

Superior

# ALAM DAMAI Industrial Park

Cheras, Kuala Lumpur



**1½ - STOREY SHOP FACTORY**  
**(Standard : 25' X 80')**  
**ONLY 14 UNITS & FAST SELLING!**



- \*\* Less than 1km from Desa Tun Razak II Industrial Park
- \*\* Less than 8km to Kuala Lumpur town centre
- \*\* EASY ACCESS to/from MRR11, SILK Highway and East-West Link
- \*\* Surrounded by well developed and busy townships : Desa Tun Razak II Industrial Park, Alam Damai, Taman Bukit Anggerik, Taman Connaught, Damai Perdana, Taman Len Sen etc.

Strategic

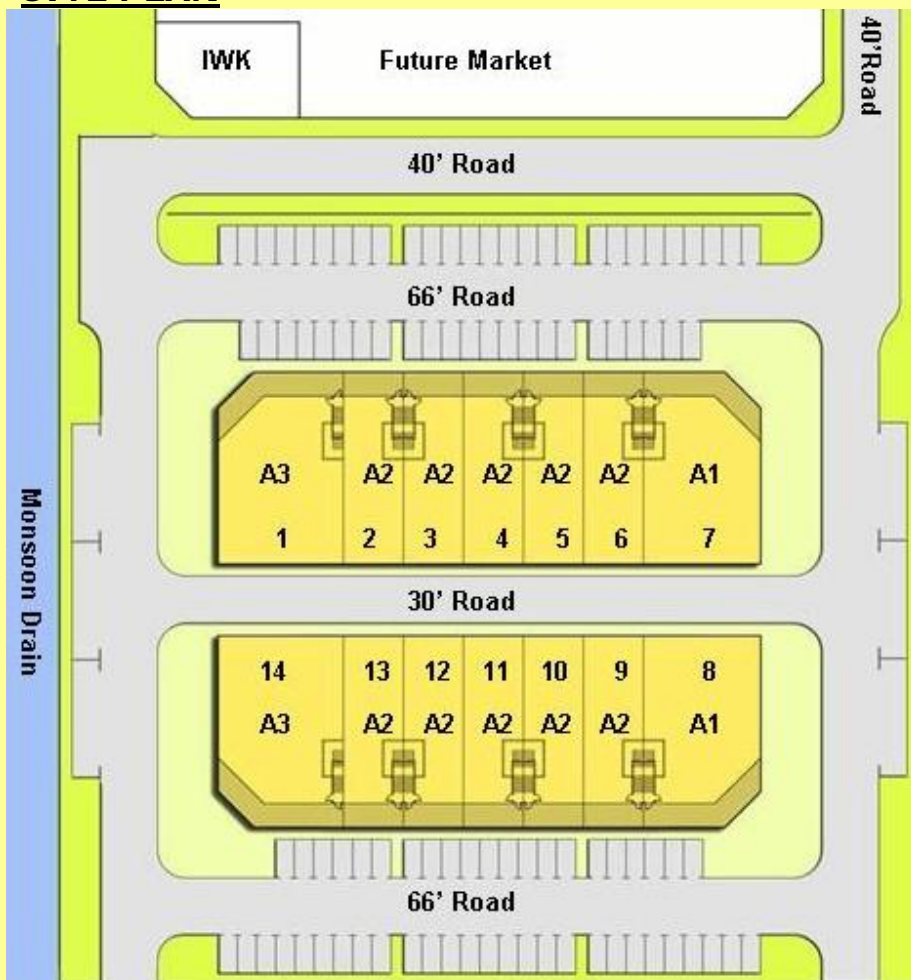
# ALAM DAMAI Industrial Park

Cheras, Kuala Lumpur

## STRATEGIC

- **UNIQUE DUAL-USE CONCEPT** where it can be used as light industrial factory or shop office.
- **15 FEET HIGH CEILING** at ground floor where owners can easily mobilize, renovate and add-up internal upper floor in the production area.
- **SPACIOUS BUILT UP** with dimension of 25' X 80' with minimum built up area of 3,076 sq ft.
- **INTELLIGENTLY DESIGNED** to match industrial requirement and to provide excellent ventilation.
- **66 FEET WIDE ROAD SYSTEM** that provides free traffic flow with sufficient space for loading goods and materials and **AMPLE PARKING SPACE** with 66 feet wide road at front lane and side lane, 30 feet wide road at back lane and 40 feet extra buffer between the industrial park and the adjoining lots.
- **HIGHLY VISIBLE AND HIGH TRAFFIC FLOW** facing the busy Wet Market of Alam Damai and future market that are crowded with shoppers from Alam Damai, Taman Connaught, Taman Bukit Anggerik, Taman Len Sen, Taman Bahagia, Taman Hussein Onn and Damai Perdana.
- **CLOSE TO AMENITIES** like, Jaya Jusco Cheras Selatan, Giant Hypermarket, Econsave, Bintang, Tesco Hypermarket, future Tesco Hypermarket in Alam Damai, Leisure Mall, Post Malaysia, Hong Leong Bank, Maybank, CIMB Bank, Public Bank, Alliance Bank, primary schools and secondary schools.

## SITE PLAN



### Type A1 Corner

Land Area : 3,788 sq ft

Built Up : Approx. 5,780 sq ft

### Type A2 Intermediate

Land Area : 2,000 sq ft

Built Up : Approx. 3,076 sq ft

### Type A3 Corner

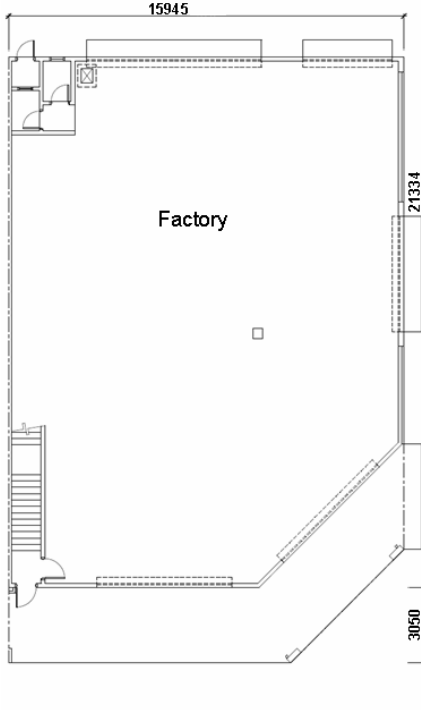
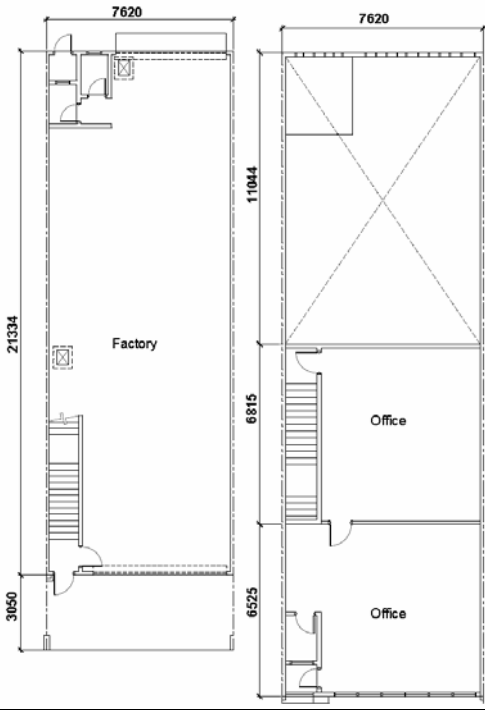
Land Area : 4,070 sq ft

Built Up : Approx. 6,209 sq ft

# Layout

## INTERMEDIATE UNIT (TYPE A2)

## CORNER UNIT (TYPE A3)

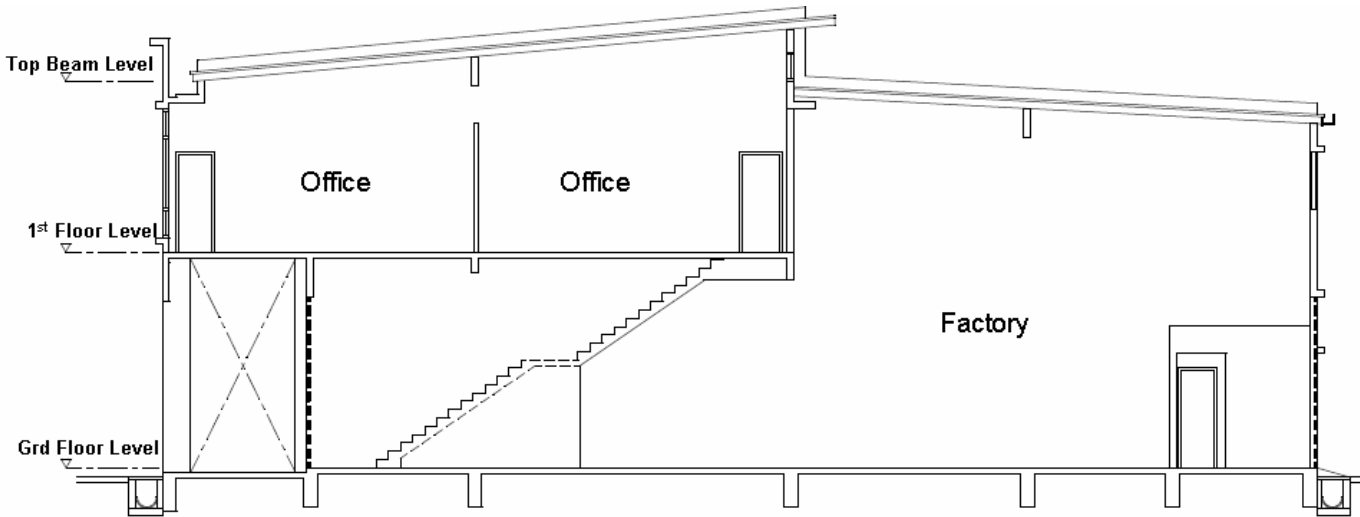


Ground Floor

First Floor

Ground Floor

First Floor

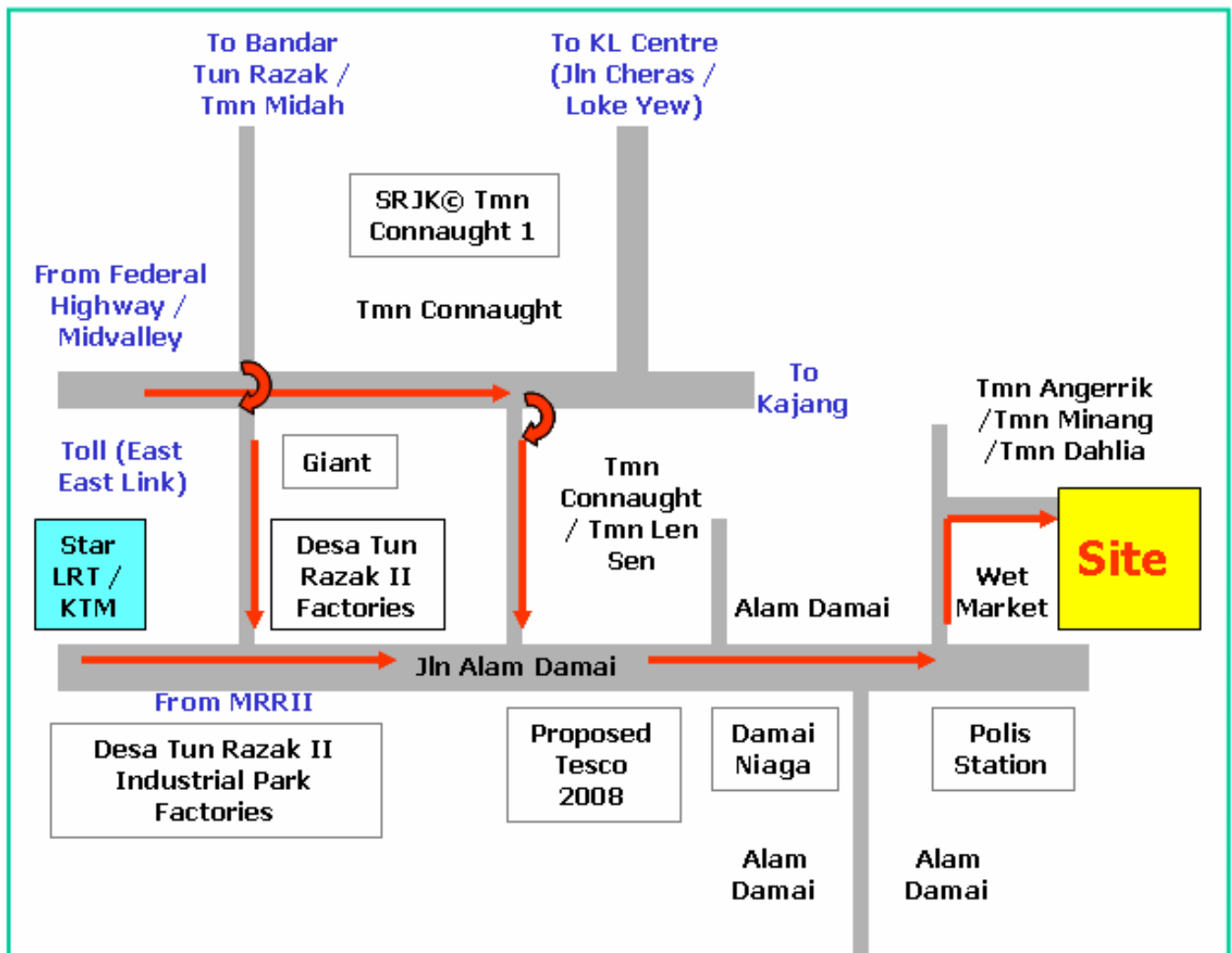


Side Elevation

## Location

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Cheras, Kuala Lumpur



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