



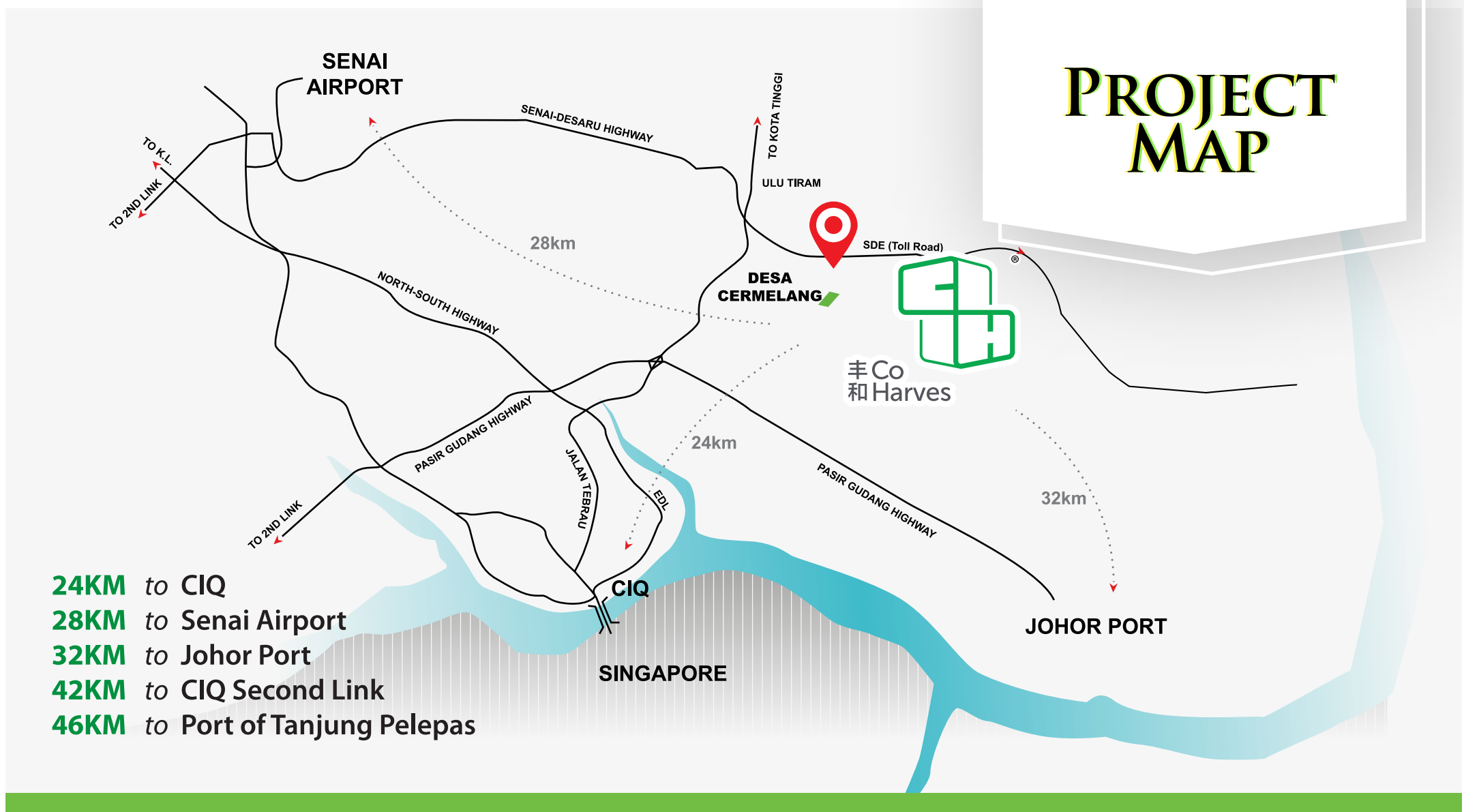
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MEDIUM INDUSTRIAL FACTORY @ DESA CEMERLANG

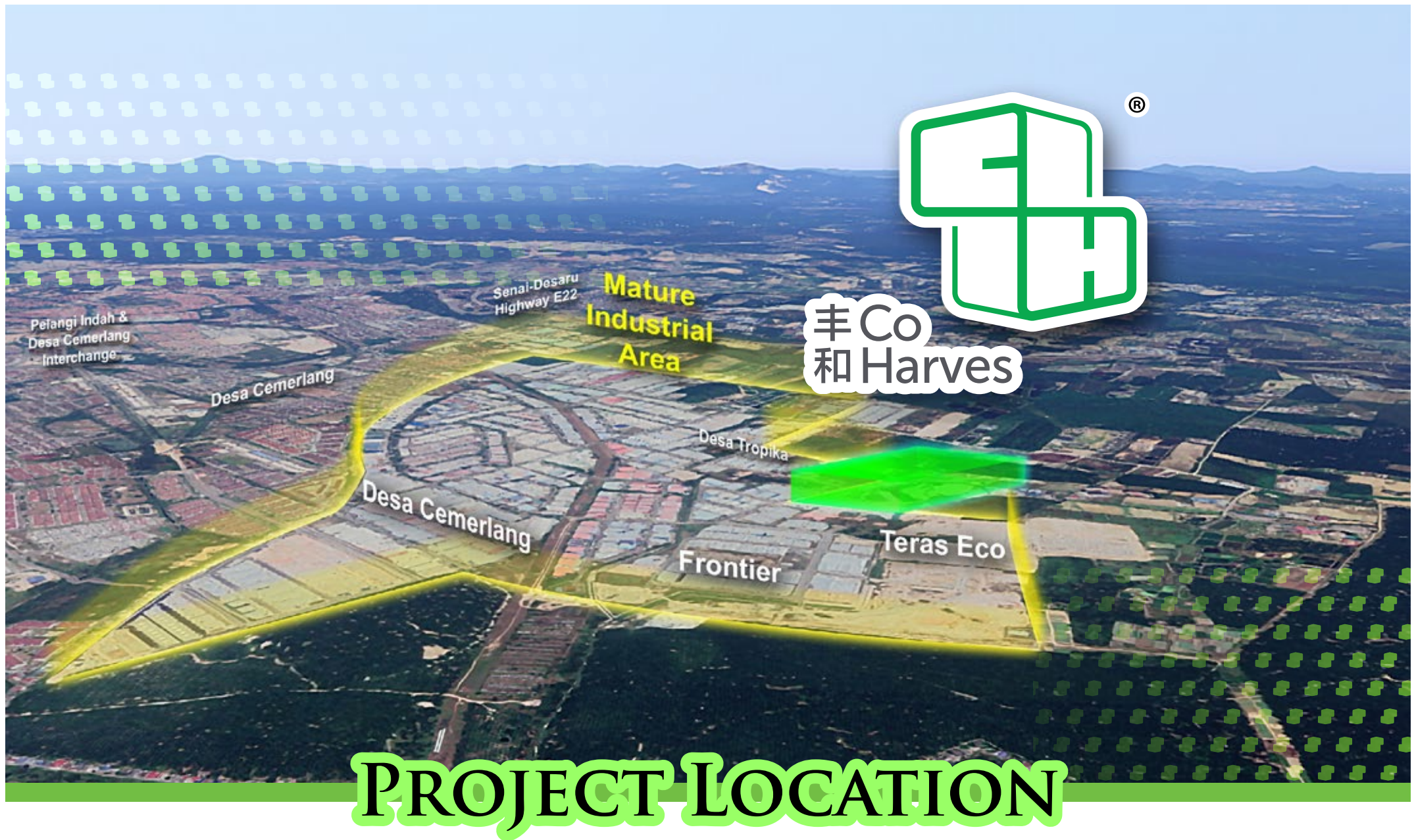
Together We Achieve A Bumper Harvest



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.



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.



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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



Land Area:
Approx. 1.98 acres

Gross Floor Area:
Approx. 55,340 sqft

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

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Roller Shutter Height: 5.3m

FLOOR PLAN

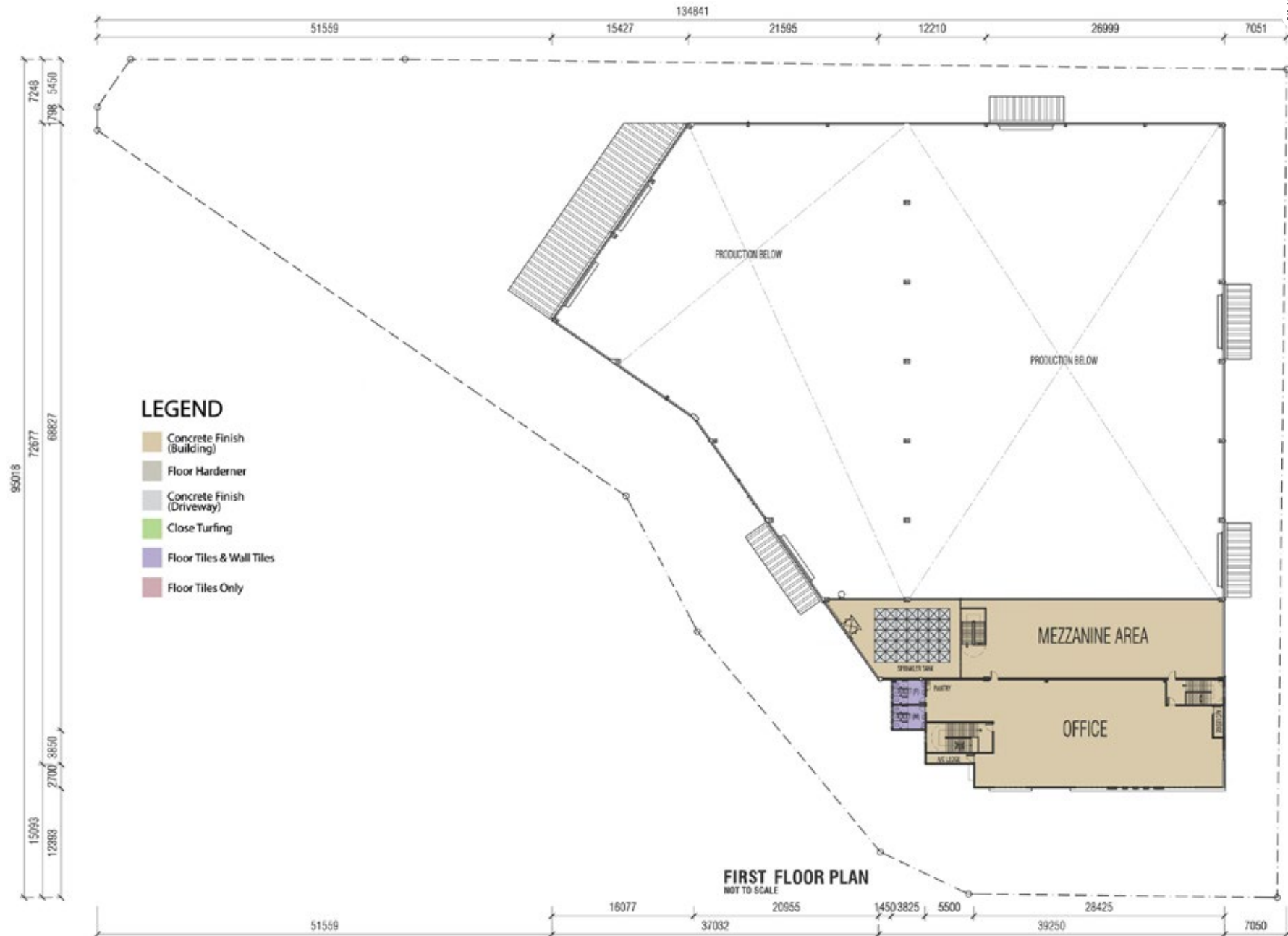


The developer reserves the right to modify any part of the building prior to completion as directed or approved by relevant authorities. All plans, layouts, information and specifications are subject to change and cannot form part of an offer or contract presentation.

DETACHED FACTORY FLOOR PLAN



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SPECIFICATIONS

DETACHED FACTORY

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

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

DETACHED FACTORY (PLOT6)

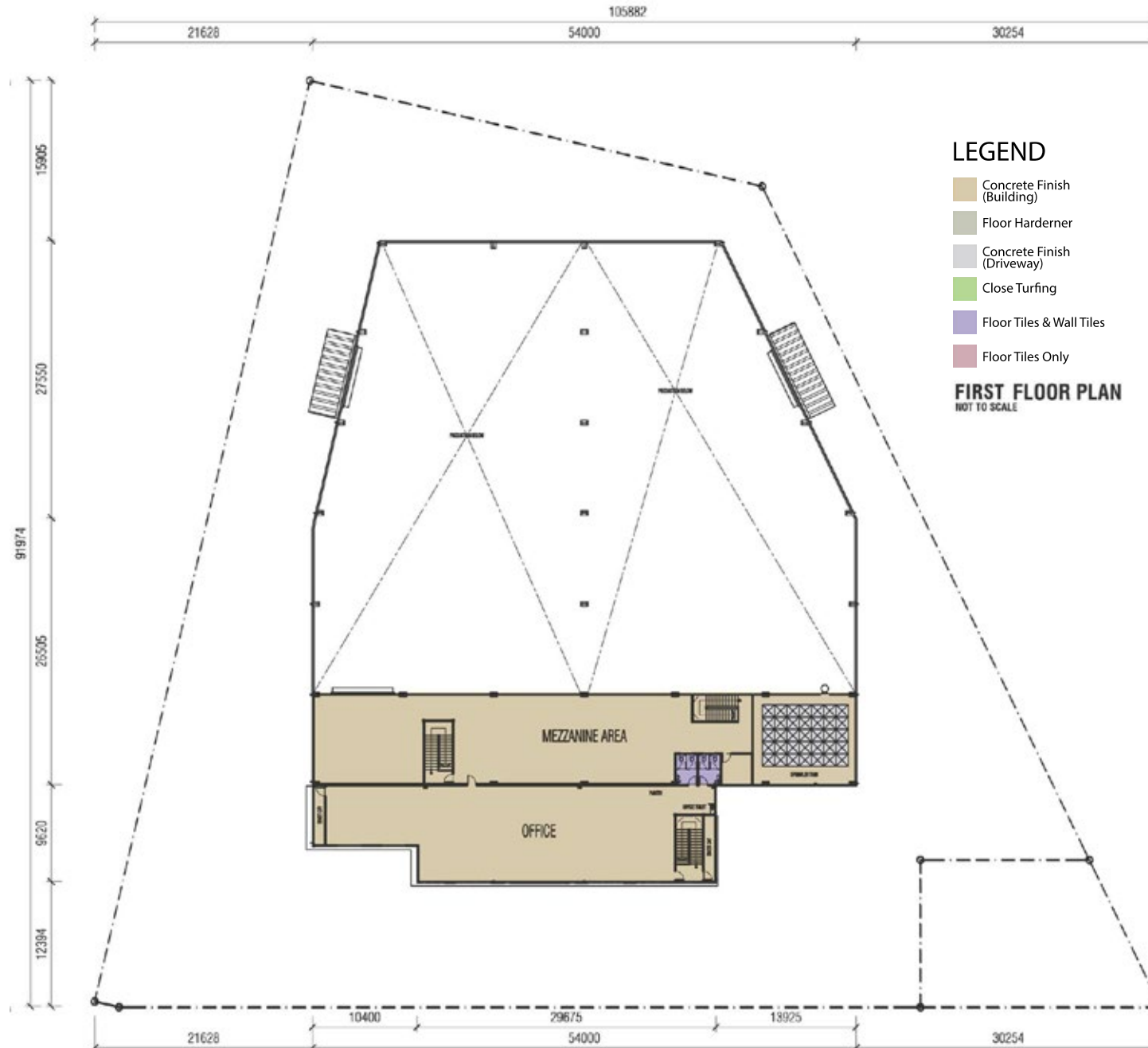
Production: 27m Column Free Span
Ground Floor Reception/Lobby/Office Floor Height: 6m

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

DETACHED FACTORY FLOOR PLAN



DETACHED FACTORY FLOOR PLAN



SPECIFICATIONS

DETACHED FACTORY



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



Land Area:
Approx. 1.44 acres

Gross Floor Area:
Approx. 44,000 sqft

DETACHED FACTORY (ID2)

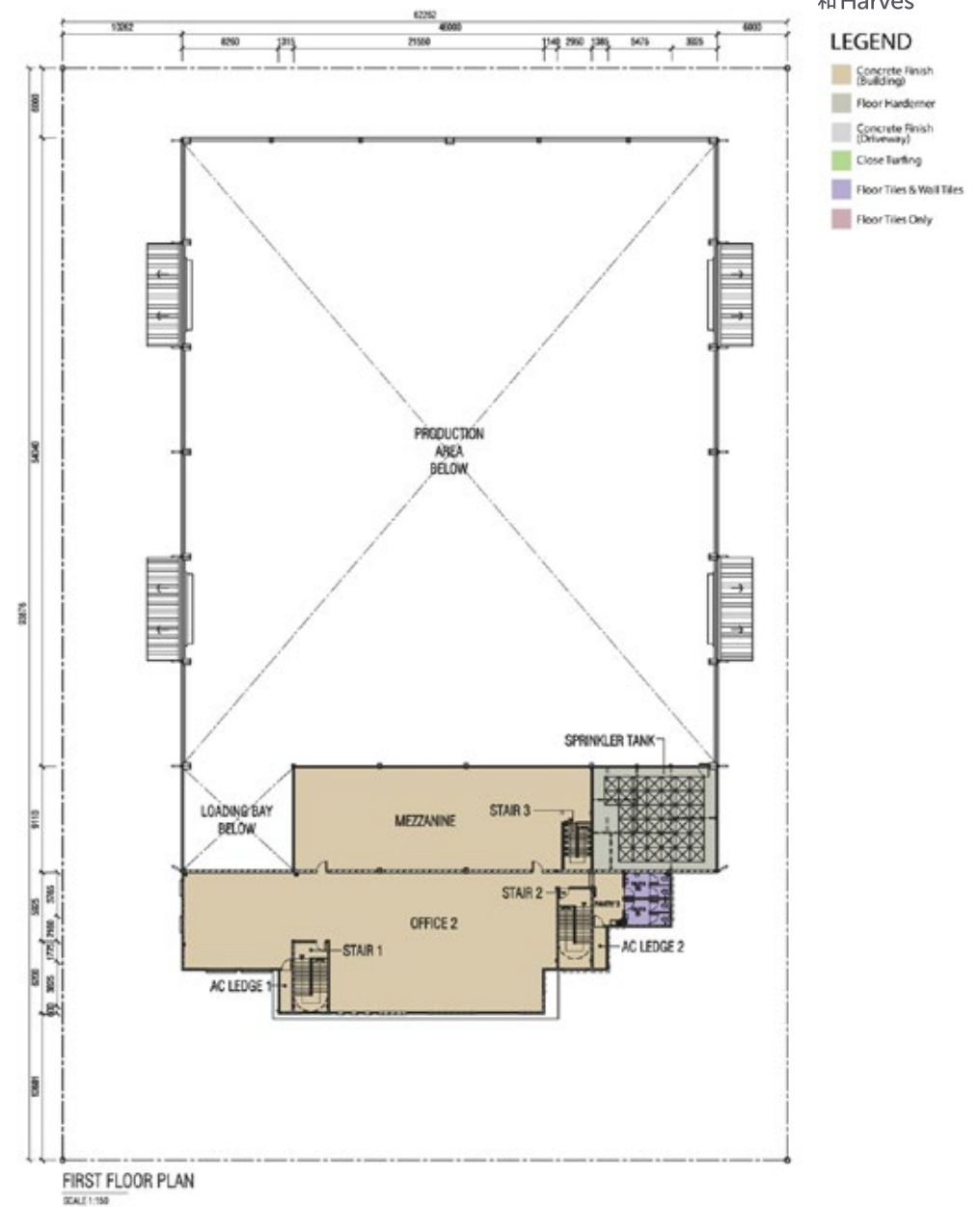
Production: 46m Column Free Span
Ground Floor Reception/Lobby/Office Floor Height: 6m

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

DETACHED FACTORY FLOOR PLAN



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SPECIFICATIONS

DETACHED FACTORY

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



Land Area:

Approx. 0.33-0.46 acres

Gross Floor Area:

Approx. 8,900 sqft

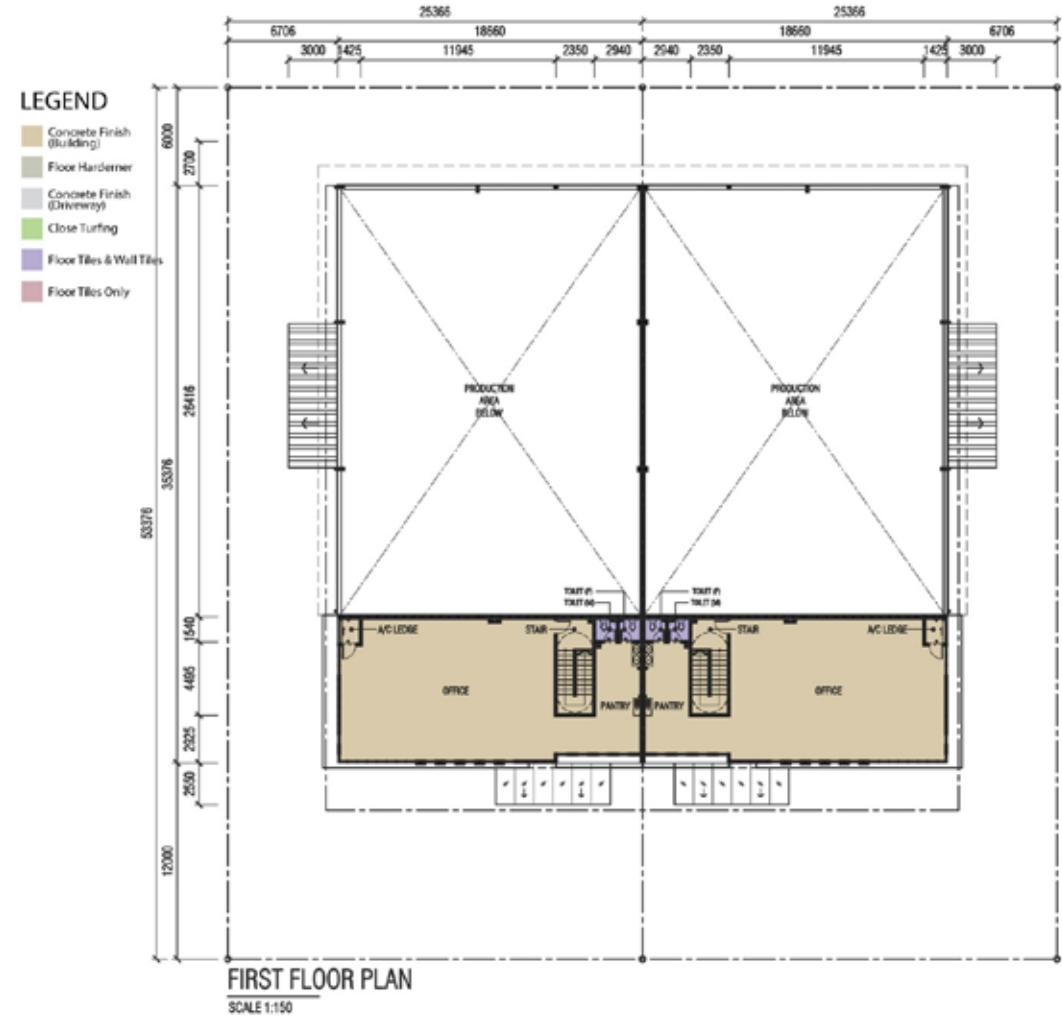
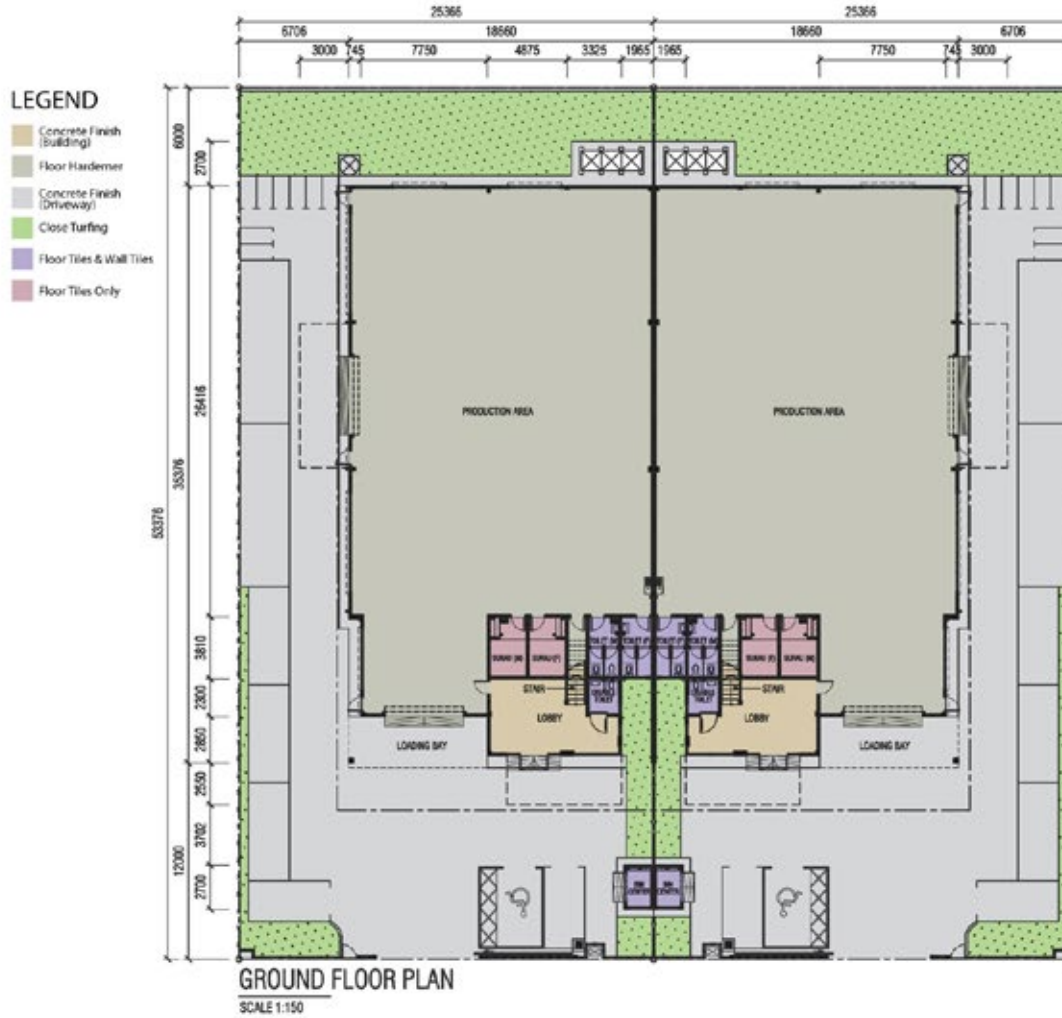
SEMI-D FACTORY (SD2)

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

Production Clear Height: 9m

Roller Shutter Height: 4.8m

SEMI-DETACHED FACTORY FLOOR PLAN



SPECIFICATIONS

SEMI-DETACHED FACTORY

Structure	Reinforced concrete frame / steel roof structure
Walls	Brick wall/metal cladding/translucent sheet
Roof	Mainly metal deck roofing with suitable sisalation
	Reinforced concrete flat roof
Ceiling	Plaster gypsum ceiling for office and toilet (first floor)
Roller Shutter	
Production Area	Motorized roller shutter
Bin Center	Manual roller shutter
Doors	
Production Area	Metal plate door
Lobby	Glass door
Office	Plywood door or fire door
Windows	
Production Area	Aluzinc coated mild steel frame glass louvres window come with security bar
Office	Powder coated aluminum frame glass window
Floor Finishes	
Production	Non metallic hardener
Office	Concrete finishes
Surau	Ceramic tile
Bin Centre	Ceramic tile
Toilet	Ceramic tile
Wall Finishes and Painting	
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
Sanitary and Water Supply Installation	Quality sanitary ware with fitting
Electrical Installation	Power Supply provided by TNB. Three Phase 200A
Fencing	Brick wall and BSP fencing



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