



# *Light Industrial Factory* *@ Pasir Gudang*



*Together We Achieve A Bumper Harvest*



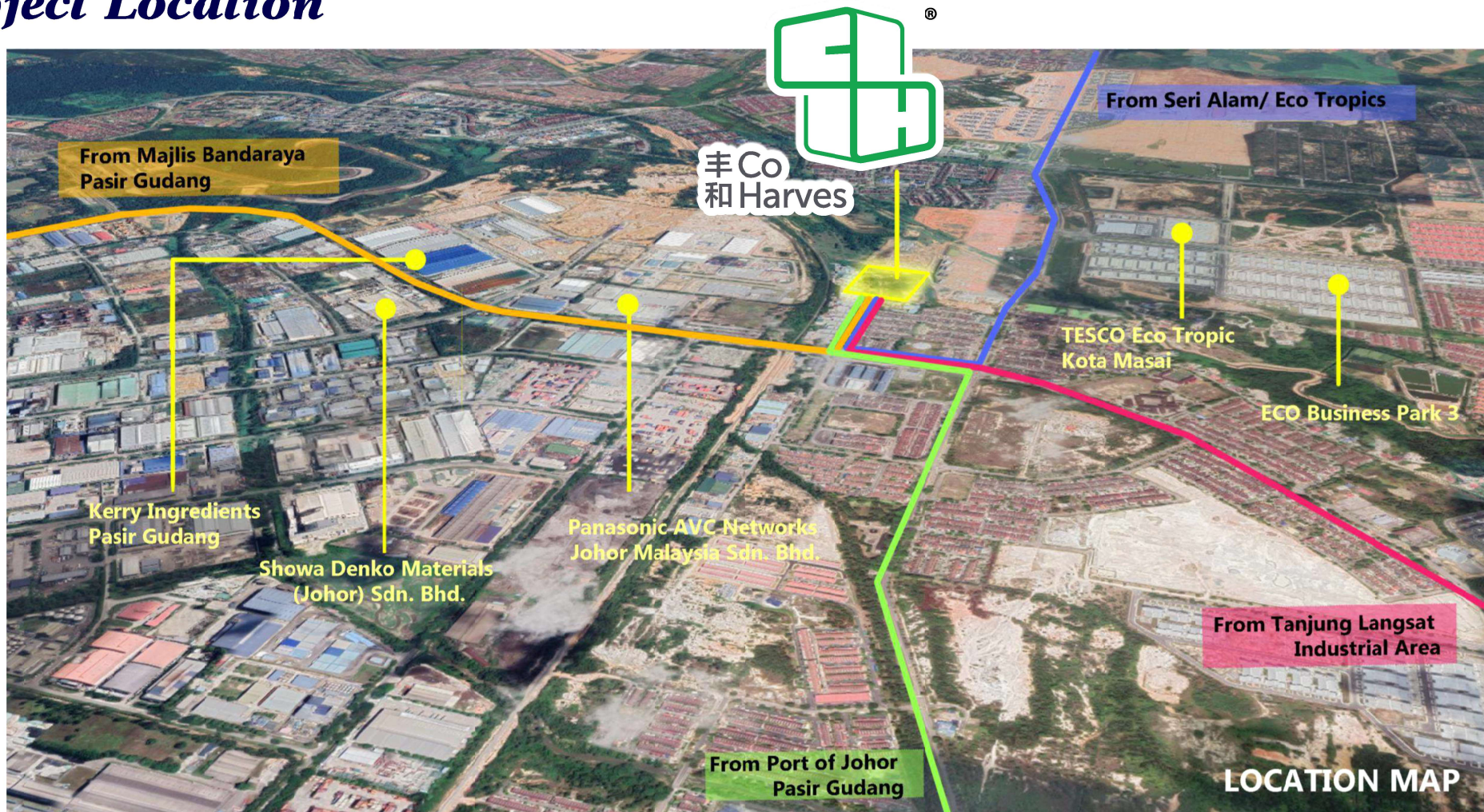


CoHarves is a reliable, prudent developer with builder background owned by financially strong individual or entity. The development team made up of experienced planner, architect, engineer jointly with its builder of more than 40 years of experience with successful completion of more than 500 industrial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

Our Pasir Gudang project is located at Iskandar Special Economic Zone Area D (Flagship D), Johor Bahru, Malaysia. The factories are situated in a mature industrial development zone, surrounded by many well-known manufacturers, importers & exporters. This project has total of 6 detached factory units and the land is freehold.



# Project Location



Its geographical location is centralized and connected to some of the most important economic centres in the region, which are:

- Port of Pasir Gudang (Johor Port), Tanjung Langsat Port
- Pasir Gudang Industrial Park, Tanjung Langsat Industrial Estate
- Commercial Centre-Pasir Gudang, Seri Alam, Eco Tropics

Additionally, the factories location is in close proximity of numerous residential areas, such as Seri Alam, Eco Tropics and Pasir Gudang, which may contribute the users with abundant human resources.

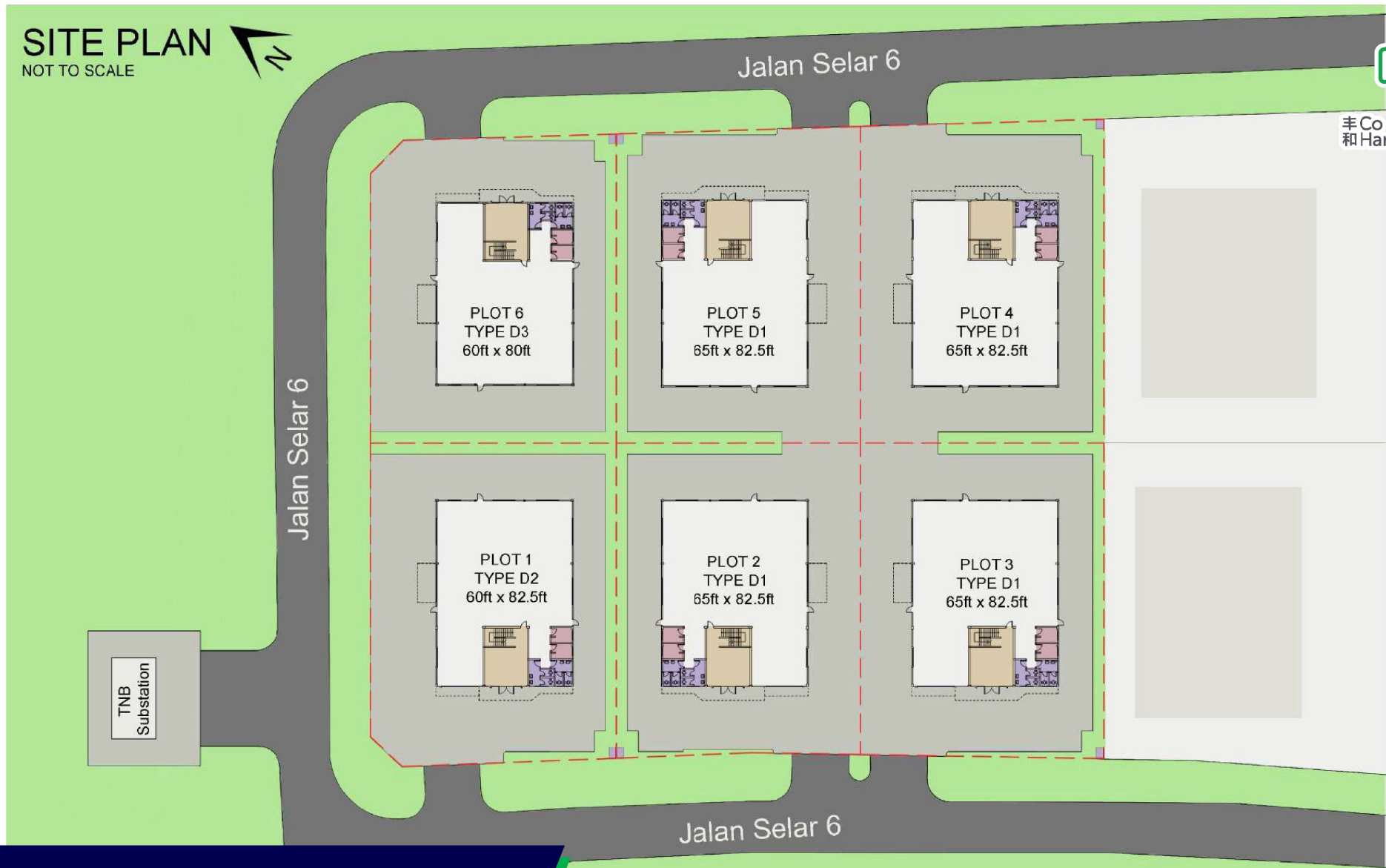


# SITE PLAN

NOT TO SCALE



丰 Co  
和 Harves



## Approved Building Plan

### Customization of Additional Production facilities / Equipments provided

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



# Light Industrial Factory @ Pasir Gudang



**Land Area:**

Approx. 15,000 sqft

**Gross Floor Area:**

Approx. 6,800 - 7,500 sqft

***Detached Factory***

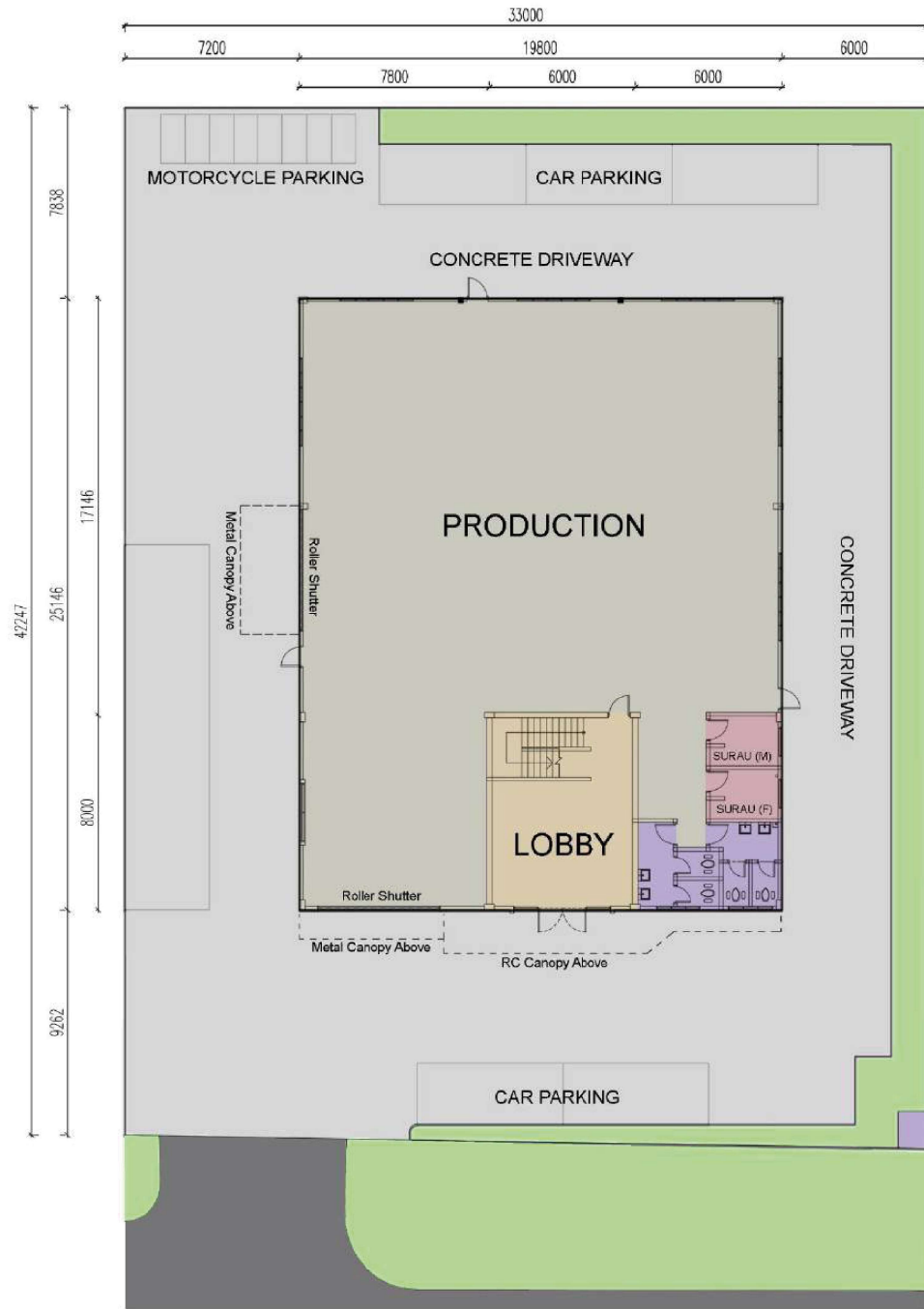
Building Height: 9m

Roller Shutter Height: 5m

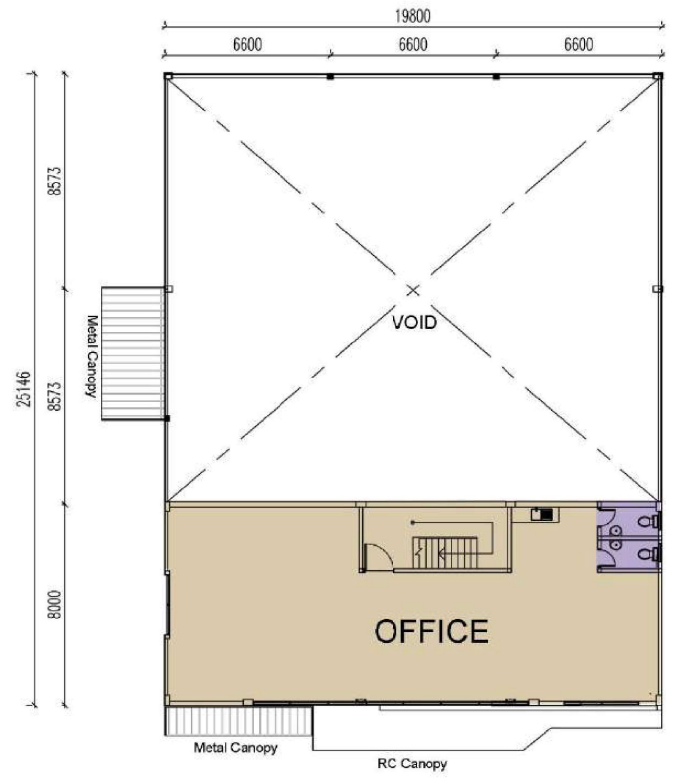
Ground Floor Reception/ Lobby/ Office Floor Height: 5.75m



# Detached Factory Floor Plan



Typical D1 Ground Floor Plan  
NOT TO SCALE



Typical D1 First Floor Plan  
NOT TO SCALE

### LEGEND

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



# Detached Factory Specifications

<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
<b>Ceiling</b>	
Ground Floor Office & Toilet	RC sofit skim coat
First Floor Office & Toilet	Plaster gypsum ceiling
<b>Roller Shutter</b>	
Production Area	Motorized 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 Compartment	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 100A
<b>Fencing</b>	Brick wall, bin compartment, and BSP fencing







丰 Co  
和 Harves

## **CoHarves Sdn Bhd**

(Co. No. 1029885-W)

Main Office: No.9-01, Jalan Setia 3/2, Taman Setia Indah, 81100 Johor Bahru, Johor, Malaysia.

Tel: 07- 357 1786

Mobile: 018-783 0599

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

Email: [admin@coharves.my](mailto:admin@coharves.my)