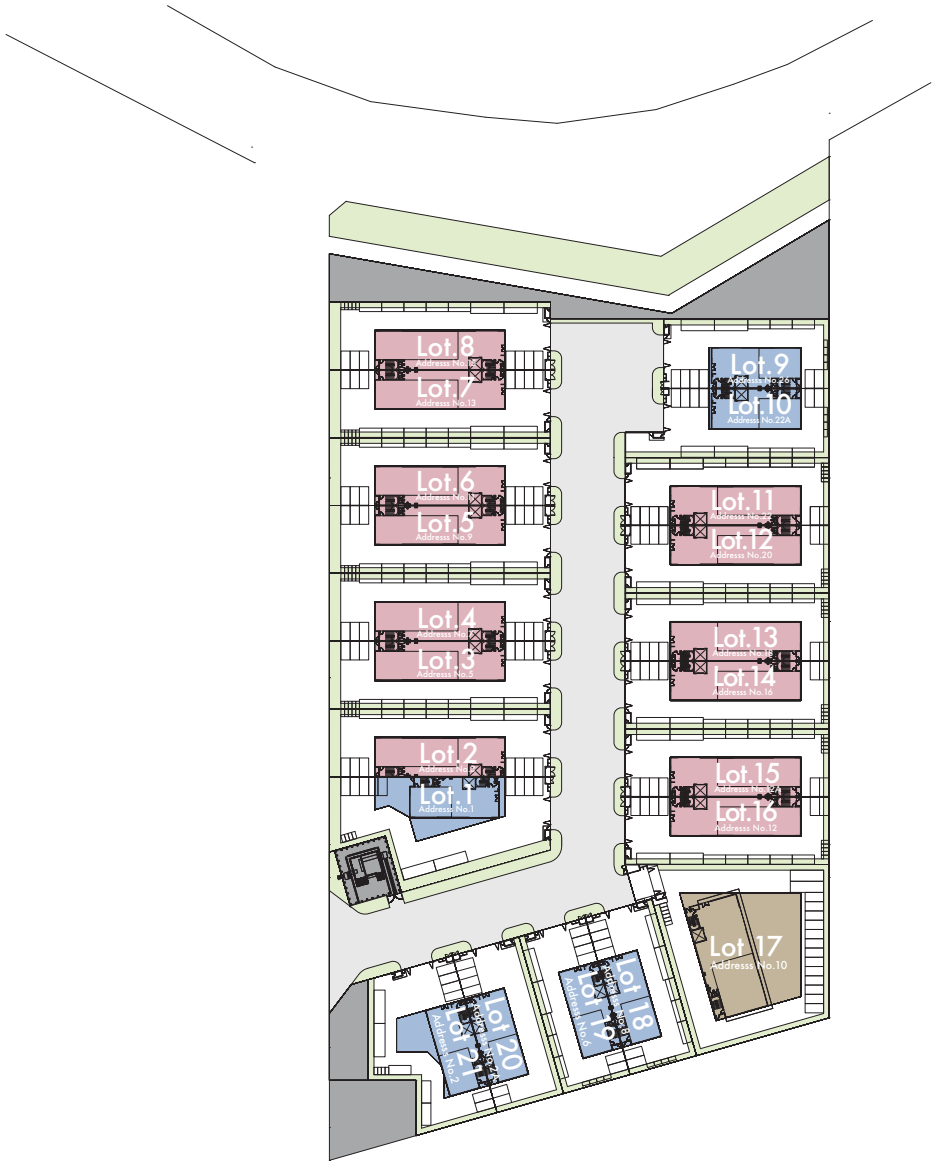


EV Charging
Point Ready



3 Ways Opening Doors
For Easy Circulation
Of Goods

MASTERPLAN

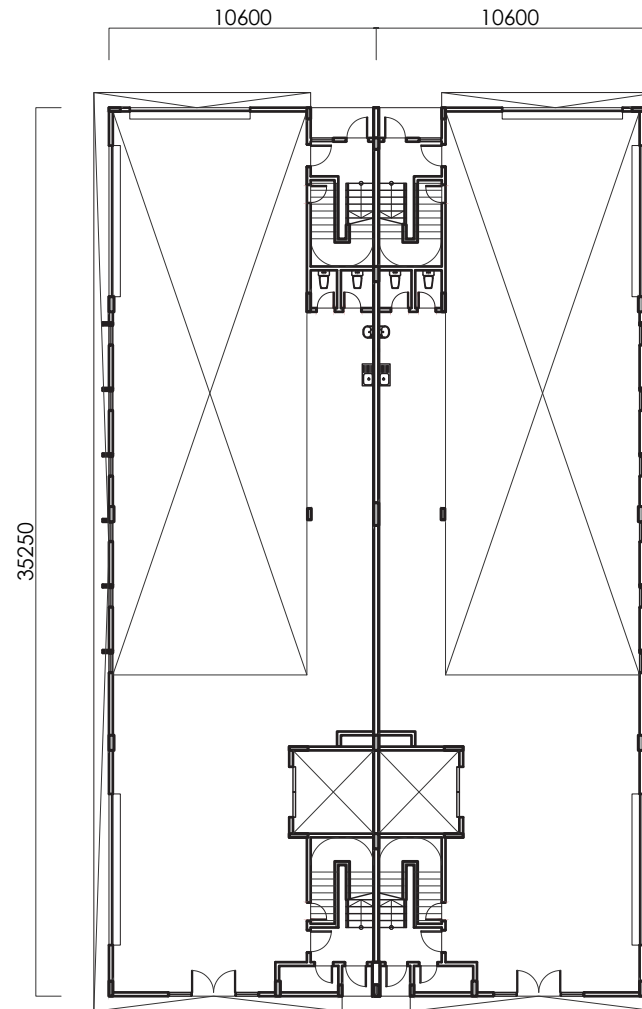


LEGEND

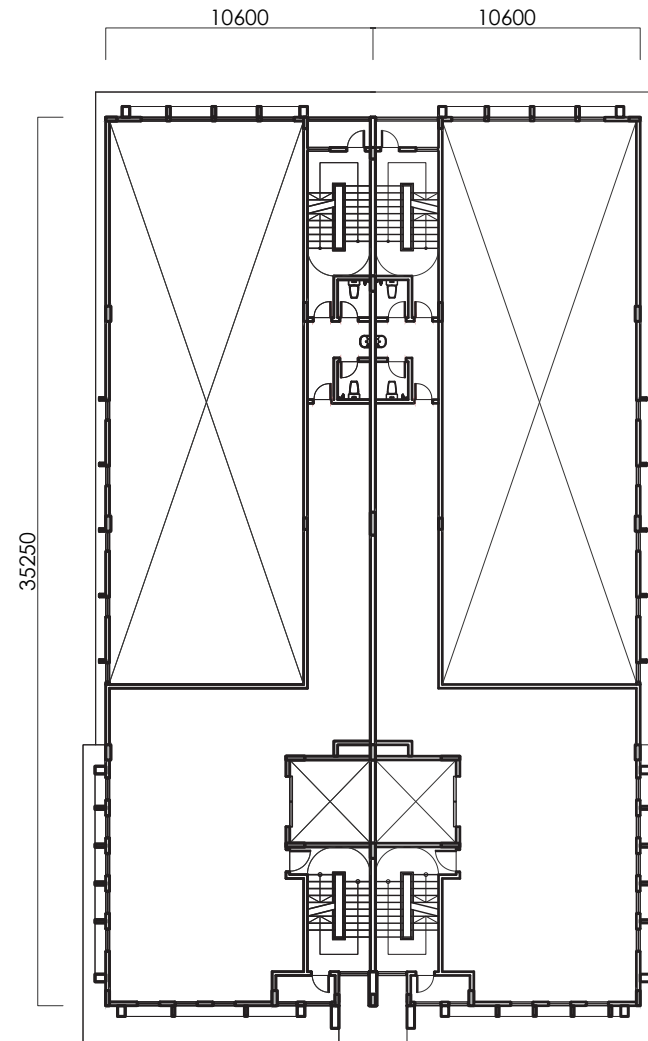
- TYPE A
- TYPE B
- TYPE C



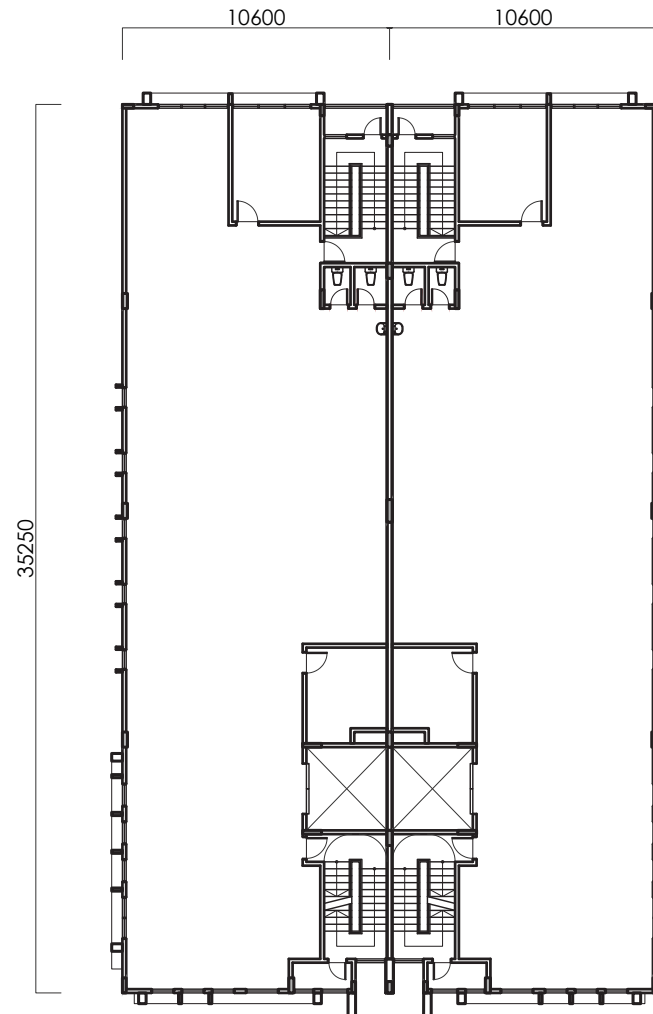
TYPE A GROUND FLOOR



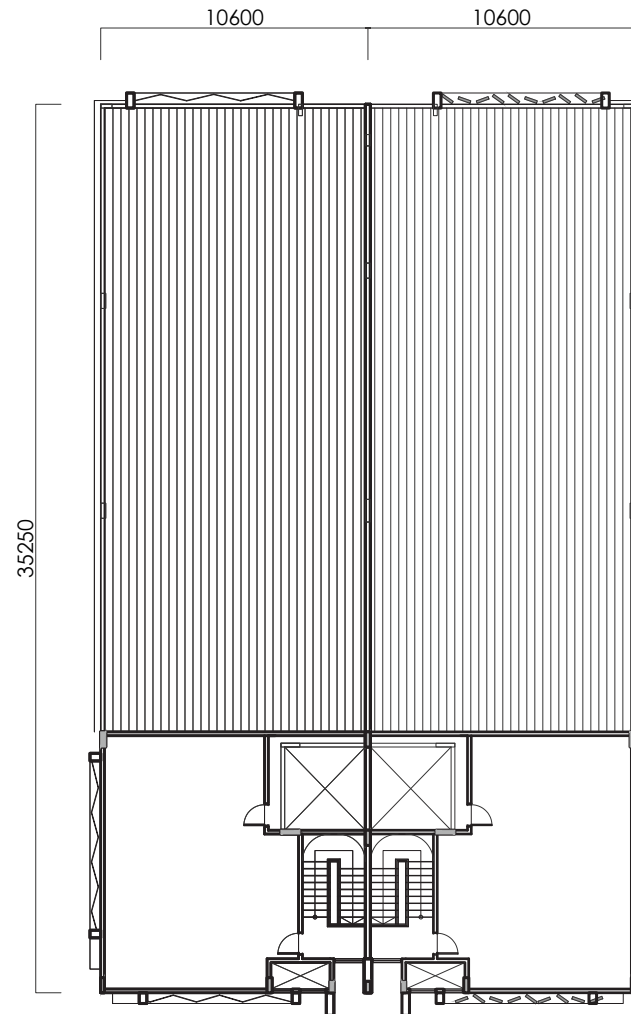
TYPE A - LEVEL 1



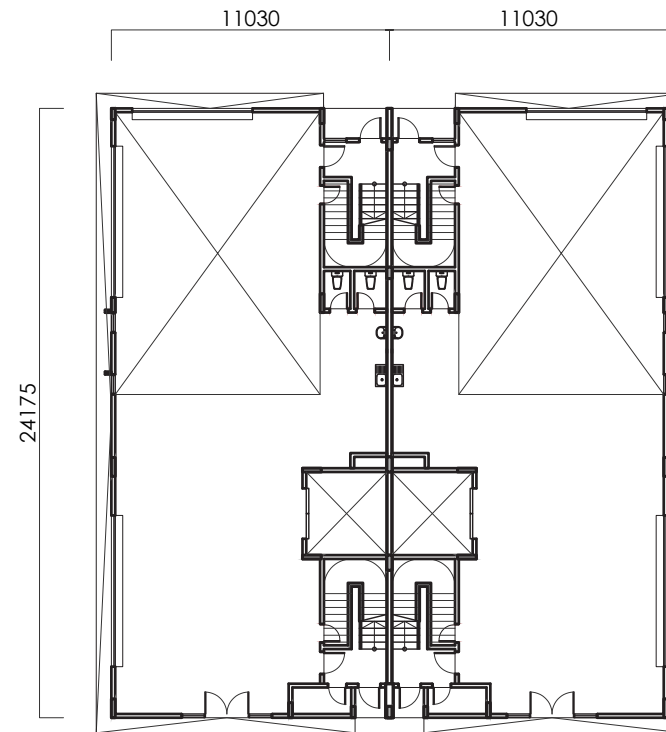
TYPE A - LEVEL 2



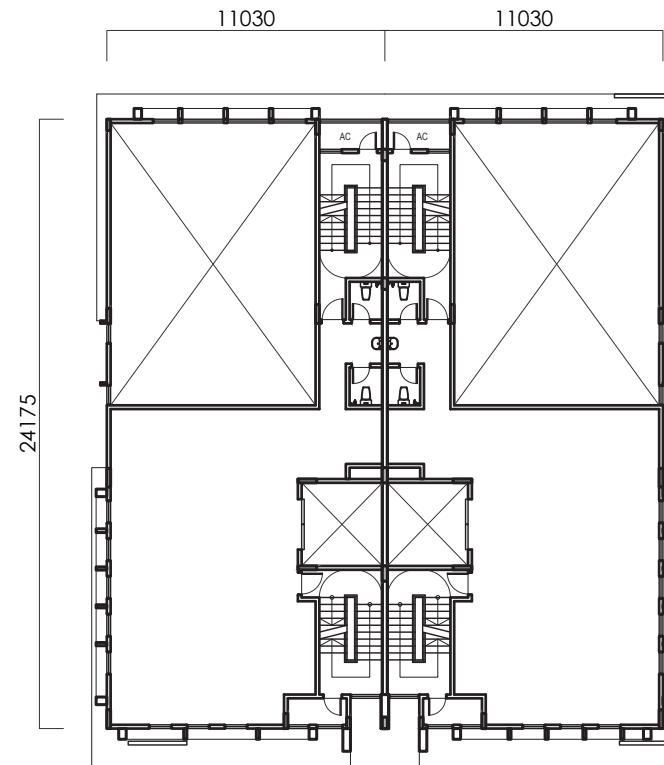
TYPE A - ROOF



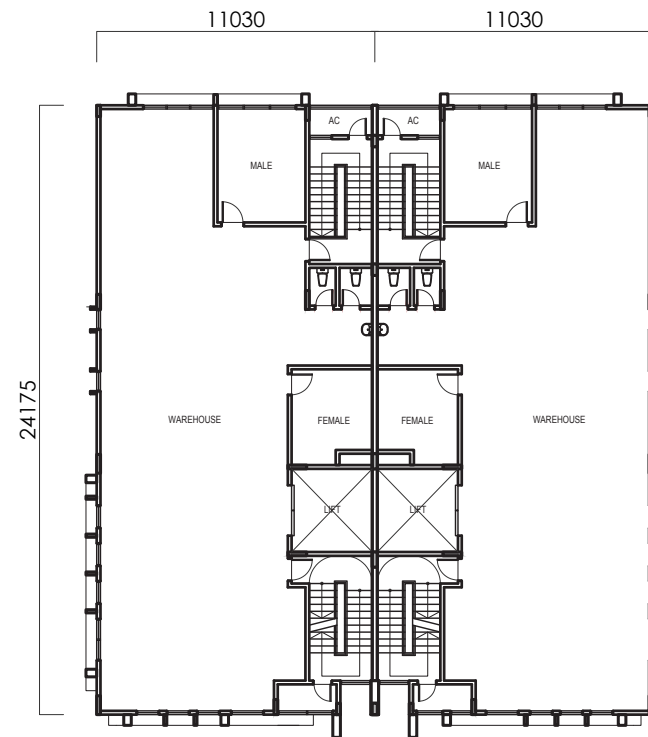
TYPE B - GROUND FLOOR



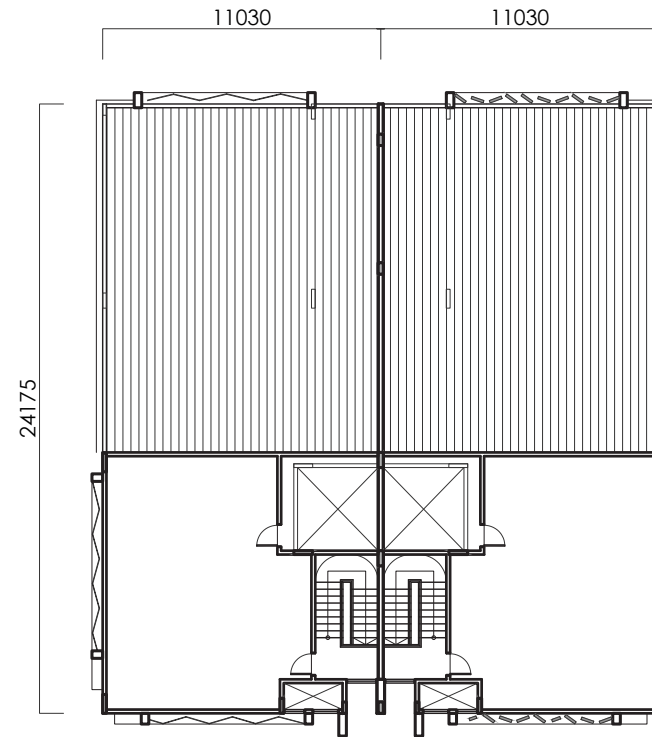
TYPE B - LEVEL 1



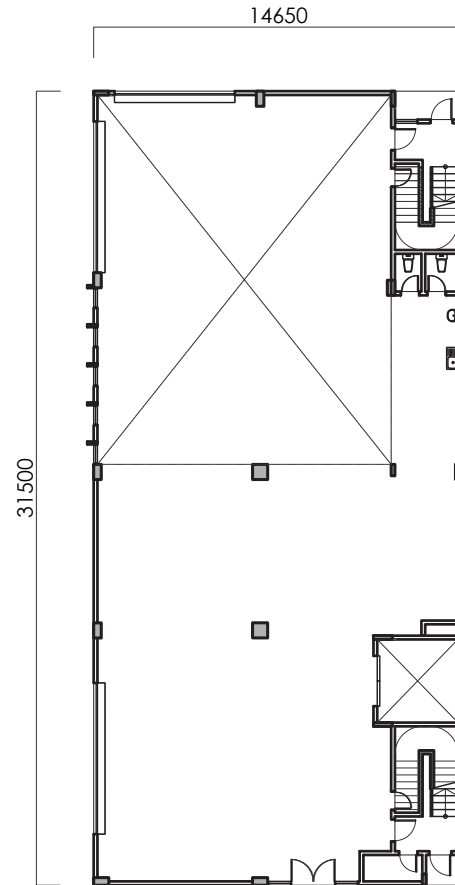
TYPE B - LEVEL 2



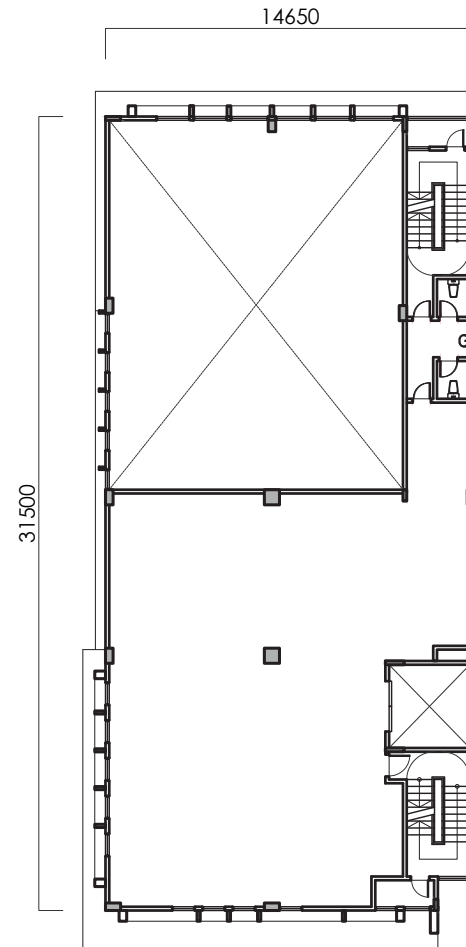
TYPE B - ROOF



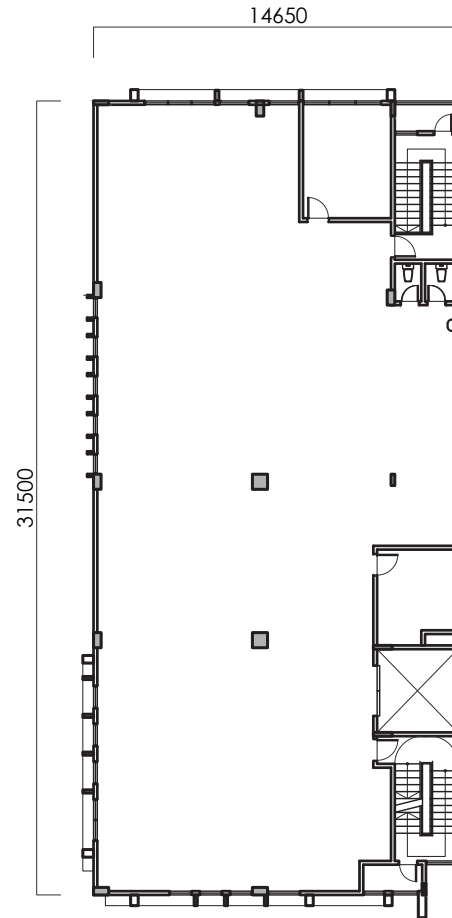
TYPE C - GROUND FLOOR



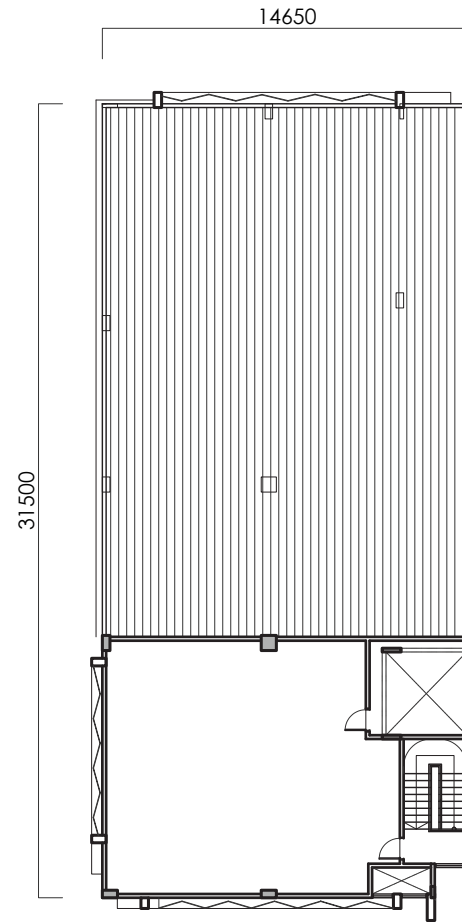
TYPE C - LEVEL 1



TYPE C - LEVEL 2



TYPE C - ROOF



MULTI-AWARD WINNING DEVELOPER:



L I F E S T Y L E D E V E L O P E R