



SIME DARBY PROPERTY INDUSTRIAL
ELMINA

The Go-to Experts With Custom-Made Solutions For Your Needs

Strategically Located

Unparalleled infrastructure network and connectivity

Largest Industrial Real Estate Player

Backed by more than 800 acres of industrial land bank

Total Solutions Provider

Comprehensive range including industrial lots, ready-built, built-to-suit, and others

Trusted and Reliable Partner

The go-to experts for synergistic partnership, with close to 50 years of experience

Strategically Connected via Land, Sea & Air

Located in North Klang Valley, Elmina Business Park is perfectly positioned just 5 kilometres away from Malaysia's key logistics artery - the North South Expressway.



Conveniently accessible via 5 major expressways:

- North-South Expressway (NSE)
- Guthrie Corridor Expressway (GCE)
- Kuala Lumpur - Kuala Selangor Expressway (LATAR)
- New Klang Valley Expressway (NKVE)
- Damansara - Shah Alam Elevated Expressway (DASH)

Seamlessly connected to a seaport, airports and the city centre.

- 19km** Subang Airport
- 32km** KLCC
- 40km** Port Klang
- 60km** KLIA/KLIA 2

Designed for business, located for lifestyle

Gain access to multiple sectors, all ready to serve your personal needs.

Education

- HELP International School, Brainy Brunch Sungai Buloh
- UITM Puncak Alam
- UITM Puncak Perdana Campus
- Real International School

Healthcare

- Sungai Buloh Hospital
- THOMPSON Hospital Kota Damansara
- UITM Hospital

Commercial and Leisure

- Elmina Lakeside Mall (future)
- Tasik Puteri Gold and Country Club
- AEON Mall Metro Prima

A business hub ahead of its class

1,500 acres

Freehold Development Land

RM6.1bn

Estimated Total GDV

150,000

Population

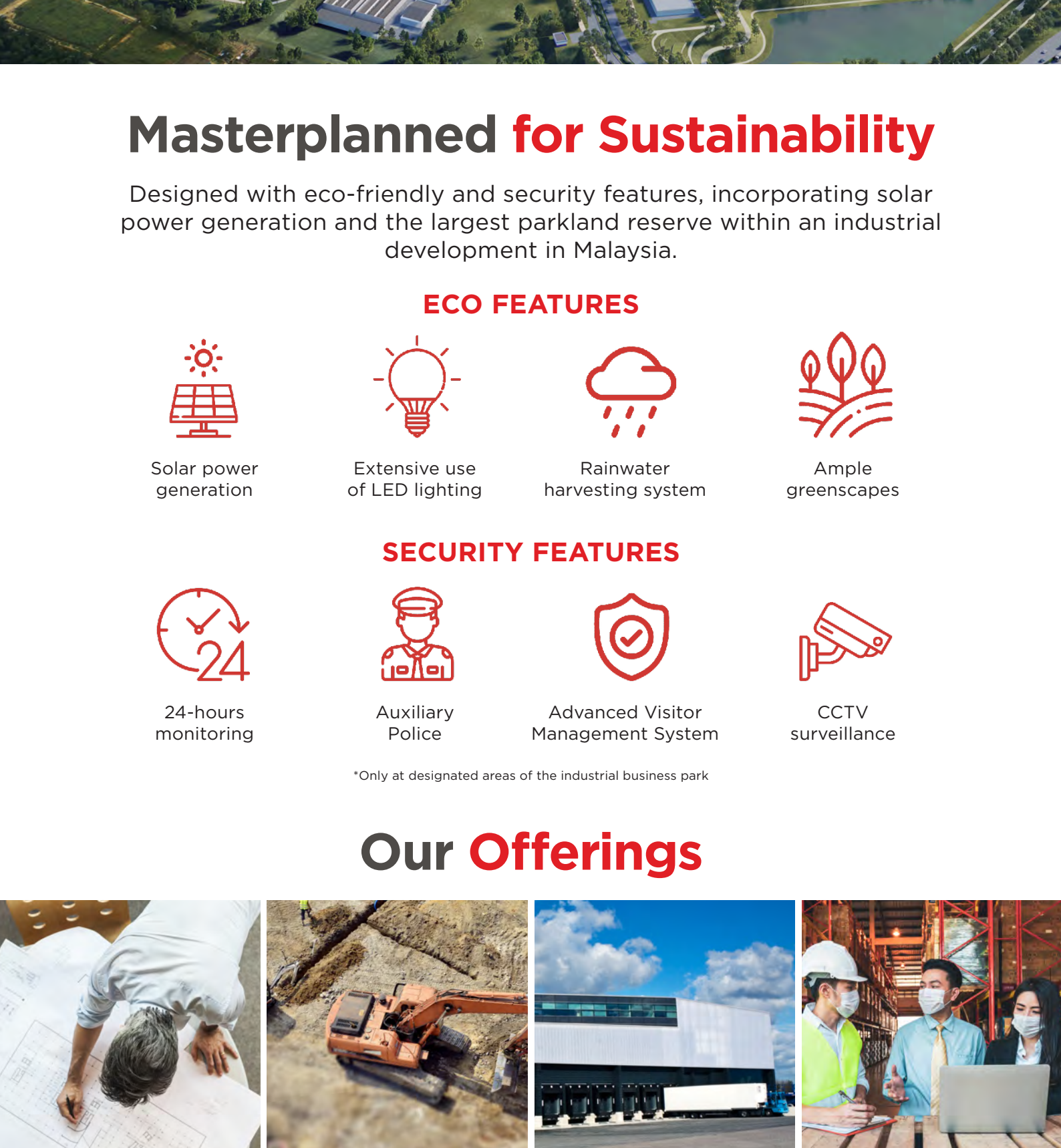
111 acres

(light - medium industry)

Available for Custom Built and Ready Built Facilities

Built for future-thinkers

The largest freehold industrial business park in Klang Valley, Malaysia, Elmina Business Park is the game-changing industrial township where people and innovation can thrive together.



Masterplanned for Sustainability

Designed with eco-friendly and security features, incorporating solar power generation and the largest parkland reserve within an industrial development in Malaysia.

ECO FEATURES

- Solar power generation
- Extensive use of LED lighting
- Rainwater harvesting system
- Ample greenscapes

SECURITY FEATURES

- 24-hours monitoring
- Auxiliary Police
- Advanced Visitor Management System
- CCTV surveillance

*Only at designated areas of the industrial business park

Our Offerings



- Custom design and build
- Project & development execution
- Bespoke Grade A facilities
- Facilitating access to government incentives

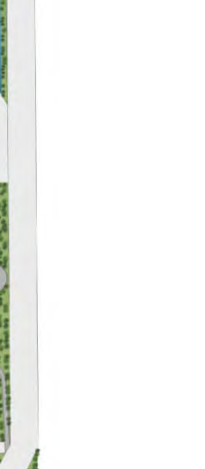
Ready Access to Business Support

All set to get businesses up and running through Elmina's own Business Support Centre and fast access to essential utilities infrastructure.

- Proposed Business Support Center
- Proposed conference & co-working spaces
- High speed broadband ready
- Reliable electricity & renewable energy infrastructure

- Gas utility infrastructure nearby
- Two dedicated highway interchanges
- Wide access roads
- Abundant parking spaces on main roads
- Managed Industrial Business Park

Scan or [click here](#) for a street view for Elmina Business Park



Elmina Business Park and the City of Elmina

Designed to accommodate businesses of any scale, from ready-built factories, industrial land to customizable built-to-lease industrial lots.

Elmina Business Park Masterplan

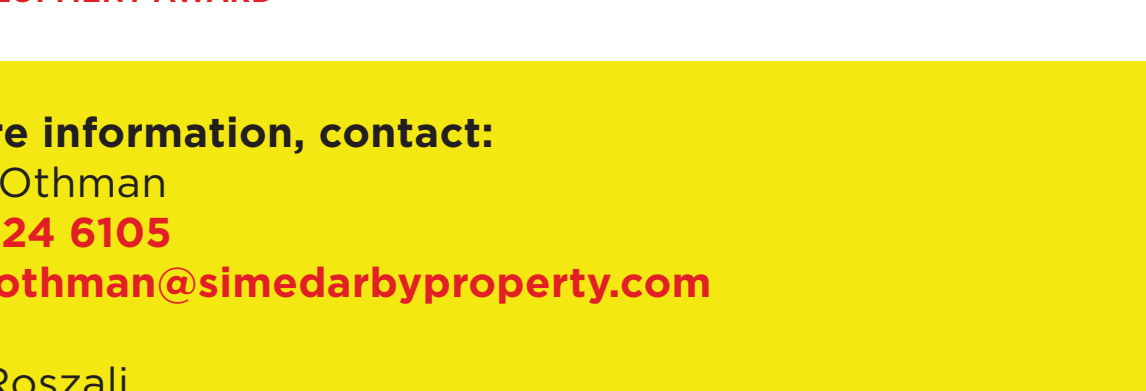


80 acres available for Custom Built and Ready Built Facilities (light to medium industry)

Legend

- Medium sized Industrial Lots
- Ready Built Factories
- Managed Industrial Park - Built to Lease Lots
- Business Support Centre
- Commercial
- Proposed Staff Residences
- Future Development
- Amenities
- Existing Gas Pipeline
- Highway
- Main Road

City of Elmina



31 acres available for Custom Built and Ready Built Facilities (light industry)

Township Awards

- Edgeprop Malaysia's Best Managed and Sustainable Property Award 2021
- RESPONSIBLE DEVELOPER: BUILDING SUSTAINABLE DEVELOPMENT AWARD
- The MSWG-ASEAN Corporate Governance Award 2020
- INDUSTRY EXCELLENCE AWARD
- MARC Lead Managers Leagues Table Awards 2020
- SUSTAINABILITY AWARD (awarded 2021)

For more information, contact:
Hisyam Othman
+6013 324 6105
hisyam.othman@sime-darby-property.com

Asyraf Roszali
+6012 747 6625
asyraf.roszali@sime-darby-property.com



sime-darby-property.com/industrial/

