



**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)

## SIJANGKANG FACTORY LA: 2.88 AC BU: 91,520 (SALE)

### Property Detail

### Agent Detail

**Listing Type:** SALE  
**Category Type:** Industrial  
**Property Type:** Detached factory  
**State:** Selangor  
**City:** Telok Panglima Garang  
**Postcode:** 42500  
**Selling Price:** RM 36,000,000  
**Build-up:** 2.88 acres  
**Land Area:** 91,520.00 sq.ft - 0 x 0  
**Power supply(AMP):** 1000  
**Ceiling height(ft):** 50.00  
**Floor Loading(ton/m2):** 3.00  
**Tenure:** Leasehold  
**Title Type:** individual  
**Land Title Type:** Industrial  
**Occupancy Status:** vacant  
**Unit Type:** Intermediate  
**Direction:** East  
**Condition:** Partly Furnished



**CHONG YOU MUN**  
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### Property Detail

**SIJANGKANG FACTORY LA: 2.88 AC BU: 91,520 (SALE)**

Factory plus 3.5 storey Corporate Office in Sijangkang, Telok Panglima Garang.

- Category: Factory CCC/CF Ready
- Zoning: Industrial
- Tenure: Leasehold (Until 2122)
- Land : 2.88 acres
- Factory GF: 60,000 sf
- Factory 1st Floor: 15,600 sf
- 3.5s Office: 15,920 sf
- Total : 91,520 sf
- Sale : RM 36m
- Usage : Light Industry

**Special Features :**

1. High roof (50') at Factory Area.
2. 1,000 Amp electricity
3. First floor factory space c/w Cargo lift & 2" PU insulated roof (cooling).
4. Extra wide shades at both sides of the factory (good for storing items)
5. Fujitec Passenger lift at office even up to the roof level.
6. Office fully Air Conditioned with Daikin VRV system ( energy saving)
7. Office already partitioned and Plaster ceiling c/w lightings
8. Roof top well done up - can use for functions, gatherings.
9. Special covered drive-in area
10. Convenient Future expansion possible when the neighboring lot (same owner) is developed (approx 50,000 sf). Land 2.12 acres

Asking Price: RM 36,000,000

19KM to North Port  
15KM to West Port  
11KM to SKVE  
7KM to KESAS

**FOR MORE DETAILS KINDLY CALL OR WHATSAPP**

**RYAN CHONG (REN.55552)**

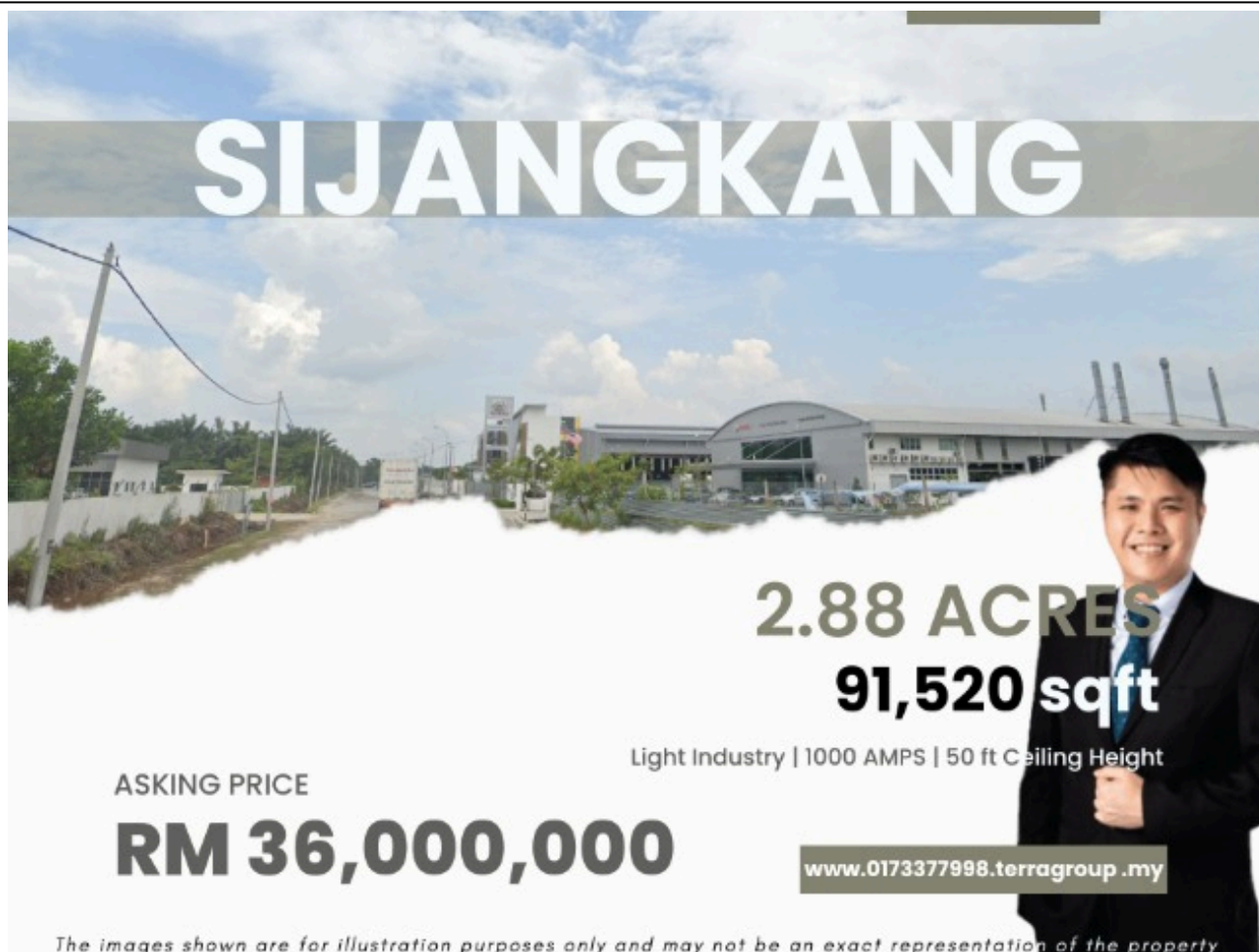
017-3377998

<https://www.wa.me/60173377998>

**STARCITY PROPERTY SDN BHD**

Check here for more listings:

<https://0173377998.terragroup.my>



# SIJANGKANG

**2.88 ACRES**  
**91,520 sqft**

ASKING PRICE  
**RM 36,000,000**

Light Industry | 1000 AMPS | 50 ft Ceiling Height

[www.0173377998.terrargroup.my](http://www.0173377998.terrargroup.my)

*The images shown are for illustration purposes only and may not be an exact representation of the property*



