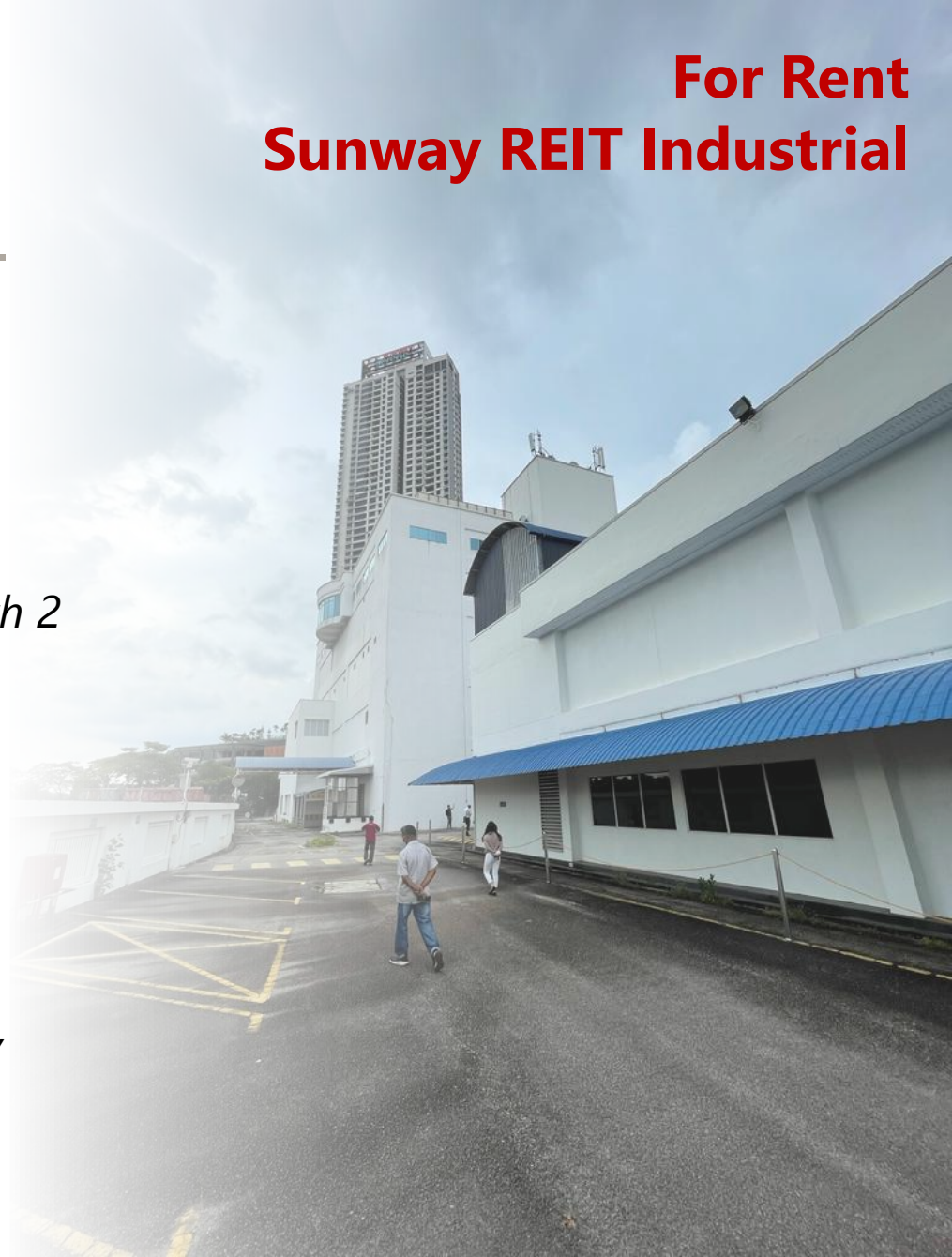


SUNWAY REIT INDUSTRIAL - PETALING JAYA 1

Location : Sungei Way FIZ, Petaling Jaya

- ◆ *A block of **2-storey factory** with another block of **5-storey factory** with 2 basement floors*
- ◆ *Located in a matured industrial neighbourhood*
- ◆ *Highly accessible via Federal Highway and Lebuhraya Damansara Puchong (LDP)*



Specification



Sunway REIT Industrial - Petaling Jaya 1

Land Area : P2: 1.75 acres (76,122 sq. ft.)

Built-Up Area :

Building	Gross Floor Area (sq. ft.)
P1 (2 storey)	Occupied
P2 (5 storey with 2 basement)	233,164
Total	233,164

Power Supply : -17.85 MW
-3 separate TNB Sources
-Backup generators

Floor Loading : More details are shown on the next slide

Occupancy : P2: Vacant, available immediately

Certification of Fitness (CF) : Available

Car Park : Located at B1 & B2 of Building P2.

Loading Bay : Available

Asking Rental : RM3.00psf per month

Floor Loading and Ceiling Height

Block A	Floor Loading	Floor-to-Floor Height	Block B	Floor Loading	Floor-to-Floor Height
			Basement 2	3 kN/m ²	3.3m
			Basement 1	5 kN/m ²	4.2m
Level 1	N/A	4.5m	Level 1	15 kN/m ²	5.27m
Level 2	3.75 kN/m ²	3.75m	Level 2	12 kN/m ²	3.6m
Rooftop	N/A	N/A	Level 3	5.0 kN/m ²	3.75m
			Level 4	5.0 kN/m ²	4m
			Level 5	3.5 kN/m ²	4m
			Rooftop	10 kN/m ²	N/A

Power Availability (subject to TNB confirmation)

TNB Source	Kelana Jaya	Motorola	Kelana Center Point
Voltage	11kV	11kV	11kV
Capacity	482 Amp	482 Amp	500 Amp
Maximum Demand		13 MW	
TNB Tariff		E2 Tariff	

Site Plan



Sunway REIT Industrial – Petaling Jaya

Block P1 - 85,858 sf (Occupied)

Block P2 - 233,164 sf (Vacant)

Location



Sunway REIT Industrial PJ1



Lobby & Reception

Sunway REIT Industrial PJ1

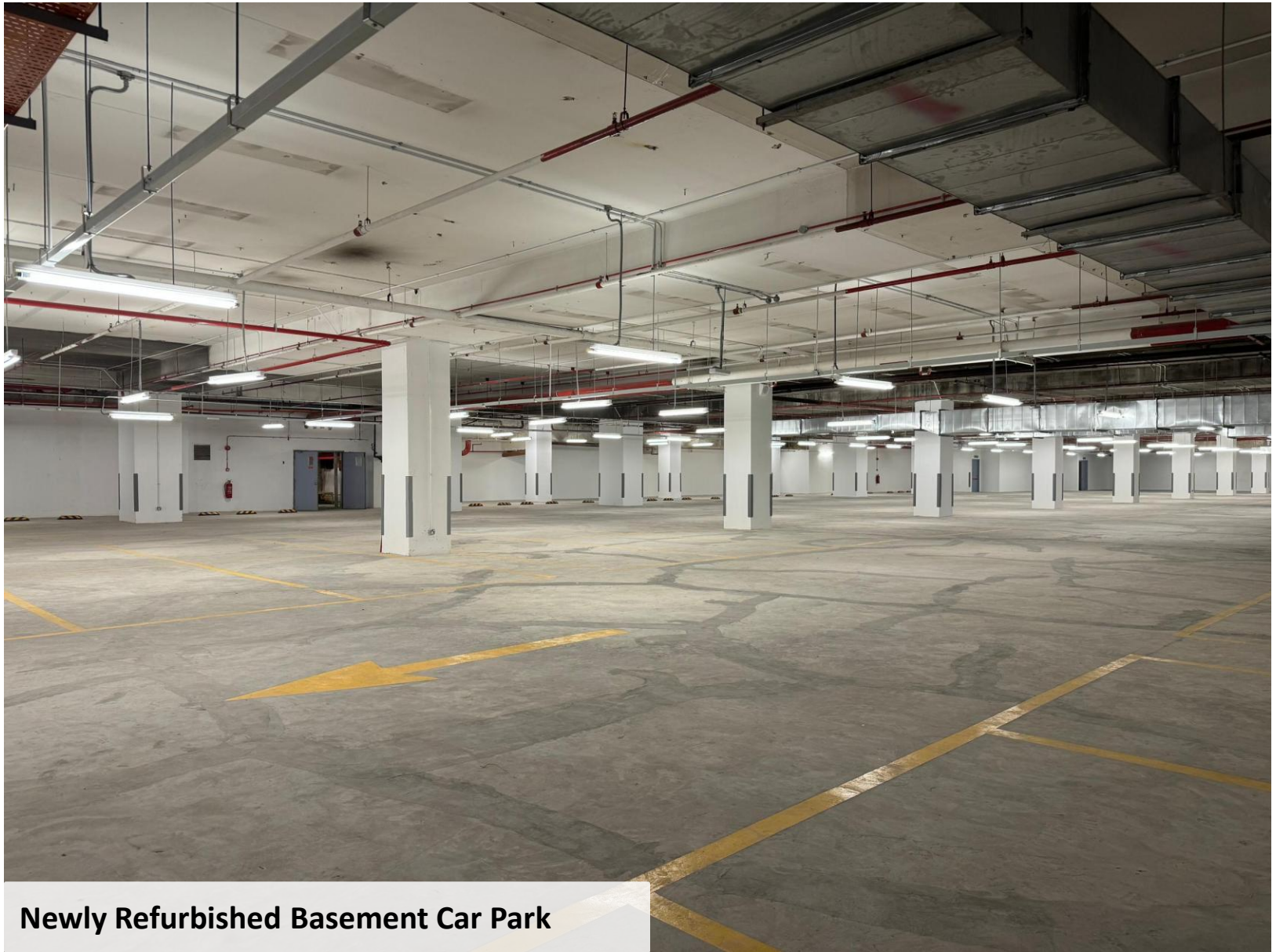


Common Walkway (Lobby)



Common Walkway Access to Loading Bay & Cargo Lift

Sunway REIT Industrial PJ1



Newly Refurbished Basement Car Park

Sunway REIT Industrial PJ1



Common Toilets

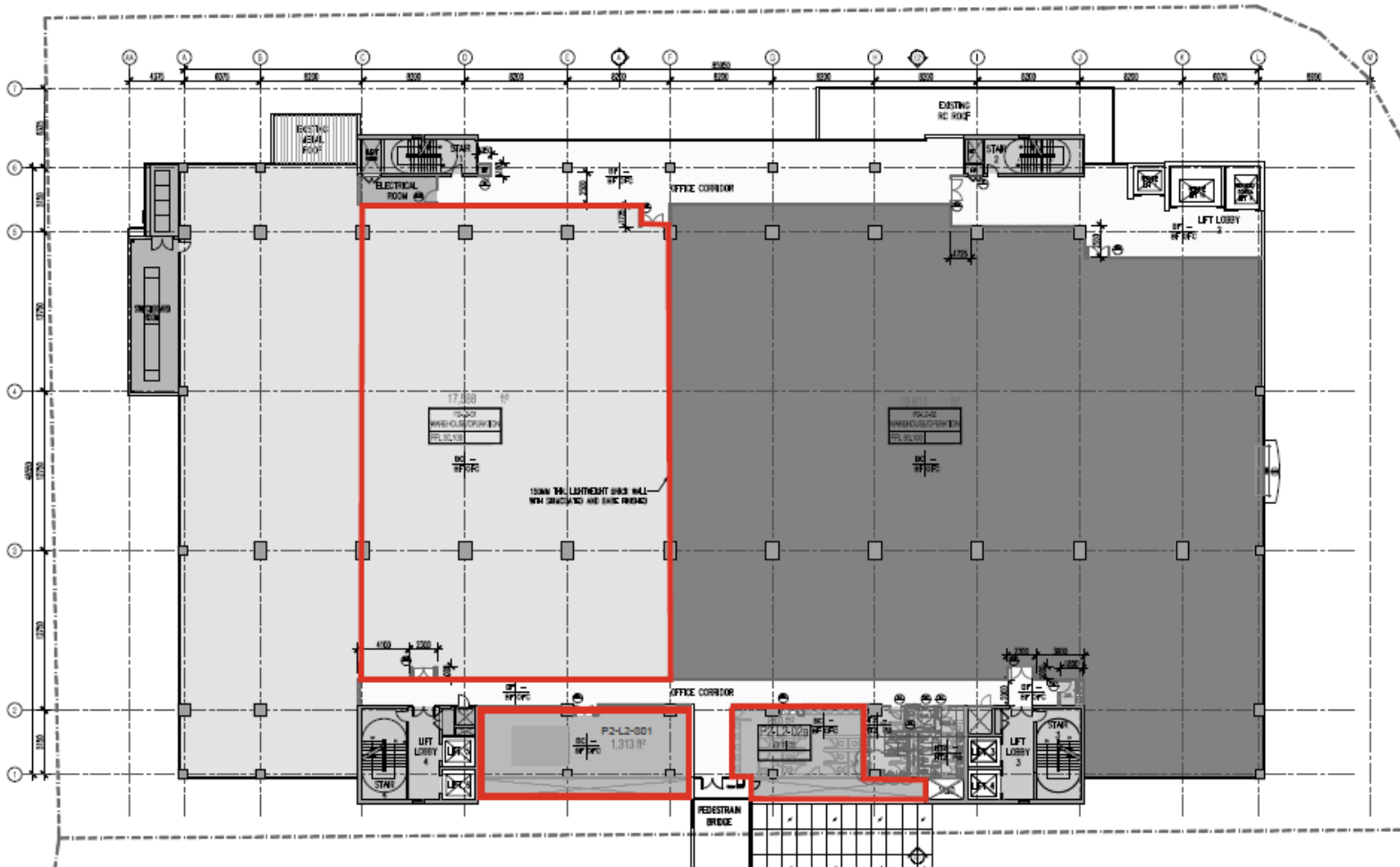


Disabled Toilets

Sunway REIT Industrial PJ1 – P2 Availabilities

Building	Unit	Approx. Size (Sq ft)	Handover Condition	Availability
Sunway REIT Industrial PJ 1	Level 2	12,000	Bare	Immediate
	Level 3	16,059		
	Level 4	38,889		

Floor Plan

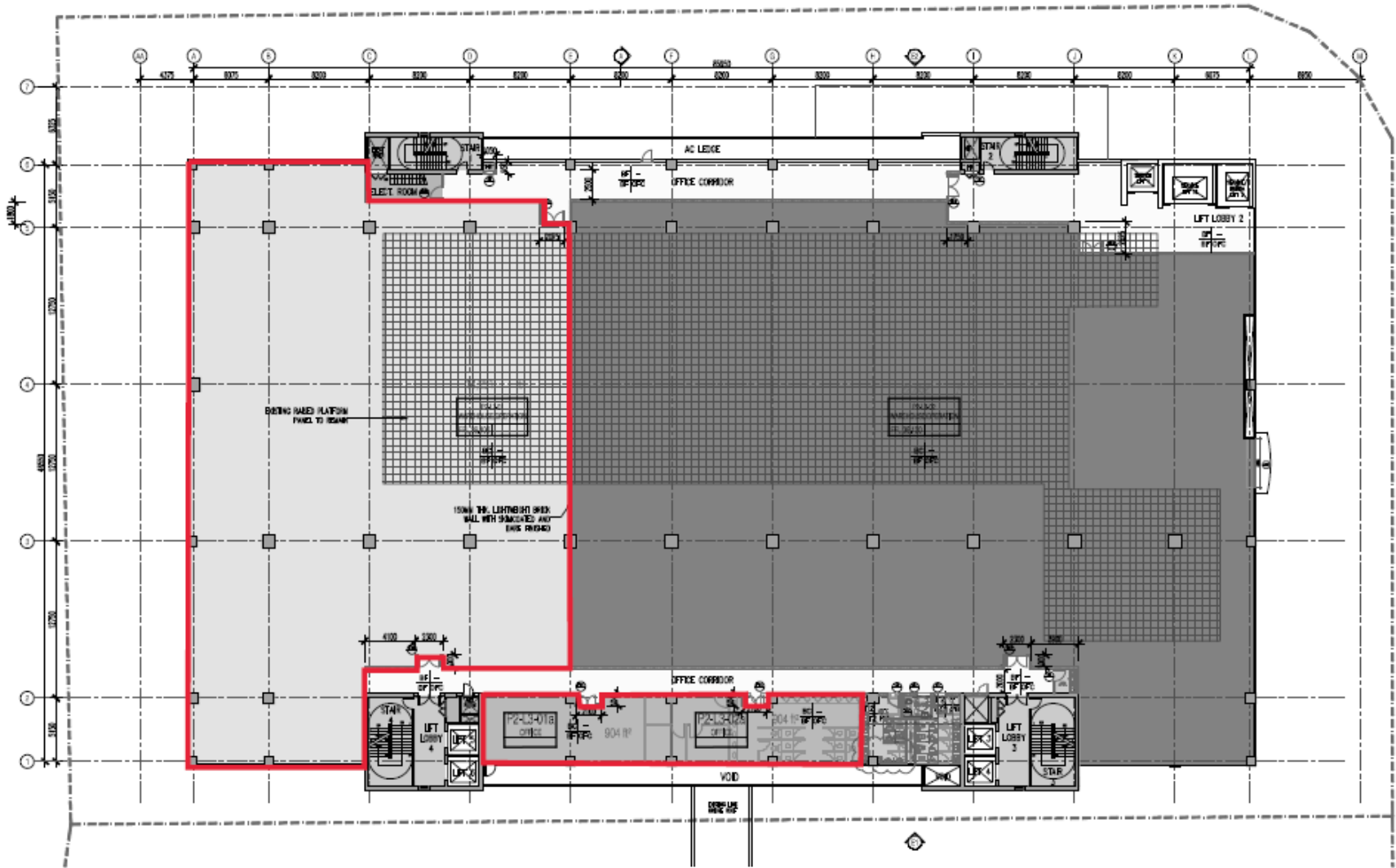


LEVEL 2
SCALE 1:200

Area: Approx. 12,000 sq ft

SUNWAY®

Floor Plan

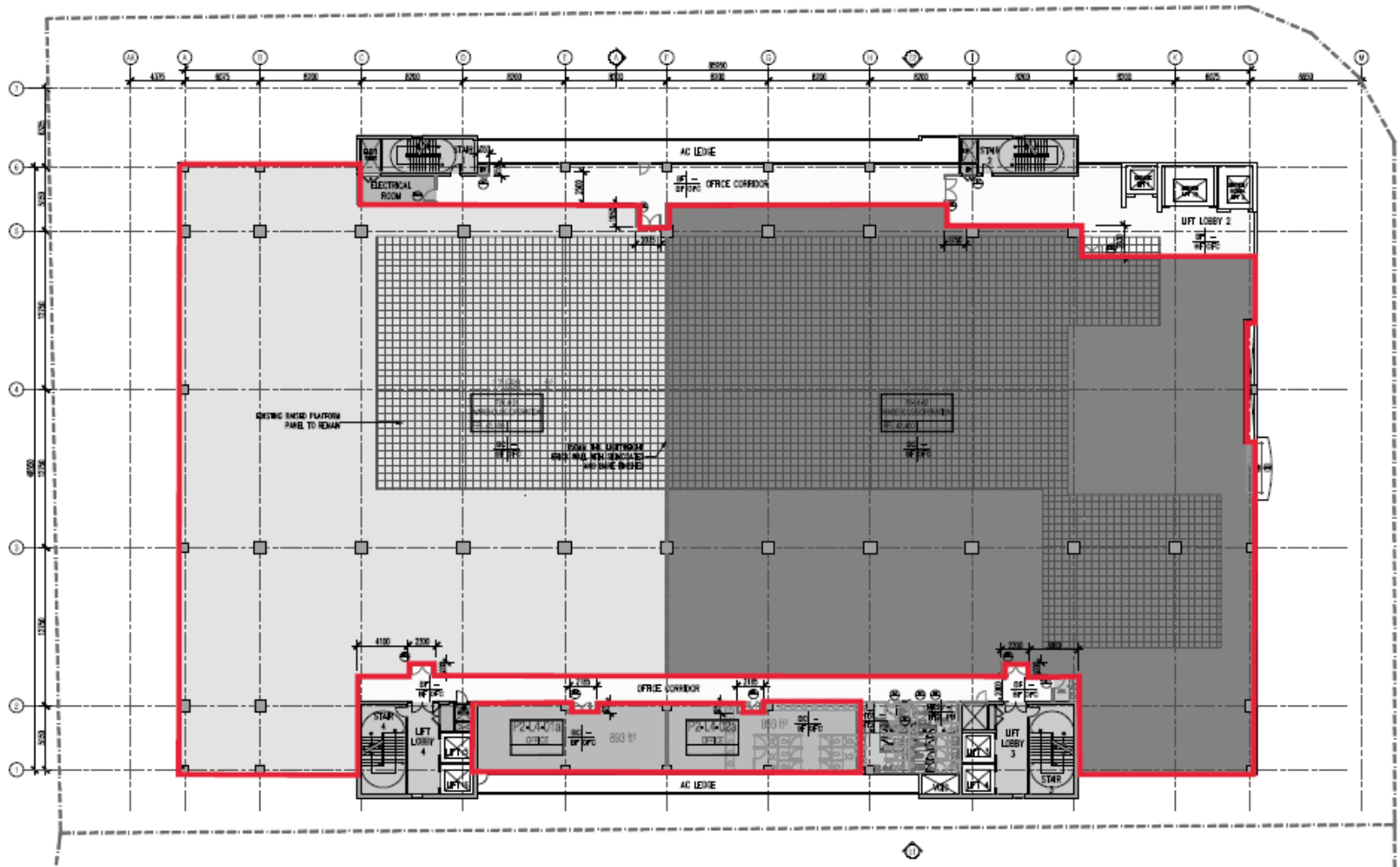



LEVEL 3
SCALE 1:200

Area: 16,059 sq ft

SUNWAY®

Floor Plan

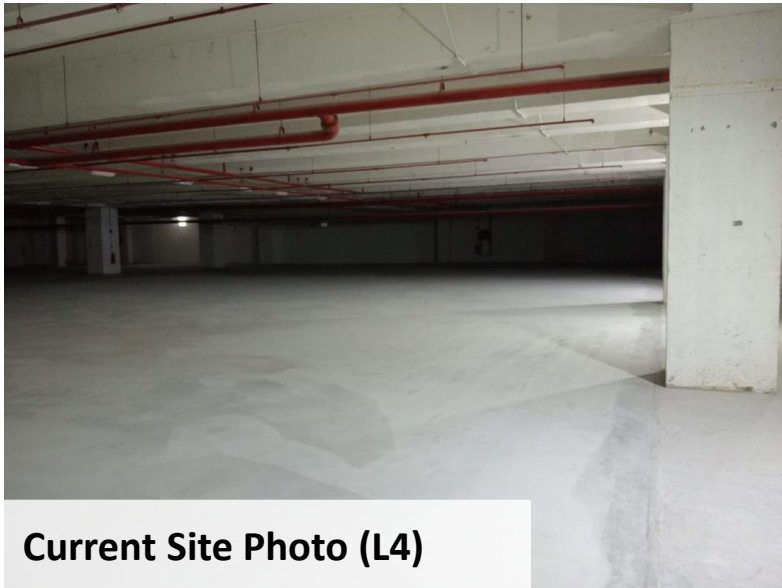


 LEVEL 4 LAYOUT PLAN
SKALA 1:200

Area: 38,889 sq ft



Sunway REIT Industrial PJ1



Current Site Photo (L4)



Sunway REIT Industrial PJ1



Current Site Photo (L4)



Thank You



Leasing Enquiries

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SUNWAY[®]