



**TAKE YOUR BUSINESS
TO NEW HEIGHTS**

with Alam Perdana Central Hub

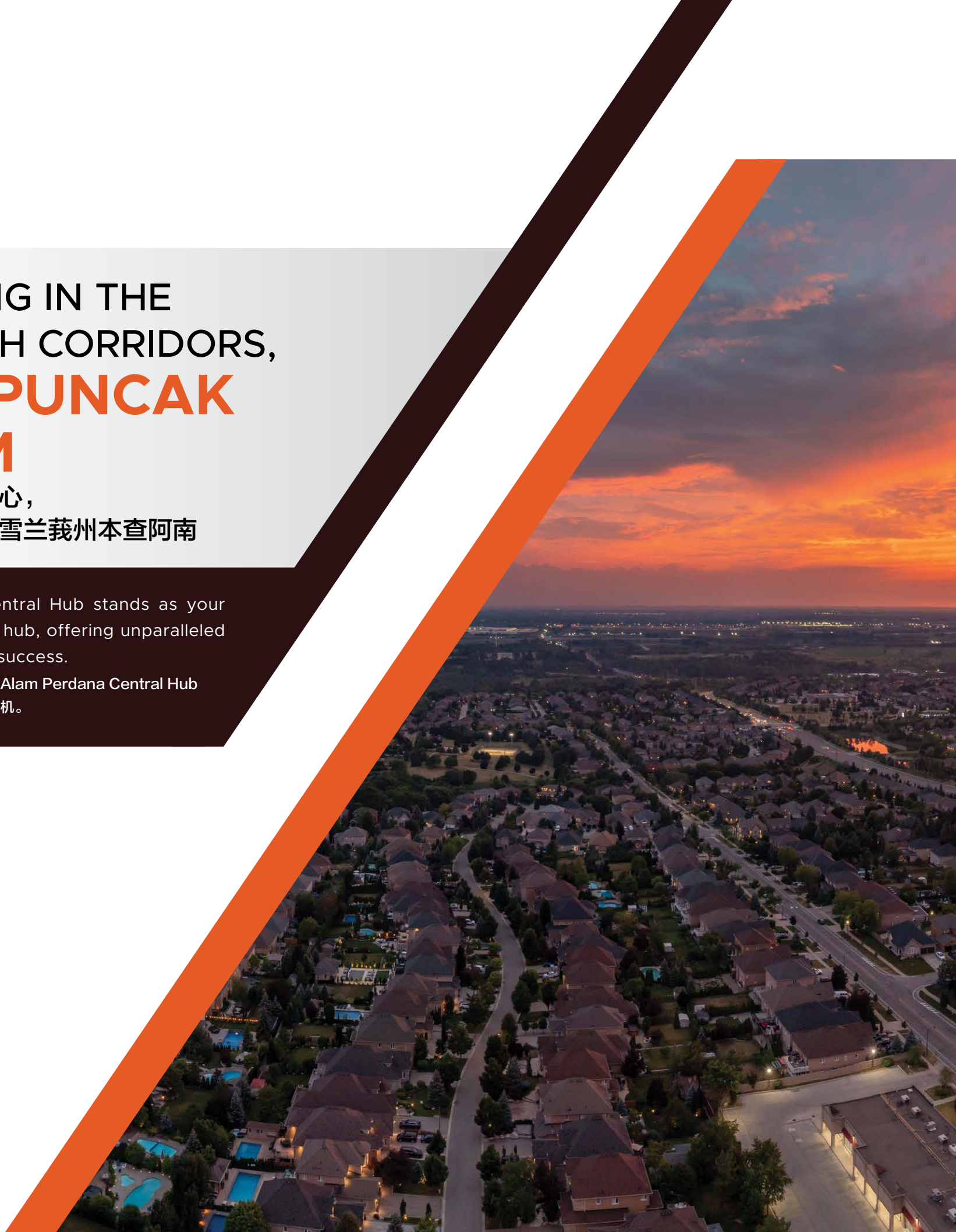
将您的业务推向崭新的巅峰

THRIVING IN THE GROWTH CORRIDORS, **LIES PUNCAK ALAM**

繁华的商贸中心，
尽在马来西亚雪兰莪州本查阿南

Alam Perdana Central Hub stands as your premier industrial hub, offering unparalleled opportunities for success.

作为您的首选工业枢纽，Alam Perdana Central Hub 将为您提供无限的创业商机。





APPROXIMATELY **95 ACRES**
OF SEMI-D AND TERRACE FACTORIES
IN ALAM PERDANA,
OFFERING GOOD ROI POTENTIAL



**Artist's Impression Only* 画家构思图

Alam Perdana Central Hub 拥有约95英亩的半独立式工厂和排厂的工业区，具备卓越的制造潜能和高回报的投资机会。



OUR STANDOUT FEATURES 我们的特点:

- Versatility and Flexibility – Space and Height
多功能与灵活性 – 空间和高度
- Strategic Location for Seamless Operations
地理位置优越，交通网络发达
- Ready Infrastructure
完善的基础设施
- Expansive Access Road
宽敞通畅的道路
- Thoughtfully Designed Layouts
新颖独特空间概念
- Energy Efficiency Design
绿色环境设计

DESIGNED TO UNLEASH YOUR POTENTIAL

开启您的商业潜能

Nestled in a strategic location, Alam Perdana Central Hub stands as your premier industrial hub, ready to propel your business to new heights. Whether you're a startup seeking a foothold or an established enterprise looking to expand, we provide the ideal environment for growth, innovation, and success.

Alam Perdana Central Hub位于战略位置，是您的首选工业枢纽。不论您是初创企业，还是希望拓展业务，我们都能为您提供创新的理想环境。





半独立式厂房的街景
Semi-D Factory Street View

*Artist's Impression Only 画家构思图

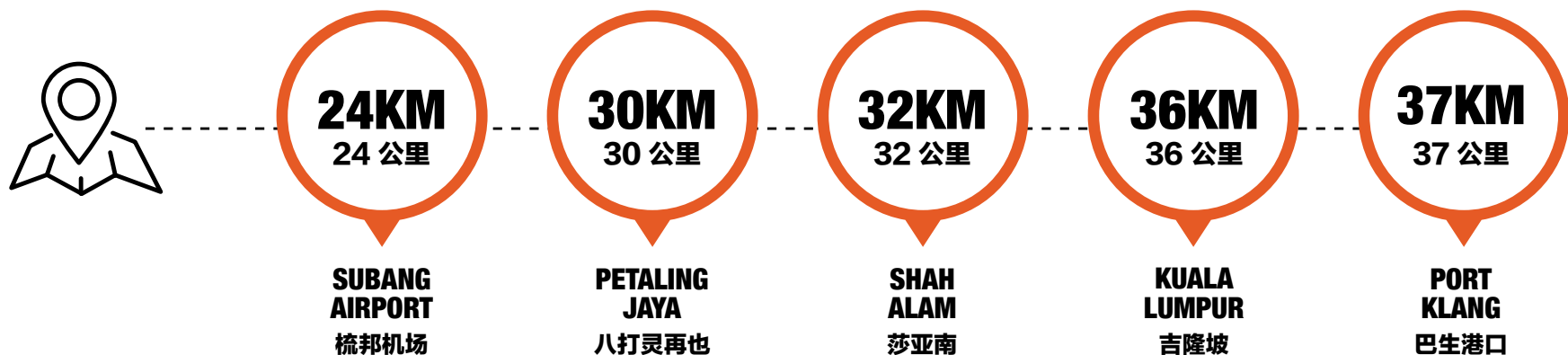


Designed With **ACCESSIBILITY AND CONNECTIVITY**

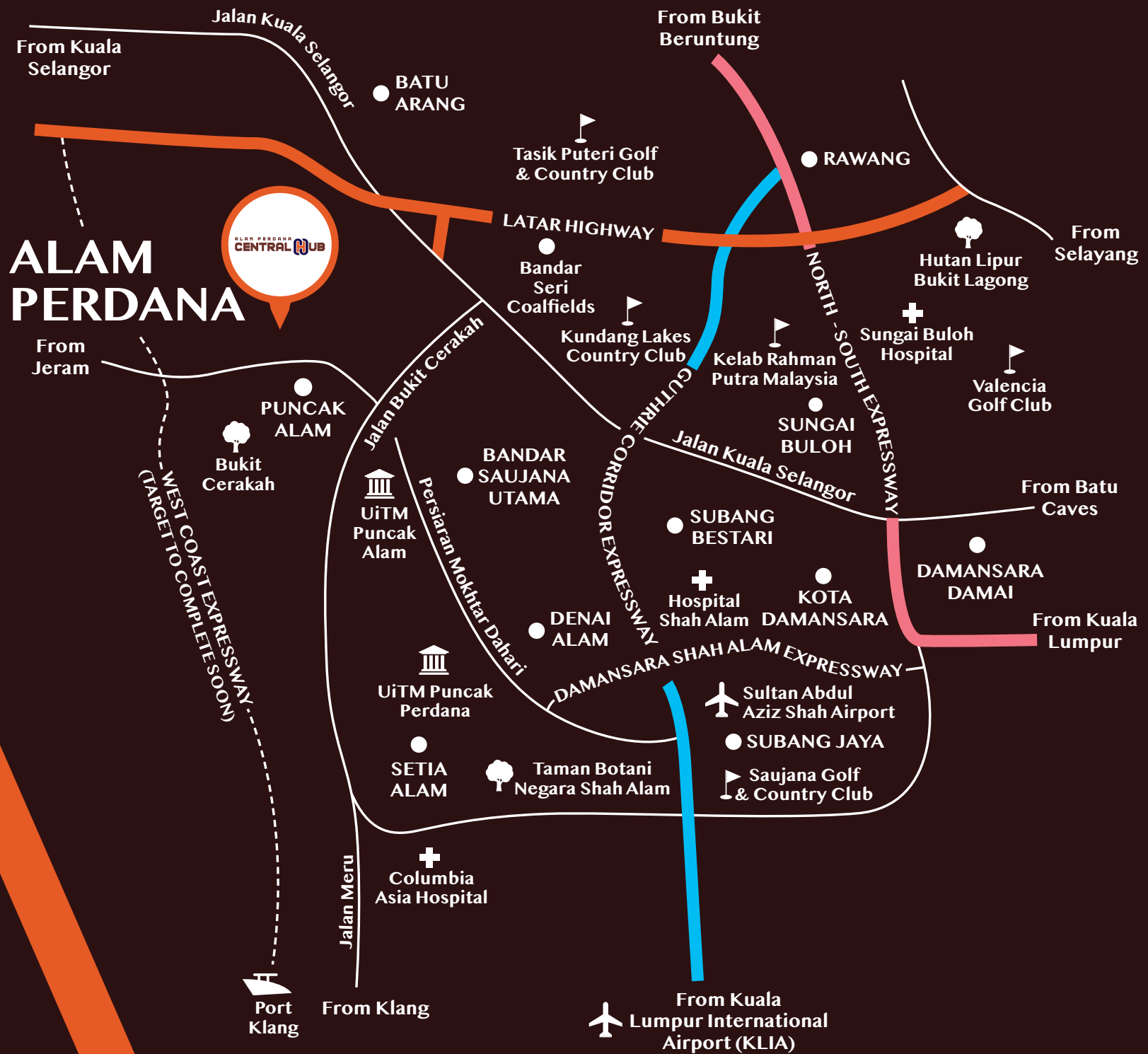
交通便捷，四通八达

Our strategically located industrial hub provides more than just a place of business – it offers a gateway to seamless connections, unparalleled opportunities, and unparalleled success.

我们位于战略位置的工业中心，不仅仅是一个商业场所，更是您业务蓬勃发展的绝佳基地。我们坐落于黄金地段，为您提供无缝连接的通道，带来无限商机。



LOCATION MAP 位置图



Designed For **VARIOUS INDUSTRIES**

为各行各业量身打造的设计

Witness a harmonious blend of thoughtful design, meticulously organised production lines, and ergonomic layouts that redefine how businesses operate. Our commitment to optimising workflow ensures not just productivity, but a seamless and rewarding experience for every enterprise that calls Alam Perdana Central Hub.

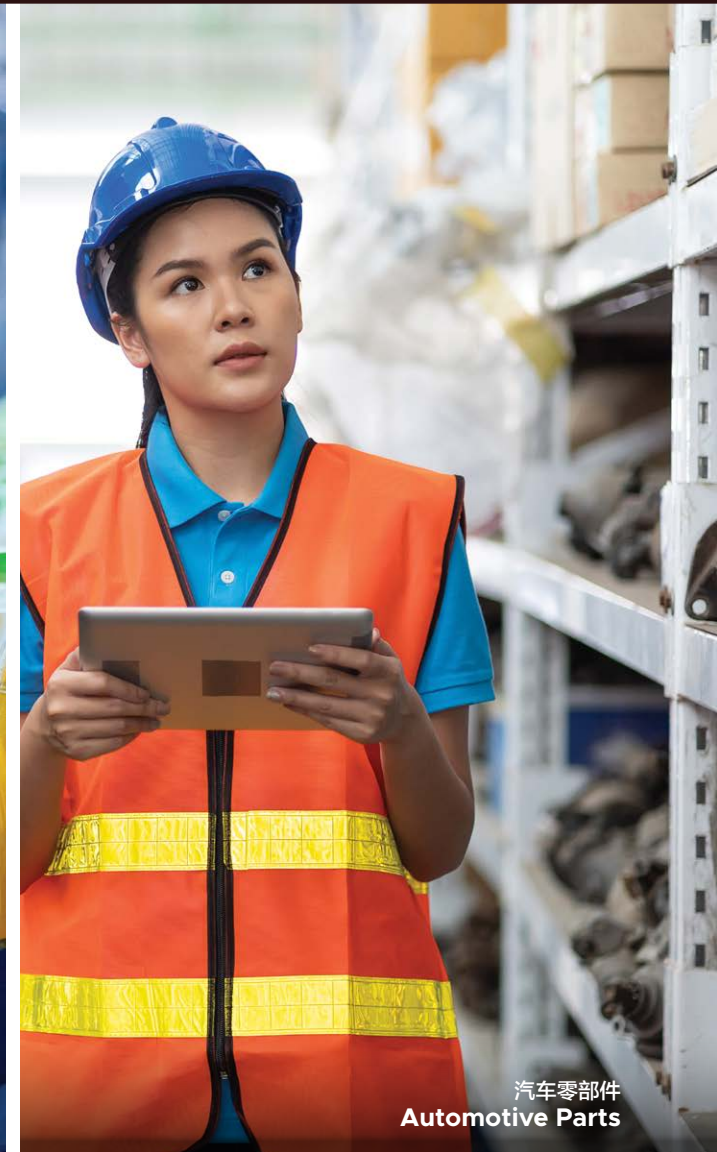
我们通过设计、生产线和布局的和谐融合，重新定义了企业运作方式。我们致力于优化工作流程，确保高生产效率，为Alam Perdana Central Hub 的每家企业创造流畅而有益的体验。



电子商务制造业
E-Commerce Manufacturing



食品和饮料加工
Food & Beverage Processing



汽车零部件
Automotive Parts

Alam Perdana Central Hub is the address to be

Alam Perdana Central Hub 将是您企业的首选



Direct access to **DASH Highway** connecting major towns like Subang, Subang Airport and Kota Damansara
直通DASH高速公路连接梳邦、梳邦机场和哥打白沙罗等主要城市



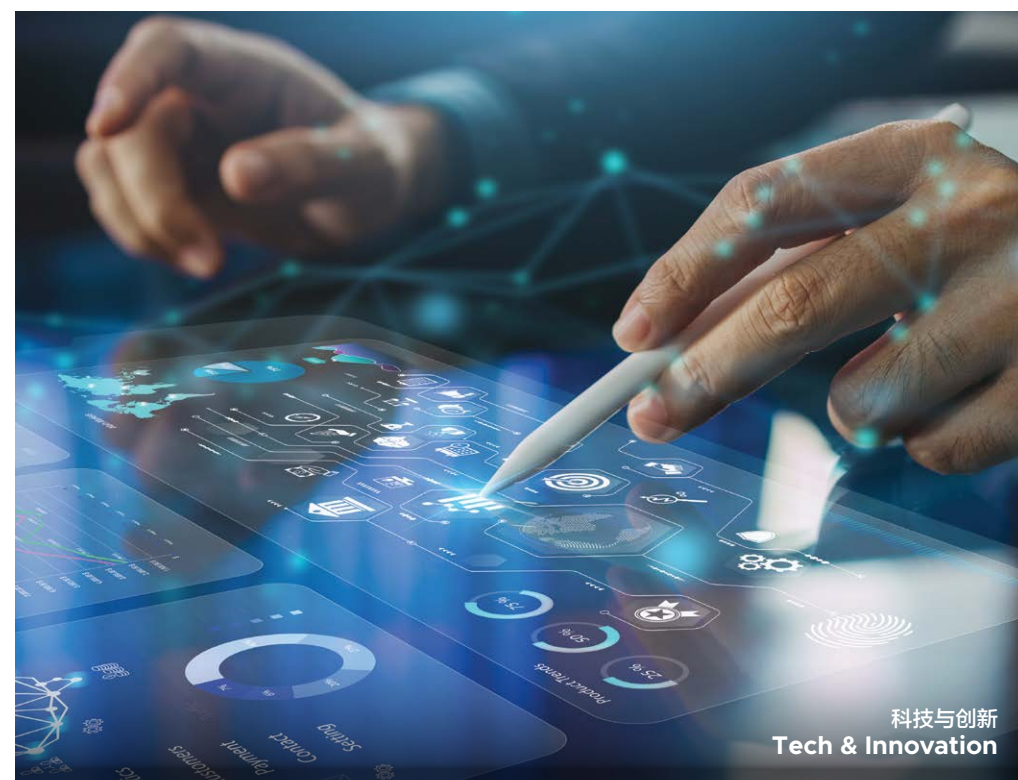
Adjacent to **similar industrial lots**
毗邻工业地段



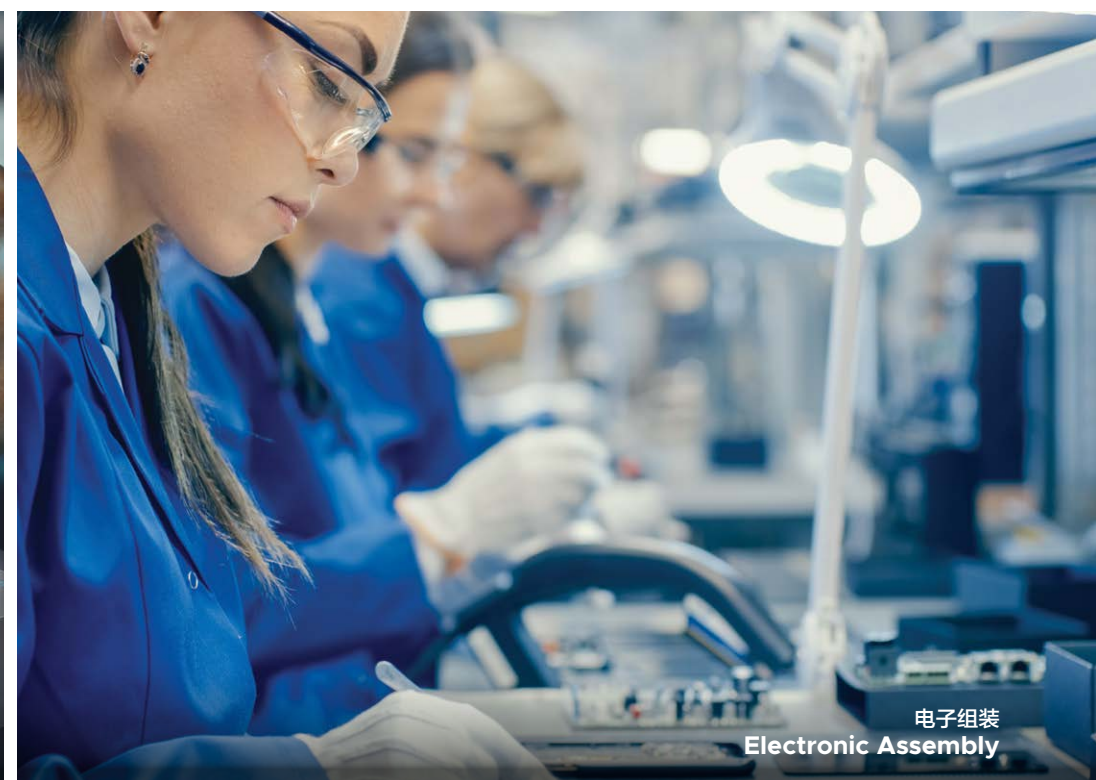
Approximately 95 acres plot of flat land
约95英亩的平原土地



可再生能源
Renewable Energy



科技与创新
Tech & Innovation



电子组装
Electronic Assembly



Infrastructure ready
with road access
and street lightings
基础设施完善，包含道路铺设和
街灯安装



Individual
title with
leasehold
个别租赁地契



**Water piping and
sewage system**
for tapping
提供水管道和污水系统接口



Various plot sizes to
suit operation needs
of light industry sector
多选择性的地块尺寸，
满足轻工业需求

Where Location, Flexibility, **SUSTAINABILITY CONVERGE** 优越的地理位置、灵活性和可持续性的结合

Discover the strategic layout of Alam Perdana's site plan – a blueprint designed for seamless connectivity, optimal functionality and unparalleled success. Your journey to a thriving business hub begins here.

探索Alam Perdana的战略布局——一个无缝连接、最佳功能性和无与伦比的设计蓝图。为您开启通往繁荣商业中心的旅程。

SITE PLAN 平面图

LEGENDS 说明

-  2 Storey Terrace Factory
双层式排厂
-  3 Storey Semi-D Factory
三层半独立式厂房
-  Detached Factory
独立式工厂
-  Low-Cost Factory
廉价工厂



The Plot **OVERVIEW**

地块概况

Explore a diverse array of industrial opportunities within the expansive landscape of Alam Perdana Central Hub. From cost-effective industrial terraces to exclusive detached factories, our plots offer a range of options tailored to meet your business needs. Discover the dimensions, versatility and potential each plot holds as you chart the course for your business growth.

探索Alam Perdana Central Hub 广阔景观中的多元工业机遇。从经济实惠的工业排厂到独立式厂房，我们为您提供一系列量身定制的选择，以满足您的商业需求。在规划您业务增长的道路上，发掘每块土地的尺寸多功能性和潜力。

Approximately
95 Acres

约95英亩

333
Units

333 个单位

**1,137 - 60,877sf. /
104 - 5,656 sm.**

1千137 - 6万877 平方英尺 /
104 - 5千656 平方米





DESIGNED FOR
Seamless Success 打造您的商业辉煌

Centrally located at Bandar Puncak Alam, Alam Perdana Central Hub covers a total of approximately 95 acres and comprises Semi-D Factory, Terrace Factory, Detached Factory and Low-Cost Factory units suitable for light and medium industrial use.

With varied plot sizes ranging from 0.6 acres to 2.4 acres, setting up a facility here at a size that suits your business operational nature and business expansion requirements is just one possibility away waiting to be explored.

位于Bandar Puncak Alam 中心的璀璨明珠。总面积约95英亩, 涵盖了半独立式厂房、双层排厂、独立式厂房和廉价工厂单位, 无论是轻型还是中型工业用途, 均能为您量身打造。

每个地段的尺寸各具特色, 范围从0.6英亩到2.4英亩不等。在这里, 一个充满可能性的理想基地释放您的商业潜能。立足于此, 展开您的创业辉煌之路。

Light industries:
轻工业:



Usually less capital-intensive than heavy industry
资本密集度较低



Have considerably less environmental impact
环境影响较小



Mainly focuses on consumer-oriented general use products
专注于通用消费品



*Artist's Impression Only 画家构思图

3 Storey Semi-D Factory (70' x 150')

三层半独立式厂房

Gross Built-Up
6,003sf. / 558sm.

总建筑面积
6,003 平方英尺 / 558 平方米

Total Units
116 Units

总单位
116个单位



*Artist's Impression Only 画家构思图

2 Storey Terrace Factory (26' x 80')

双层式排厂

Gross Built-Up
3,093sf. / 287sm.

总建筑面积
3,093 平方英尺 / 287 平方米

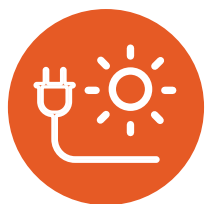
Total Units
96 Units

总单位
96个单位



WE PRIORITISE YOUR BUSINESS EXCELLENCE WHILE KEEPING THE EARTH GREEN

以商业卓越为先，共同守护绿色地球



Provision of AC
Cable for Solar
PV Systems
太阳能系统AC电缆供应



LED
Street
Light
LED街灯



Rainwater
Harvesting
System
雨水收集系统



Provision of
Power Supply
for EV Charger
电动车充电电源供应



Low Maintenance
Building Materials
选用低维护建筑材料



Energy Saving
through Natural
Light Design
通过自然光节能



Pitched Roof with
Heat Resistance
Materials
采用耐热材料

ALAM PERDANA CENTRAL HUB IS **GREEN FEATURES READY**

Alam Perdana Central Hub, 绿色环境设计

Here at Alam Perdana Central Hub, we seamlessly introduce 'Smarter Spaces, Sustainable Future.' In every corner, our thoughtfully designed energy-efficient layouts create an environment that not only reduces your environmental footprint but also enhances your operational efficiency.

Yet, choosing Alam Perdana Central Hub signifies more than a typical commitment. We extend an invitation to join a community that values both cost-consciousness and eco-consciousness, a place where your workspace is a future-proof entity. With responsible manufacturing practices at its core, we ensure your investment generates not only immediate benefits but lasting value.

在 Alam Perdana Central Hub, 我们致力于引入“智能空间, 可持续未来”的理念。我们精心设计的节能设计, 无论您身在何处, 都将有助于降低您的环境足迹, 同时提升您的运营效率。

选择 Alam Perdana Central Hub 不仅仅意味着一份典型的承诺。我们诚挚邀请您融入一个兼具成本效益与生态友好的社区, 一个可以将您的工作空间打造成未来可信赖实体的地方。我们以负责的制造实践为基础, 确保您的投资不仅带来即时的回报, 而且赋予其更持久的价值。



DESIGNED FOR IMPACT: BUILDING A SUSTAINABLE & EFFICIENT WORKSPACE

创造影响力：打造一个环保与高效的工作空间

Embrace a workspace where sustainability meets efficiency, setting the stage for your business success while caring for the planet. Join us in crafting a future where innovation and environmental responsibility coexist.

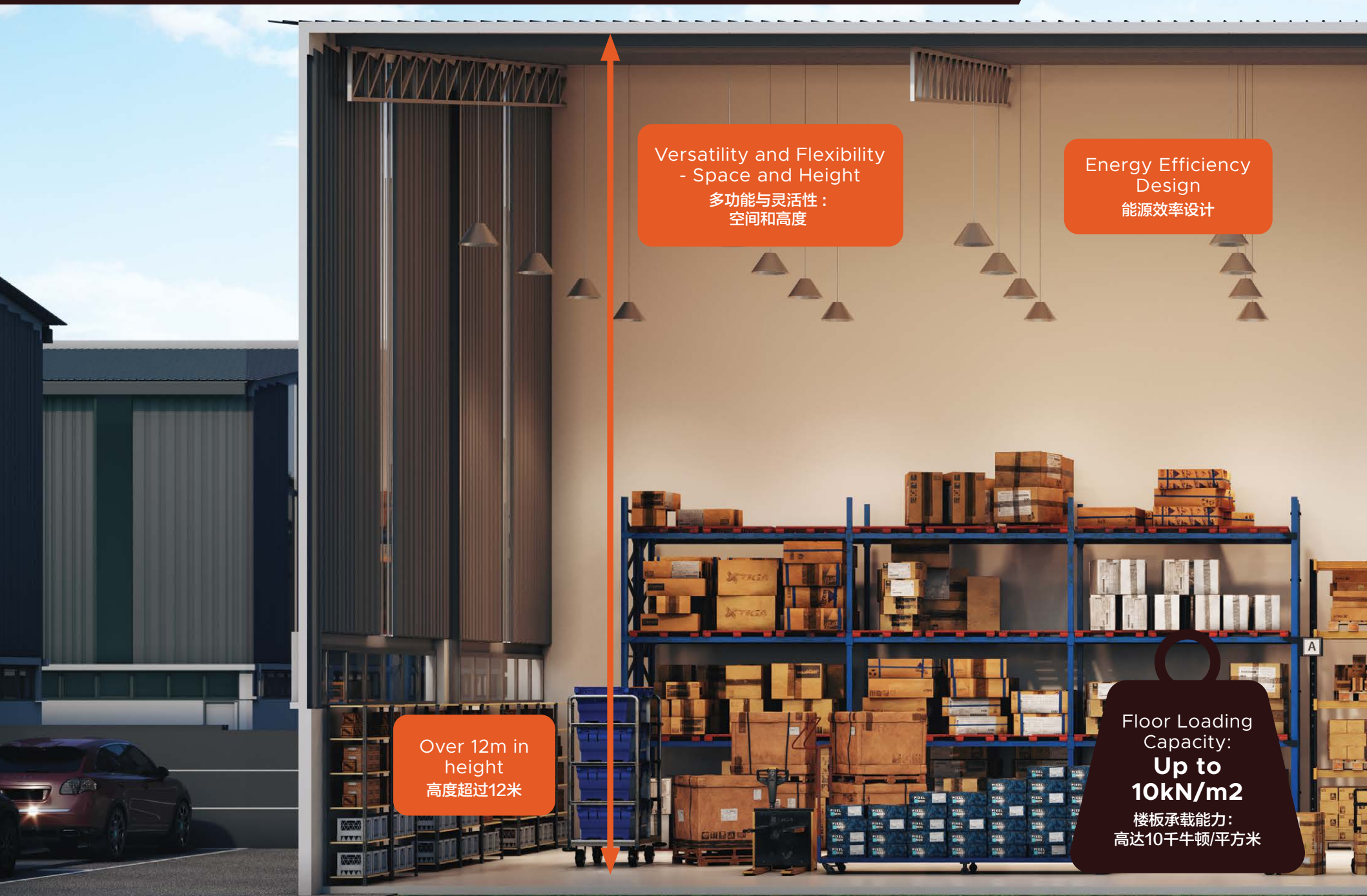
拥抱一个可持续性与效率完美融合的工作空间，为您的商业成功搭建舞台，同时呵护我们的地球。与我们共同塑造一个创新与环保责任并存的未来。

Versatility and Flexibility
- Space and Height
多功能与灵活性：
空间和高度

Energy Efficiency
Design
能源效率设计

Over 12m in
height
高度超过12米

Floor Loading
Capacity:
**Up to
10kN/m²**
楼板承载能力：
高达10千牛顿/平方米





半独立式厂房的切面图
Semi-D Factory Cut Section View

*Artist's Impression Only 画家构思图

Crafting EFFICIENCY

精益求精

Every detail is carefully planned to create a space where efficiency and excellence meet, setting an example for industrial excellence.

精心策划，打造完美空间，让效率与卓越相遇，树立工业卓越典范。



3 Storey Semi-D Factory (70' x 150')

三层半独立式厂房



半独立式厂房的外观
Semi-D Factory Facade

*Artist's Impression Only 画家构思图

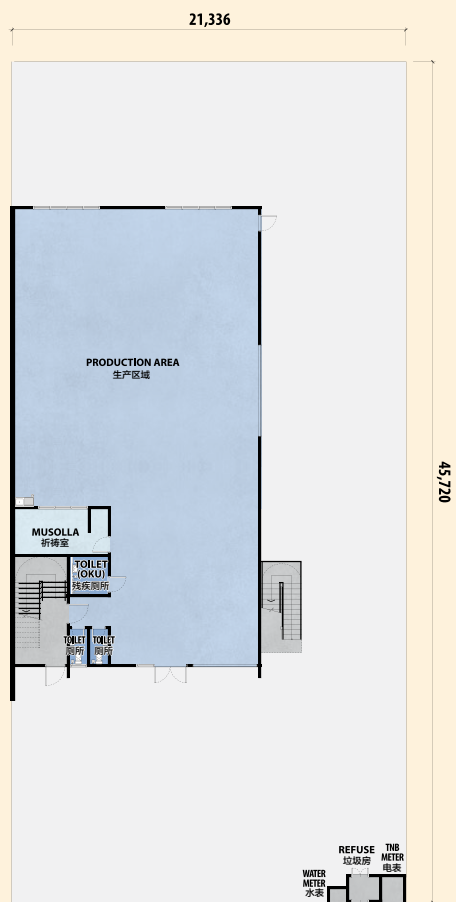
3 Storey Semi-D Factory (70' x 150')

三层半独立式厂房

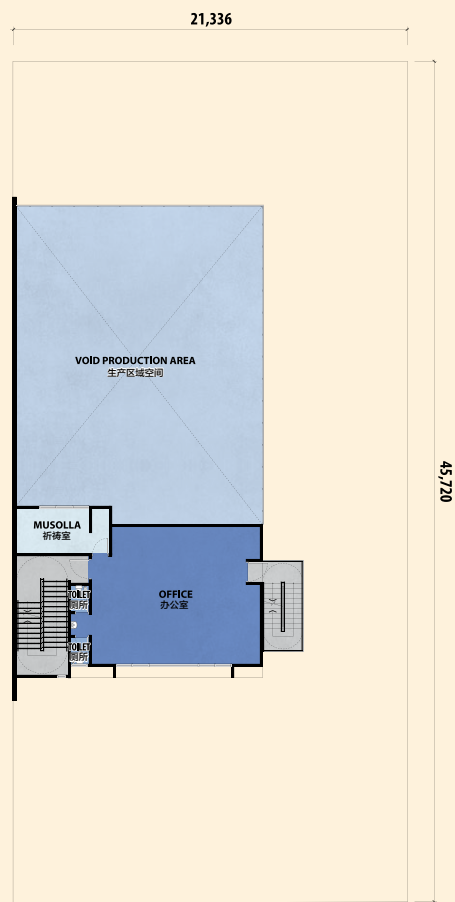
Corner Lot 角头单位



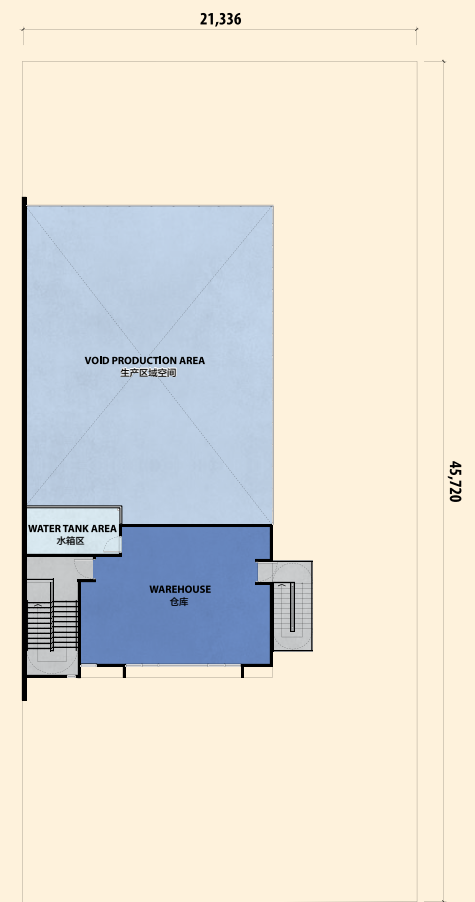
Intermediate Lot 中间单位



Ground Floor
底层



Level 1
一层



Level 2
二层

3 Storey Semi-D Factory (70' x 150')

三层半独立式厂房

BUILDING SPECIFICATIONS 建筑规格

SEMI-DETACHED INDUSTRY 半独立式厂房

Structure 结构	: Reinforced Concrete / Steel 钢筋混凝土 / 钢结构	
Wall 墙壁	: Brickwall / Cladding 砖墙 / 装饰板	
Roof 屋顶	: Metal Deck 金属甲板	
Window 窗户	: Aluminium Frame Glass Window / Metal Frame Glass Louvres Window 铝框玻璃窗 / 金属框玻璃百叶窗	
Ceiling 天花板	Production Area 生产区域 : Office / Warehouse 办公室 / 仓库 Toilets 厕所	- Bare 空置 - Ceiling 天花板 - Skim Coat 抹面漆
Door 门	Entrance Door 入口门 : Others 其他	- Glass Door 玻璃门 - Fire Rated Door / Flush Door / Roller Shutter 防火门 / 平开门 / 卷帘门
Floor Finishes 地板饰面	Production Area 生产区域 Office / Warehouse / Staircase / Musolla 办公室 / 仓库 / 楼梯 / 祷告室 Toilets 厕所	- Floor Hardener 地板硬化剂 - Cement Render 水泥抹灰 - Tiles 瓷砖
Wall Finishes 墙壁饰面	Production Area / Office / Warehouse 生产区域 / 办公室 / 仓库 Internal Wall 内墙 Toilets 厕所	- Cladding / External Weather Paint 外墙装饰板 / 外墙防水油漆 - Emulsion Paint 乳胶漆 - Wall Tiles up to 2100mm height 墙砖高达2100毫米高度
Fence 围栏	: Galvanised Fencing / Brickwall Fencing 镀锌铁栅栏 / 砖墙围栏	

Note: All items stated above are subject to variations, modifications and substitution as to comply with the relevant authorities / engineers / architect and by-law as they arise. 注意: 上述所有选项可能会根据相关当局、工程师、建筑师以及法规的要求而发生变化、修改或替换。

SANITARY FITTINGS 卫生设置

Production Area 生产区域	:	Water Closet / Basin / Kitchen Sink 水槽 / 水盆 / 厨房水槽
Office 办公室	:	Water Closet / Basin 水槽 / 水盆

ELECTRICAL FITTINGS 电源装置

200A Main Switch Board 200A主开关板	:	1	No	1个
Distribution Board 配电箱	:	2	Nos	2个
Lighting Point 灯点位	:	24	Nos	24个
Switch Socket Outlet 开关插座	:	10	Nos	10个
Fan Point 风扇点位	:	1	No	1个
Fiber Wall Socket (FWS) Point 光纤插座 (FWS) 点位	:	2	Nos	2个
Isolator Point 隔离器点位	:	1	No	1个
Autogate Point 自动门点位	:	1	No	1个

LOADING 装载

Production Area 生产区域	:	10 kN/m ²
Office 办公室	:	2.5 kN/m ²

The English version shall prevail in case of any discrepancy or inconsistency between the English version and its Chinese translation.

如双语文本间有差异，以英语文本作为语言标准。

Harmony IN DESIGN

和谐设计

Experience a seamless fusion of aesthetics and functionality
as you elevate your business to a new height.

让美学与功能完美融合，助您的业务腾飞至新的高度。



2 Storey Terrace Factory (26' x 80')

双层式排厂



排厂的外观
Terrace Factory Facade

*Artist's Impression Only 画家构思图

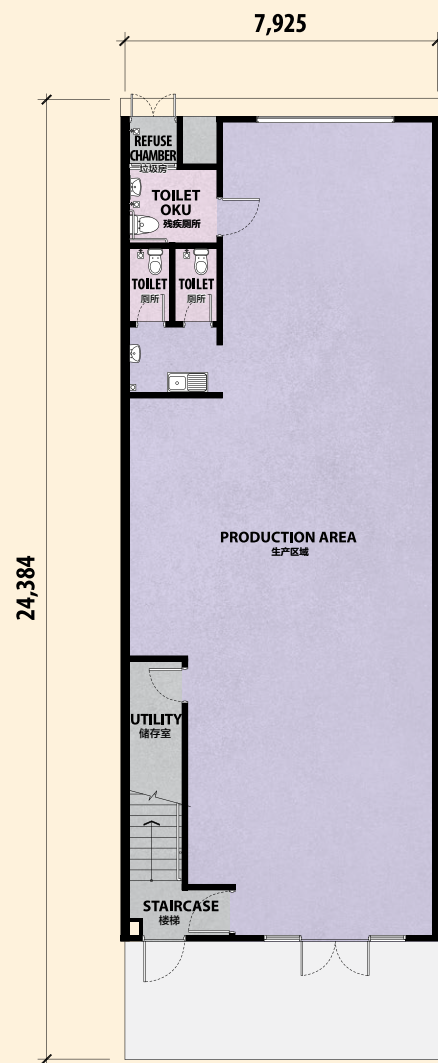
2 Storey Terrace Factory (26' x 80')

双层式排厂

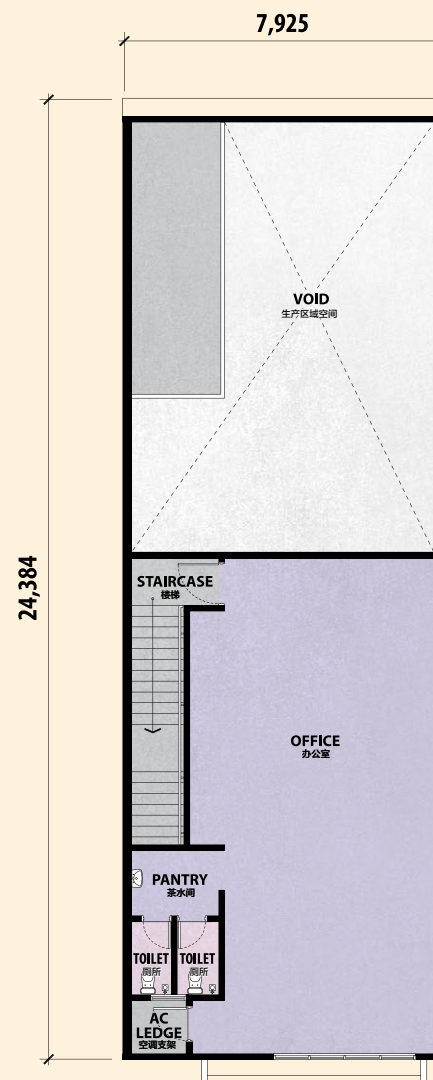
Corner Lot 角头单位



Intermediate Lot 中间单位



Ground Floor
底层



Level 1
一层

2 Storey Terrace Factory (26' x 80')

双层式排厂

BUILDING SPECIFICATIONS 建筑规格

TERRACE INDUSTRY 排厂

Structure 结构	:	Reinforced Concrete 钢筋混凝土	
Wall 墙壁	:	Brickwall / Cladding 砖墙 / 装饰板	
Roof 屋顶	:	Metal Deck 金属甲板	
Window 窗户	:	Aluminium Frame Glass Window 铝框玻璃窗	
Ceiling 天花板	:	Production Area 生产区域 Office 办公室 Toilets 厕所	- Bare 空置 - Ceiling 天花板 - Skim Coat 抹面漆
Door 门	:	Entrance Door 入口门 Others 其他	- Glass Door 玻璃门 - Fire Rated Door / Flush Door / Roller Shutter 防火门 / 平开门 / 卷帘门
Floor Finishes 地板饰面	:	Production Area 生产区域 Office / Staircase / Corridor 办公室 / 仓库 / 楼梯 Pantry / Toilets 茶水间 / 厕所	- Floor Hardener 地板硬化剂 - Cement Render 水泥抹灰 - Tiles 瓷砖
Wall Finishes 墙壁饰面	:	Production Area 生产区域 Office 办公室 Internal Wall 内墙 Toilets 厕所	- External Weather Paint 外墙防水油漆 - Cladding / External Weather Paint 外墙装饰板 / 外墙防水油漆 - Emulsion Paint 乳胶漆 - Wall Tiles up to 2100mm height 墙砖高达2100毫米高度

Note: All items stated above are subject to variations, modifications and substitution as to comply with the relevant authorities / engineers / architect and by-law as they arise. 注意: 上述所有选项可能会根据相关当局、工程师、建筑师以及法规的要求而发生变化、修改或替换。

SANITARY FITTINGS 卫生设置

Production Area 生产区域	:	Water Closet / Basin / Kitchen Sink 水槽 / 水盆 / 厨房水槽
Office 办公室	:	Water Closet / Basin 水槽 / 水盆

ELECTRICAL FITTINGS 电源装置

100A Main Switch Board 100A主开关板	:	1	No	1个
Distribution Board 配电箱	:	1	No	1个
Lighting Point 灯点位	:	16	Nos	16个
Switch Socket Outlet 开关插座	:	5	Nos	5个
Fan Point 风扇点位	:	1	No	1个
Fiber Wall Socket (FWS) Point 光纤插座 (FWS) 点位	:	2	Nos	2个

LOADING 装载

Production Area 生产区域	:	10 kN/m ²
Office 办公室	:	2.5 kN/m ²

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www.lbs.com.my

Waze 位智 : 📍 LBS Alam Perdana (Show Gallery)

Address 地址 : Persiaran Alam Perdana, 42300 Bandar Puncak Alam, Selangor

Sales Gallery Opening Hours: Open daily from 10am – 6pm

销售厅开放时间: 每天上午10点至下午6点

www.lbs-alamperdana.com.my

Another project by 另一个项目, 出自



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empowering individuals • enhancing communities 提升个人 • 强化社群

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