

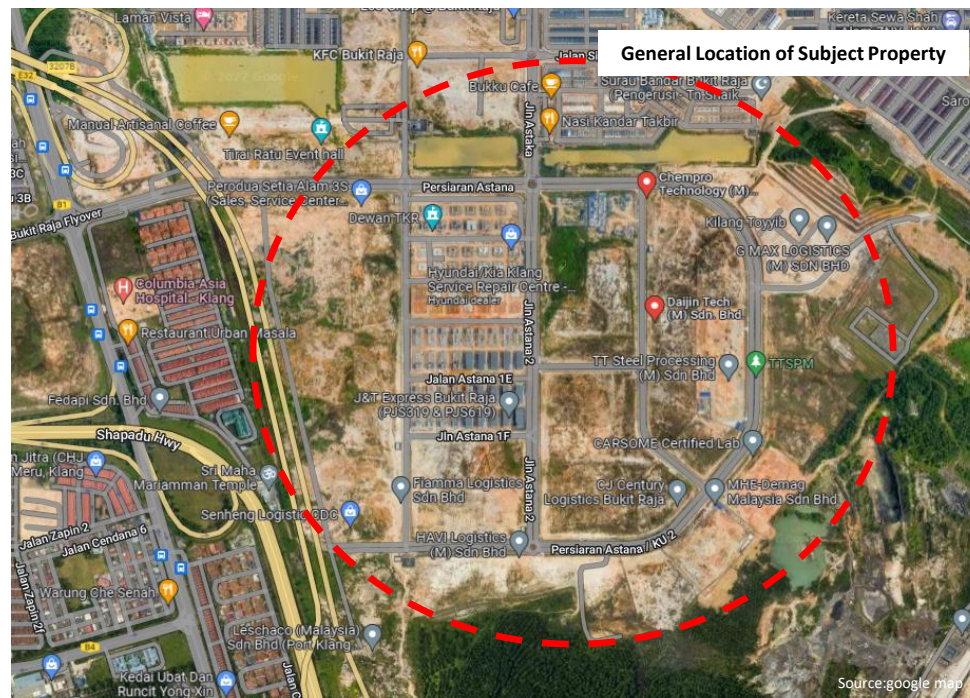
## For Rent – Single storey factory/warehouse annexed 4-storey office with lift

**At Eastern Gateway Ind Park, Bdr Bukit Raja, Klang**

## BUILDING SPECIFICATIONS

- ✓ Land Size : **approx. 4.4acres**
- ✓ Gross Floor Area: **146,134 sq ft**
  - Block A Office : 19,866 sq ft**
  - W'hse : 50,349 sq ft**
  - Block B Office : 23,439 sq ft**
  - W'hse : 51,526 sq ft**
- ✓ Floor Loading : **5 ton/m2**
- ✓ Clear height : **12m**
- ✓ Loading bays : **12 units**
- ✓ Fire Protection : **Sprinkler System**
- ✓ Power Supply : **1,200 amp per unit**
- ✓ Availability : **December 2022**
- ✓ Remarks : **Monthly lift service charge applicable**

**Above information is subject to changes and availability**



For Further Information  
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**ENDNOTE:** The purpose of this flyer is to provide basic information on the property. Whilst all reasonable steps have been taken to ensure the accuracy of the information contained in this flyer, no warranty of its accuracy is given and the Vendor and/or JC Property Consultant accepts no responsibility for any inaccuracy or omission. All prospective purchaser(s) should conduct and shall be deemed to have conducted their own independent investigation and assessment of the property and information contained herein.



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