

**TIONGNAM**  
INDUSTRIAL PARK  
PETALING JAYA

PREMIUM CORPORATE FACTORIES & OFFICES













## Well Thought. Well Connected

### Prestigious Address. Established Neighbourhoods.

In the heart of the ever-booming Petaling Jaya industrial zone, surrounded by established multinational and homegrown companies. Located amidst middle-class and elite neighbourhoods in Petaling Jaya, Damansara and Shah Alam with a vast pool of readily available affluent customers and highly competent workforce. Adjacent to public and commercial amenities like post offices, municipal offices, mosques, hospitals, clinics, banks, restaurants, hotels, etc.

### Central Location. Unrivalled Accessibility.

Easy access via 3 major highways, i.e. Federal Highway, Lebuhraya Damansara-Puchong and New Pantai Expressway. Only 15 minutes to Kuala Lumpur, approximately 45 minutes to KLIA and 30 minutes to Port Klang.







Site Plan

- TYPE A
- TYPE A1
- TYPE B
- TYPE B1
- TYPE B2
- TYPE C
- TYPE D



## SPECIFICATION

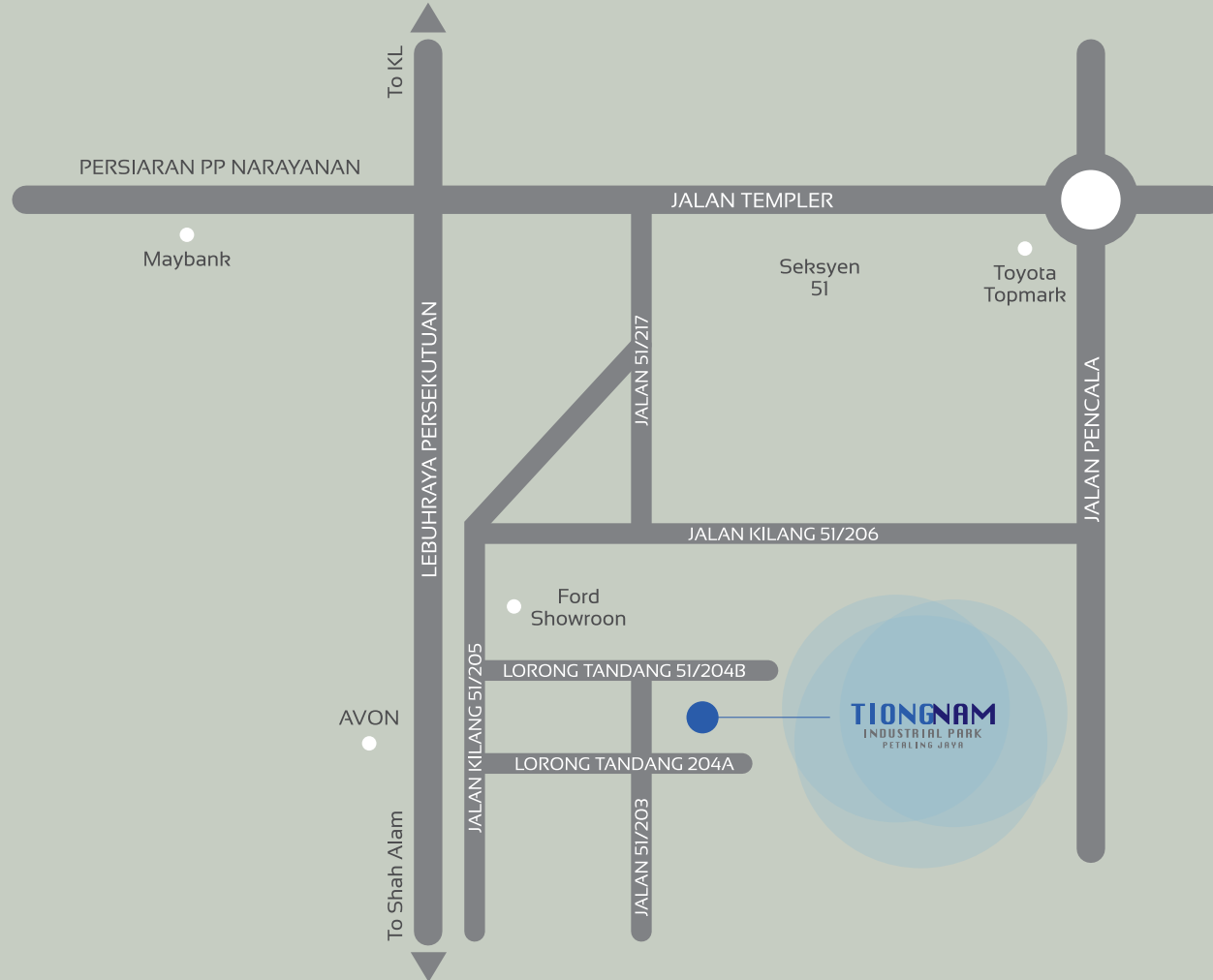
<b>STRUCTURE</b>	Reinforced concrete / Steel
<b>WALLS</b>	Brickwall
<b>ROOF</b>	Metal Roofing / Concrete Flat Roof
<b>DOORS</b>	Timber Flush Door/ Aluminium Frame Glass Swing Door / Motorised Roller Shutter Fire Rated Door (Staircase only)
<b>WINDOWS</b>	Aluminium Frame Fixed Glass Window / Top Hung Window
<b>WALL FINISHES</b>	External : Plaster and Paint / Cladding Internal : Plaster and Paint Toilet : Quality Tiles
<b>FLOOR FINISHES</b>	Grd Floor : Floor Hardener 1st Floor : Cement Render 2nd Floor : Cement Render Toilet : Quality Tiles
<b>CEILING</b>	Skim Coat / Aluminium Tee Ceiling
<b>IRONMONGERY</b>	Quality Lockset
<b>LIFT</b>	1.5 tons Service Lift :1
<b>MAIN ENTRANCE GATE</b>	Motorised MS Gate

Description	TYPE					
	A	A1	B	B1	B2	C
Wash Basin	7	7	6	6	7	6
Sitting WC	4	4	4	4	4	4
Squatting WC	3	3	3	3	3	3
Kitchen Sink with Tap	2	2	3	3	3	2

Description	TYPE					
	A	A1	B	B1	B2	C
Main Switch Board	1	1	1	1	1	1
Electrical Distribution Board	3	3	3	3	3	3
Telephone DP	3	3	3	3	3	3
Lighting Point	51	51	45	47	62	59
Telephone Point	3	3	3	3	3	3
13 A Switch Socket Point	22	22	22	22	27	26
Air Conditioner Point (2nd Floor)	2	2	2	2	2	2
Fan Point	2	2	2	2	2	2
Emergency Light	7	7	7	7	12	12
Keluar Sign	5	5	5	5	5	9
CCTV Camera	4	4	4	4	4	4
Auto Gate Point	1	1	1	1	1	1
Exhaust Fan Point	3	3	-	-	3	-

Note: All drawing and items indicated in this schedule are subject to change as may be required by the relevant authorities / architect / engineers(s) as and when deemed necessary.





For enquiries, please call

**019-771 9238 | 019-771 7584 | 019-771 6542 | 03-5191 7933**

**COMPLETE BAYVIEW SDN. BHD.** (900960-D)  
*(Associate Company of Tiong Nam Logistics Holding Berhad)*

**The Office & Property Gallery**

**Shah Alam:**

Lot 204, Jalan Bukit Belimbing 26/38, Off Persiaran Tengku Ampuan  
 Lion Industrial Park, Seksyen 26, 40400 Shah Alam, Malaysia  
 Tel: +60 3. 5191 7933 Fax: +60 3. 5191 7932  
 Email: info-kl@tiongnamproperties.com

**Johor Bahru:**

Lot 30462, Jalan Kempas Baru, 81200 Johor Bahru, Johor, Malaysia  
 Tel: +60 7. 234 1180 Fax: +60 7. 234 1179  
 Email: philiptia@tiongnam.com.my, shannon.tai@tiongnam.com.my

[www.tiongnamproperties.com](http://www.tiongnamproperties.com)

Disclaimer: All rights reserved. No part of this material may be reproduced in any form without written permission of the copyright owners. All illustrations, images, perspectives and renderings are artist's impressions and none can be regarded as elements or representation of facts. Whilst every reasonable care has been taken in preparing this material, the developer or its agent cannot be held responsible or liable for any inaccuracies. All information, statements, specifications, plans and measurements contained herein are subject to changes, variations, modifications, substitutions and amendments without prior notification as may be required by the relevant authorities or recommended by the company's engineers and/or architects and/or company consultants and cannot form any part of an offer or contract and are intended as a guide only. All measurements are approximate only and subject to final survey and adjustment. The developer reserves the right to modify any parts of the building prior to completion. Interested parties should rely on the sale and purchase agreement. No discrepancy or misdescription whatsoever shall annul or invalidate the contract between the developer, the land owner and the purchaser.



**TIONGNAM**  
INDUSTRIAL PARK  
PETALING JAYA

PREMIUM CORPORATE FACTORIES & OFFICES