



**Starcity Property Sdn Bhd** (967929-D) E(1)1395/9  
No 2-3, Jalan Radin Anum 2, Bandar Baru Sri Petaling, 57000, Kuala Lumpur.  
Tel: 03-9054 8582  
(SST No:B16-1809-32000636)

## Shah Alam: Grade A Industrial Factory Warehouse

### Property Detail

**Listing Type:** RENT  
**Category Type:** Industrial  
**Property Type:** Detached factory  
**State:** Selangor  
**City:** Bukit Jelutong  
**Postcode:** 40150  
**Rental Per month:** 135000  
**Build-up:** 67,000.00 sq.ft  
**Land Area:** 76,000.00 sq.ft - 0 x 0  
**Power supply(AMP):** 500  
**Ceiling height(ft):** 40.00  
**Floor Loading(ton/m2):** 3.00  
**Occupancy Status:** Owner occupied  
**Unit Type:** Intermediate  
**Direction:** North East  
**Condition:** Unfurnished

### Agent Detail



**PANG KUAN SHIONG**  
PEA 2366  
60199990200  
60199990200  
PANG.KUANSHIONG@GMAIL.COM

### Property Detail

Bukit Jelutong Industrial Area is a well-established industrial zone located in Shah Alam. It is a prominent industrial areas and strategically situated near major highways, making it easily accessible from various parts of the region.

The major highways that link to Bukit Jelutong are

- 1) North-South Expressway (NSE) Malaysia's primary highways, stretching from the Thailand border in the north to Johor Bahru in the south.
- 2) Guthrie Corridor Expressway (GCE) provides a direct connection via intersects with the North-South Expressway and connects to other major highways, including the Federal Highway and the New Klang Valley Expressway (NKVE).
- 3) Federal Highway is a crucial arterial road that connects Kuala Lumpur to Klang.
- 4) New Klang Valley Expressway (NKVE) connects Kuala Lumpur to Klang, passing through various townships and industrial areas.

Description of the property:

- 1) Land Area: 76,000 sqft
- 2) Build up Area: 67,000 sqft
- 3) Single storey warehouse with 40 ft ceiling height
- 4) multi storey office cum warehousing purposes
- 5) 6 loading bays
- 6) International Grade A industrial factory warehousing specifications
- 7) 500 Amp power supply, with potential to upgrade to 1000 Amp.

Please contact Kuan 019 999 0200 and Sue-Lyn 019 700 6060 for site visiting.











