



丰 Co  
和 Harves

# MEDIUM INDUSTRIAL FACTORY @ DESA CEMERLANG

Together We Achieve A Bumper Harvest





CoHarves is a reliable, prudent developer with builder background owned by financially strong individual or entity. The development team made up of experienced planner, architect, engineer jointly with its builder of more than 40 years of experience with successful completion of more than 500 industrial building to date strive to produce the most practical and functional design with industrialist / manufacturer in mind.

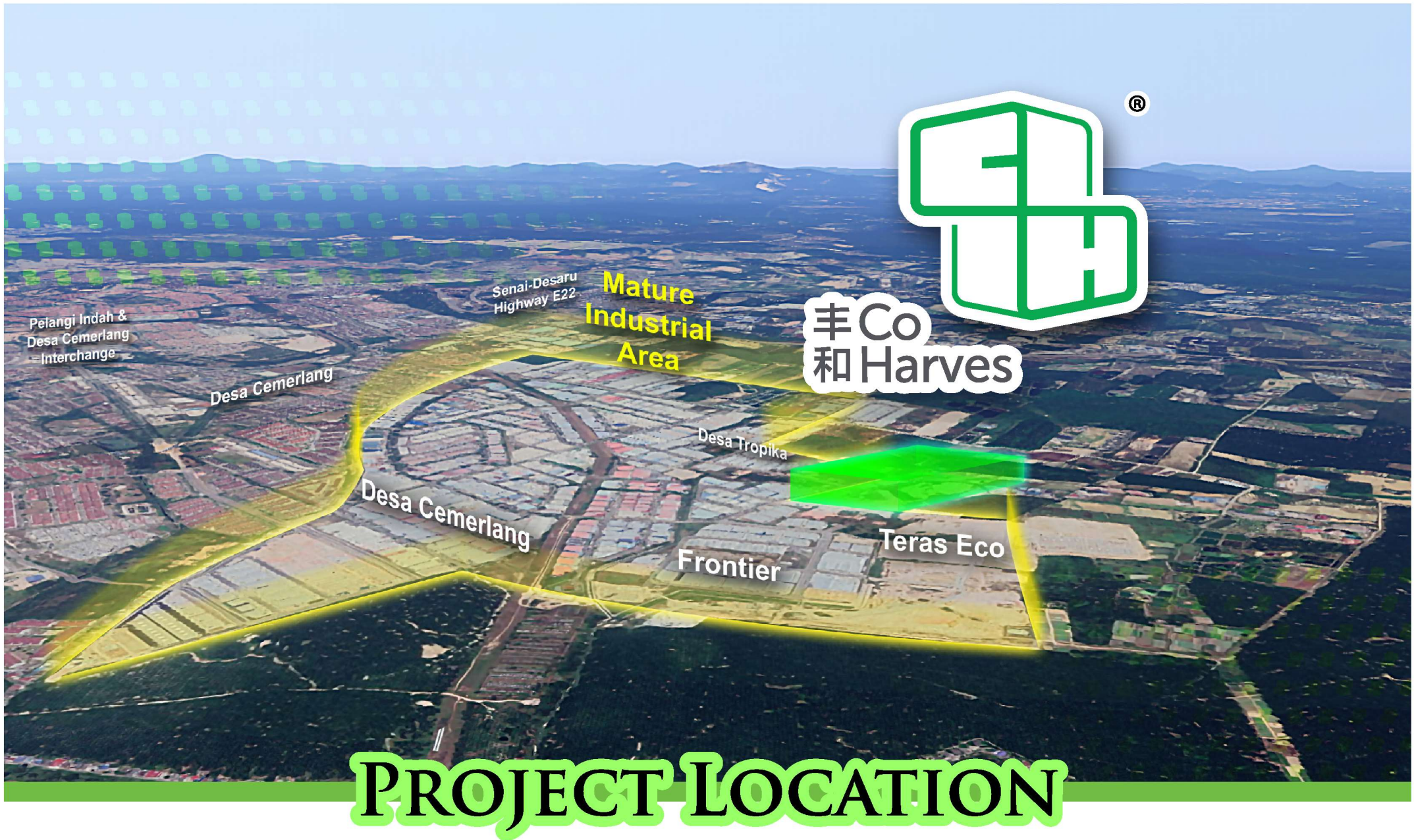


# PROJECT MAP



CoHarves Industrial Park is located within the Iskandar Development Region of Economic in Johor Bahru and near Desa Cemerlang Industrial Park. The project is surrounded by mature, small and medium industrial areas. It is linked to a complete transportation network, connecting to Woodlands Checkpoint, Senai Airport, Pasir Gudang and others, to facilitate the import and export of goods.





The industrial area is surrounded by large residential areas, with access to abundant human resources that become the basis for the company's expansion.





## APPROVED BUILDING PLAN

### SITE PLAN

NOT TO SCALE

#### Legend

- Plot 1 : Detached Factory with Single Chamber TNB (D1)
- Plot 2 - 5 : Detached Factory with Single Chamber TNB (D2)
- Plot 6 : Detached Factory with Single Chamber TNB (D3)
- Plot 7-12 : Semi-D Factory (SD2)
- Plot 13-18 : Semi-D Factory (SD1)-----SOLD OUT

#### Customization of Additional Production facilities / Equipments provided

- A. Dock Leveler
- B. Overhead Crane
- C. Good Hoist & Lift
- D. Centralized Air Conditioning System
- E. Smoke Extraction System
- F. Production Electrical System
- G. Production Piping Work & etc.
- H. Epoxy Floor Finishes





**Land Area:**  
Approx. 1.98 acres

**Gross Floor Area:**  
Approx. 55,340 sqft

# DETACHED FACTORY (PLOT1)

**Production: 36m Column Free Span**  
**Ground Floor Reception/Lobby/Office Floor Height: 6m**

**Production Clear Height: 9m**  
**Roller Shutter Height: 5.3m**





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# DETACHED FACTORY FLOOR PLAN



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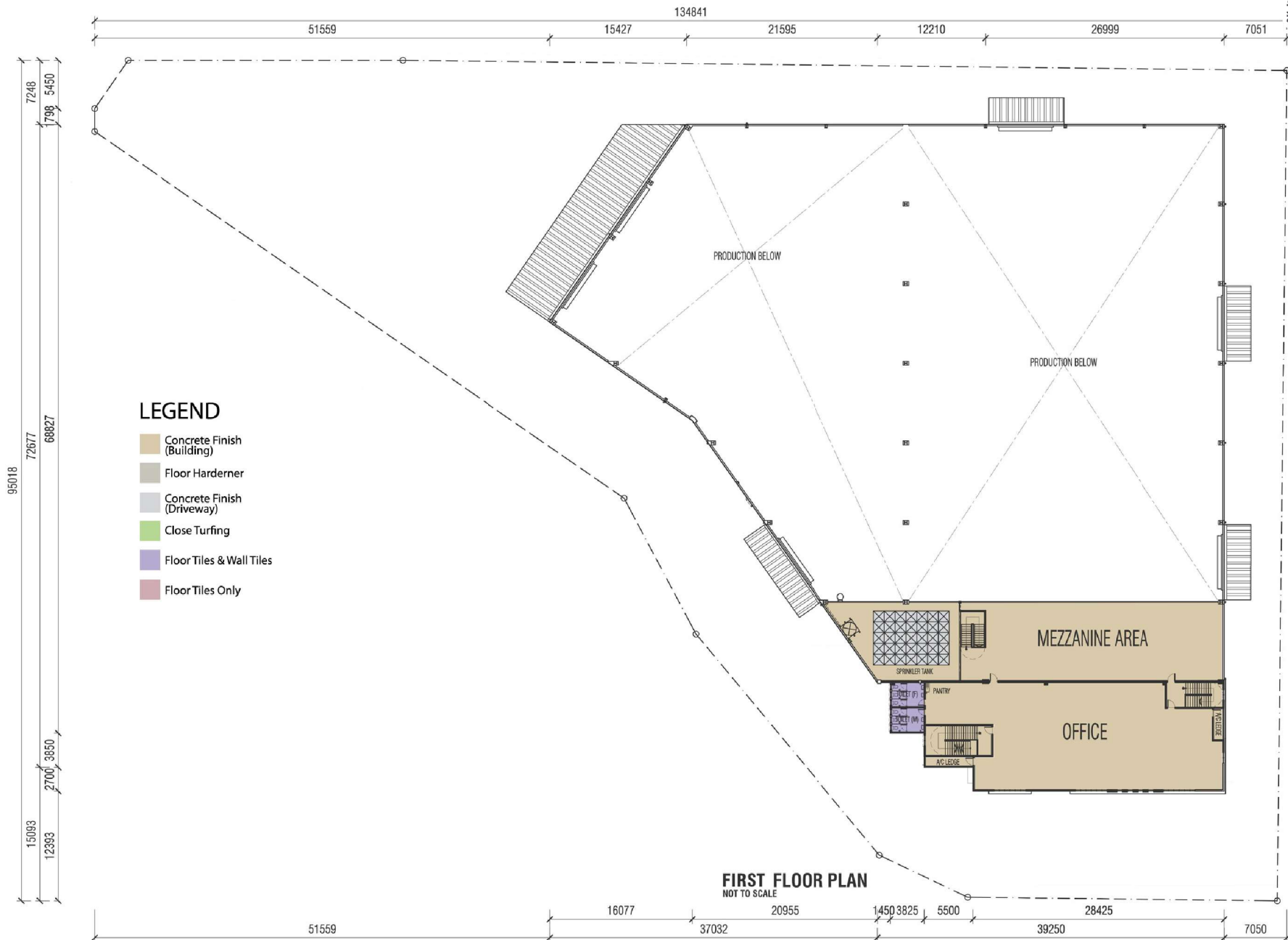




# DETACHED FACTORY FLOOR PLAN



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# SPECIFICATIONS DETACHED FACTORY

<b>Structure</b>	Reinforced concrete frame / steel roof structure
<b>Walls</b>	Brick wall/metal cladding/translucent sheet
<b>Roof</b>	Mainly metal deck roofing with suitable sisalation Reinforced concrete flat roof
<b>Ceiling</b>	Plaster gypsum ceiling for office and toilet (first floor)
<b>Roller Shutter</b>	
Production Area	Motorized roller shutter
Bin Center	Manual roller shutter
<b>Doors</b>	
Production Area	Metal plate door
Lobby	Glass door
Office	Plywood door or fire door
<b>Windows</b>	
Production Area	Aluzinc coated mild steel frame glass louvres window come with security bar
Office	Powder coated aluminum frame glass window
<b>Floor Finishes</b>	
Production	Non metallic hardener
Office	Concrete finishes
Surau	Ceramic tile
Bin Centre	Ceramic tile
Guard House	Ceramic tile
Toilet	Ceramic tile
<b>Wall Finishes and Painting</b>	
Production Area / Office	Weather shield paint or approved equivalent externally. Emulsion paint internally. Semi gross paint to wood and metal surfaces.
Toilet	Ceramic tile and emulsion paint
<b>Sanitary and Water Supply Installation</b>	Quality sanitary ware with fitting
<b>Electrical Installation</b>	Power Supply provided by TNB. Three Phase 1000A
<b>Fencing</b>	Brick wall and BSP fencing







**Land Area:**  
Approx. 1.53 acres

**Gross Floor Area:**  
Approx. 41,570 sqft

# DETACHED FACTORY (PLOT6)

**Production: 27m Column Free Span**  
**Ground Floor Reception/Lobby/Office Floor Height: 6m**

**Production Clear Height: 9m**  
**Roller Shutter Height: 5.3m**





**Land Area:**  
Approx. 1.53 acres

**Gross Floor Area:**  
Approx. 41,570 sqft

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**Land Area:**  
Approx. 1.53 acres

**Gross Floor Area:**  
Approx. 41,570 sqft

# DETACHED FACTORY (PLOT6)

**Production: 27m Column Free Span**  
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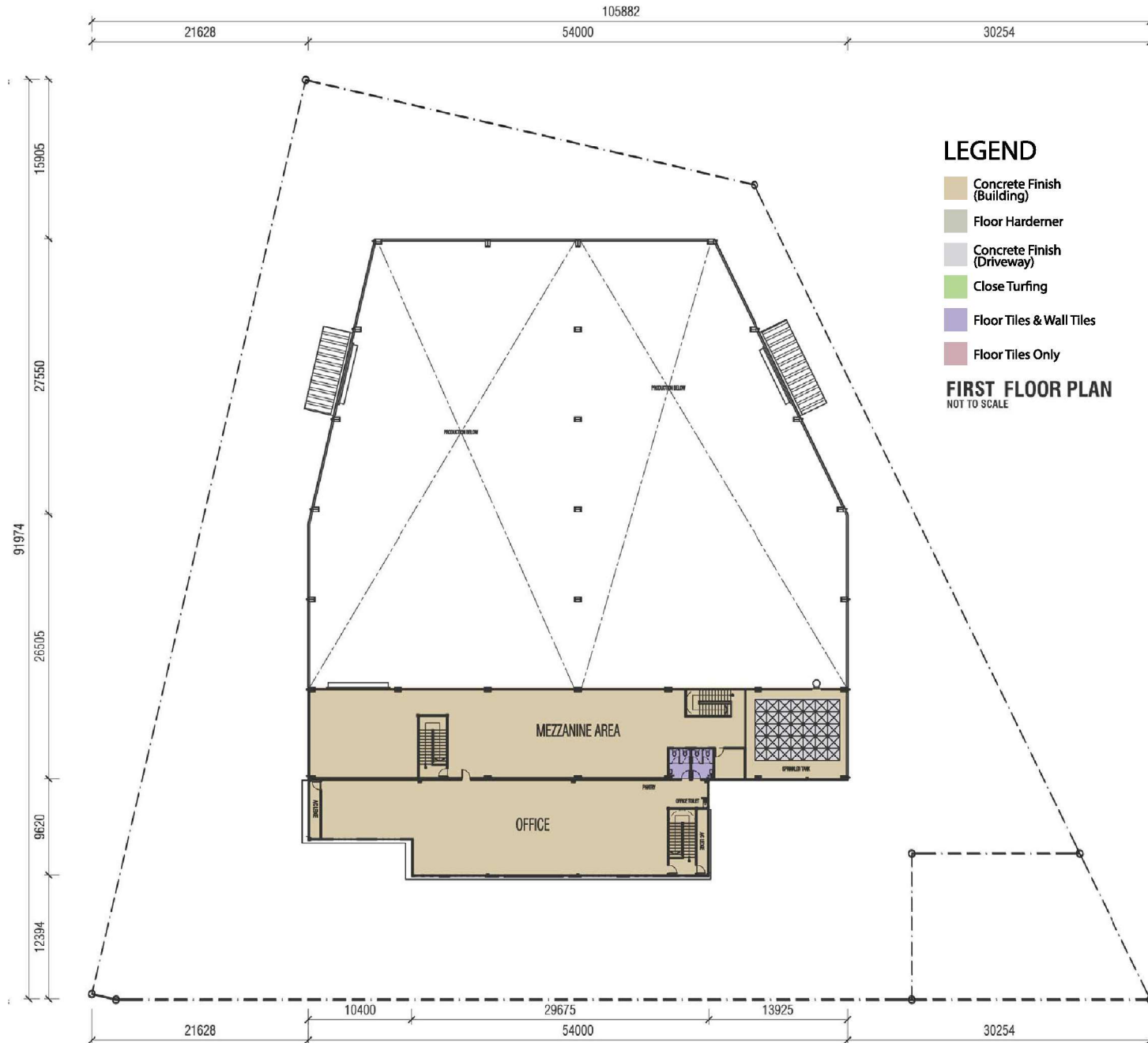
# DETACHED FACTORY FLOOR PLAN



The developer reserves the right to modify any part of the building prior to completion as directed or approved by 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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<b>Roller Shutter</b>	
Production Area	Motorized roller shutter
Bin Center	Manual roller shutter
<b>Doors</b>	
Production Area	Metal plate door
Lobby	Glass door
Office	Plywood door or fire door
<b>Windows</b>	
Production Area	Aluzinc coated mild steel frame glass louvres window come with security bar
Office	Powder coated aluminum frame glass window
<b>Floor Finishes</b>	
Production	Non metallic hardener
Office	Concrete finishes
Surau	Ceramic tile
Bin Centre	Ceramic tile
Guard House	Ceramic tile
Toilet	Ceramic tile
<b>Wall Finishes and Painting</b>	
Production Area / Office	Weather shield paint or approved equivalent externally. Emulsion paint internally. Semi gross paint to wood and metal surfaces.
Toilet	Ceramic tile and emulsion paint
<b>Sanitary and Water Supply Installation</b>	Quality sanitary ware with fitting
<b>Electrical Installation</b>	Power Supply provided by TNB. Three Phase 1000A
<b>Fencing</b>	Brick wall and BSP fencing







**Land Area:**  
Approx. 1.44 acres

**Gross Floor Area:**  
Approx. 44,000 sqft

# DETACHED FACTORY (D2)

**Production: 46m Column Free Span**  
**Ground Floor Reception/Lobby/Office Floor Height: 6m**

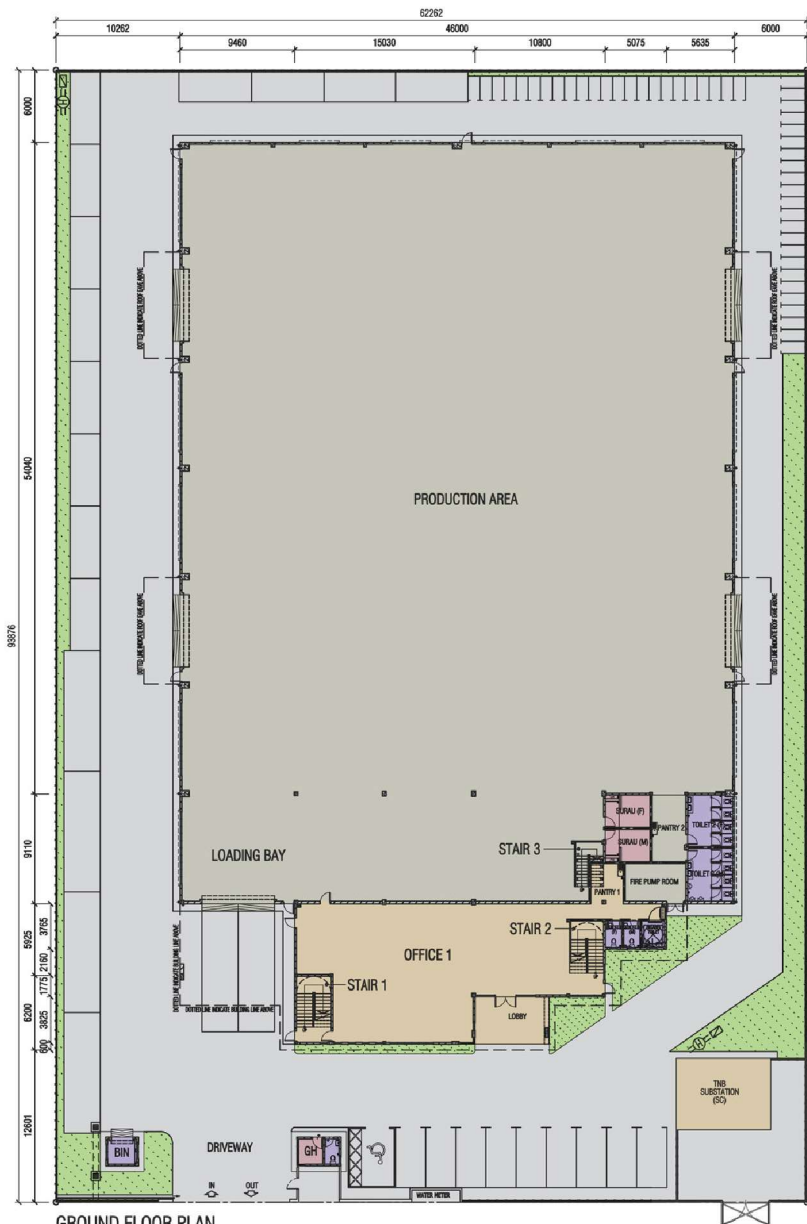
**Production Clear Height: 9m**  
**Roller Shutter Height: 5.3m**



# DETACHED FACTORY FLOOR PLAN



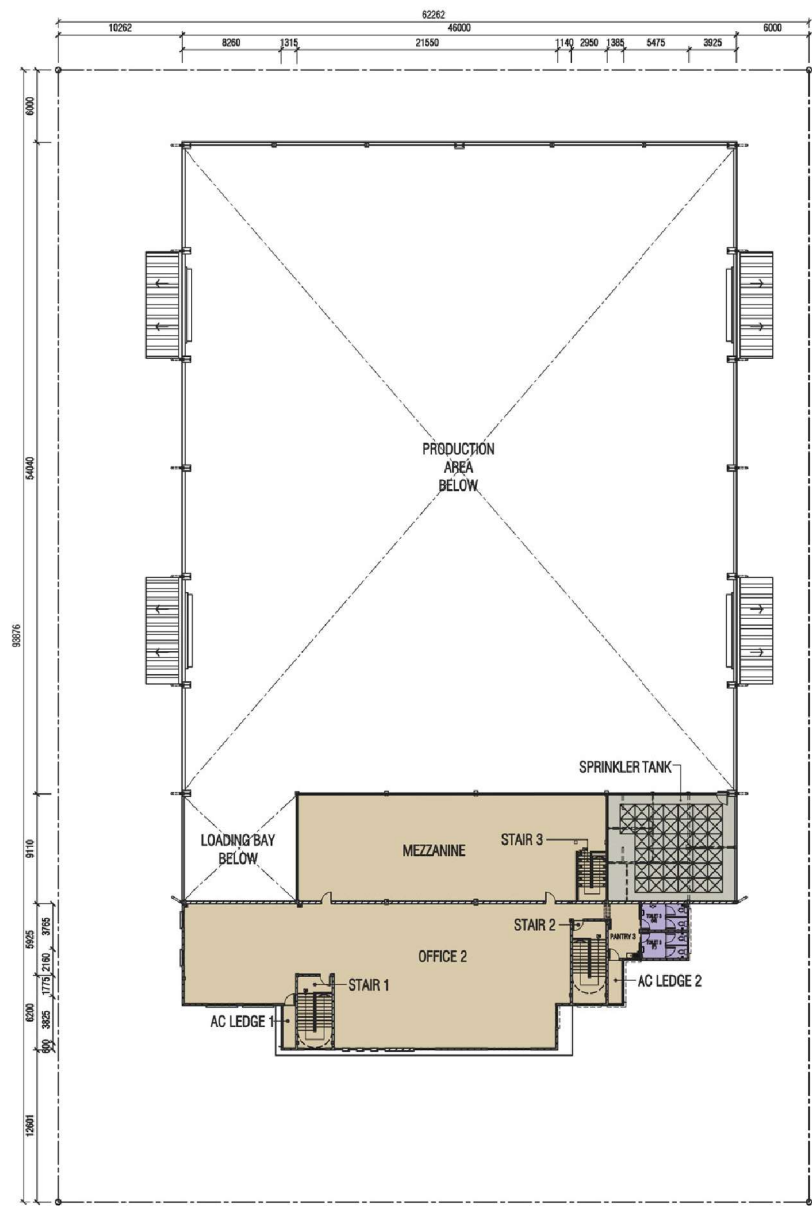
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GROUND FLOOR PLAN  
SCALE 1:150

## LEGEND

- Concrete Finish (Building)
- Floor Hardener
- Concrete Finish (Driveway)
- Close Turfing
- Floor Tiles & Wall Tiles
- Floor Tiles Only



FIRST FLOOR PLAN  
SCALE 1:150

## LEGEND

- Concrete Finish (Building)
- Floor Hardener
- Concrete Finish (Driveway)
- Close Turfing
- Floor Tiles & Wall Tiles
- Floor Tiles Only



# SPECIFICATIONS DETACHED FACTORY

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Production Area	Motorized roller shutter
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<b>Fencing</b>	Brick wall and BSP fencing







**Land Area:**

Approx. 0.33-0.46 acres

**Gross Floor Area:**

Approx. 8,900 sqft

# SEMI-D FACTORY (SD2)

Ground Floor Reception/Lobby/Office Floor Height: 6m

Production Clear Height: 9m  
Roller Shutter Height: 4.8m

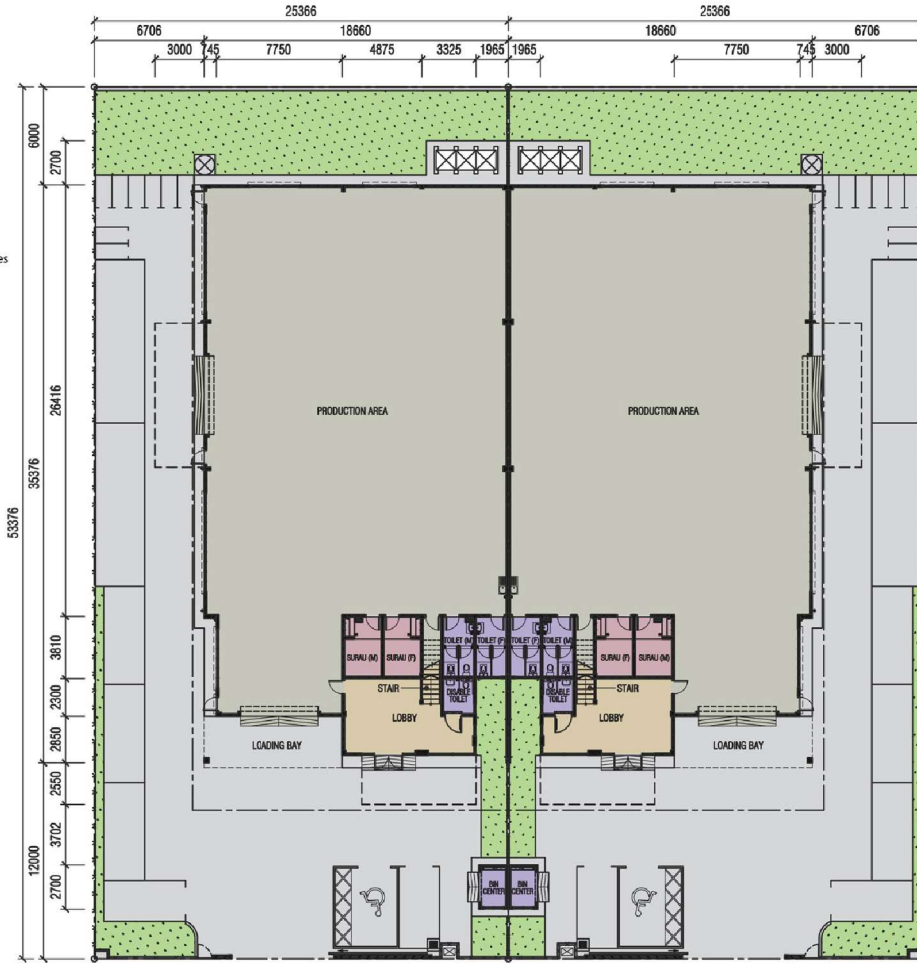


# SEMI-DETACHED FACTORY FLOOR PLAN



## LEGEND

- Concrete Finish (Building)
- Floor Hardener
- Concrete Finish (Driveway)
- Close Turfing
- Floor Tiles & Wall Tiles
- Floor Tiles Only

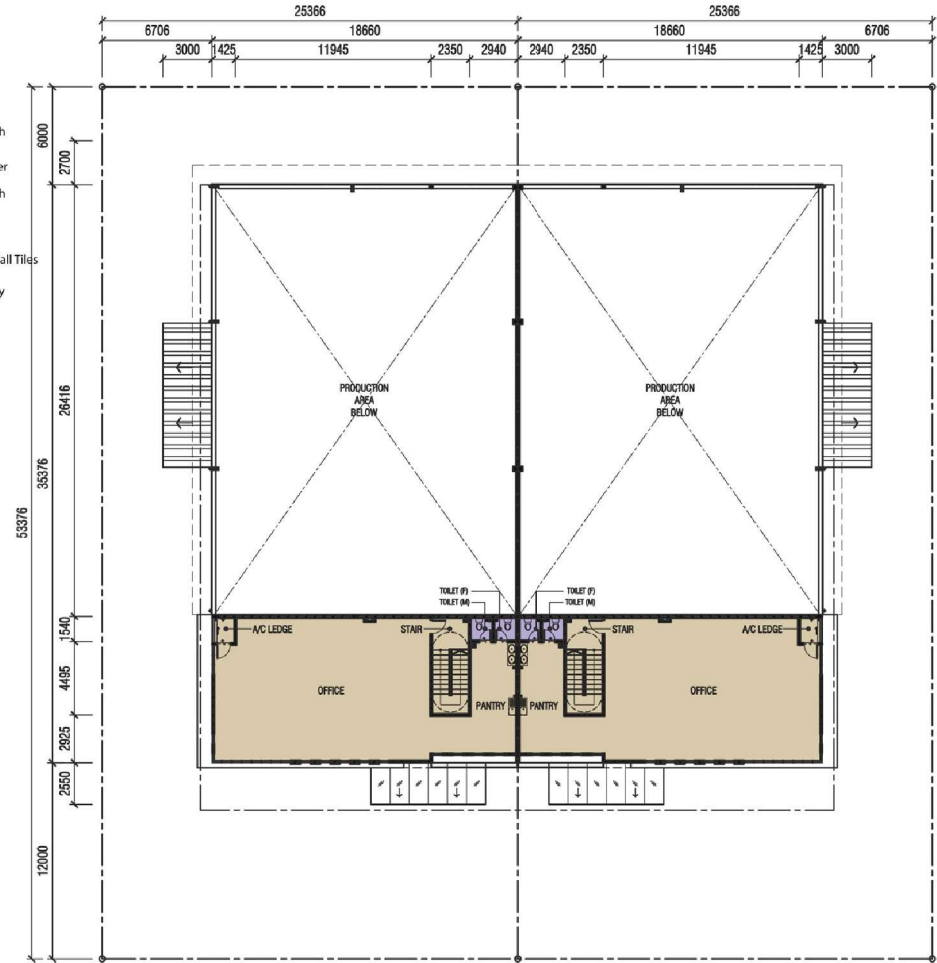


**GROUND FLOOR PLAN**

SCALE 1:150

## LEGEND

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- Concrete Finish (Driveway)
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**FIRST FLOOR PLAN**

SCALE 1:150



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[www.coharves.my](http://www.coharves.my)

**CoHarves Sdn Bhd**

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