



TAKE YOUR BUSINESS TO NEW HEIGHTS

将您的业务推向崭新的巅峰

2-STOREY INDUSTRIAL TERRACE FACTORY 双层式排屋工厂 20' X 60'

# LBS ALAM PERDANA TOWNSHIP

A Key Component of  
Puncak Alam Mixed Development

一个规划完善综合发展计划城镇的关键

## 469.8<sup>-acre</sup>

township in Bandar Puncak Alam  
with estimated GDV of RM4.4 billion

位于本查阿南，  
占地469.8英亩的城镇，  
总发展价值为44亿令吉

Over  
**5,200**

homes completed  
and delivered  
超过5,200户住宅圆满交付

Launched in  
**2017**

by LBS Bina  
Group Berhad  
由林木生集团于2017年推出

Designed to promote  
**Community Engagement  
and  
Sustainable Living**

以促进社区融合与可持续发展为理念

ALAM PERDANA  
INDUSTRIAL PARK

RENTAK  
PERDANA

RITMA  
PERDANA

IRAMA  
PERDANA

MELODI  
PERDANA

IDAMAN  
PERDANA

SIMFONI  
PERDANA



# TOMORROW'S INDUSTRY STARTS HERE.

Smartly Planned. Future-Proven.

明日产业，于此启幕。精心规划，筑就未来。

At Alam Perdana Industrial Park, energy-efficient designs support both business performance and environmental responsibility. More than just a workspace, it's a future-ready community built for lasting value and conscious growth.

在Alam Perdana工业园，节能设计兼顾商业效能与环境责任。这里不仅是高效工作空间，更是前瞻布局的未来社区，以持久价值与可持续发展为核心理念匠心构建。

JALAN BUKIT CERAH



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



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



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



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

\*Artist's Impression Only 画家构思图

# DESIGNED FOR PRODUCTIVITY AND SCALABILITY

专为高效运作与规模扩展打造

From production to daily operations, these 2-storey terrace factories offer the space and setup to cater to diverse industrial segments with ease and efficiency.

从生产到日常营运，这些双层式排屋工厂拥有充裕空间与完善设施，轻松满足多元产业稳健发展，提升效率。

## UNLOCK THE VALUE OF A 20' X 60' FACTORY SPACE

释放20' X 60' 厂房空间的价值



Ideal for light industrial use  
轻工业的理想选择



Versatile space that grows  
with your business  
随业务发展轻松拓展与调整



Cost-effective entry into  
industrial property  
高效切入工业物业市场的优选方案



# SUPPORTING EVERYDAY OPERATIONS

全面支持企业日常运作

Alam Perdana Industrial Park brings together thoughtful design and future-focused planning to support real-world business demands. Every element works together to create a space that's functional and versatile.

Alam Perdana 工业园融合精心设计与前瞻规划，精准契合企业的实际运营需求。园区内各项要素协同联动，打造具实用性与多功能性的产业空间。

**Production Area**  
生产区域

**Office**  
办公室

**Front Office /  
Gallery Area**  
前台 / 展示区

Hulax

# SITE PLAN

总平面图

## LEGENDS 说明

26' x 80'  
2-Storey Terrace Factory  
26' x 80' 双层式排屋工厂

70' x 150'  
3-Storey Semi-D Factory  
70' x 150' 三层半独立式工厂

Various Lot Sizes  
Detached Factories  
各种地块面积的独立式工厂

**NEW LAUNCH**  
20' x 60'  
2-Storey Terrace Factory  
20' x 60' 双层式排屋工厂



With a total of 71 units, the 20' x 60' 2-Storey Terrace Factory offers a built-up area of 1,738 sq. ft., ideal for startups, SMEs, and expanding operations.

Thoughtfully designed for flexibility, these compact yet practical units suit a wide range of light industrial uses. Each unit balances functionality with efficiency, offering a smart use of space without sacrificing practical features.

本项目共规划71个单位，20' X 60' 双层式排屋工厂，建筑面积达1,738平方英尺，是新创企业，中小企业及业务扩展的理想之选。

单位布局精巧灵活，适用于各类轻工业用途。每一单位在兼顾实用性的同时，充分提升空间效能，为企业营运带来更高弹性与效率。

# 20' X 60' 2-STOREY TERRACE FACTORY SITE PLAN

20' X 60' 双层式排屋工厂  
总平面图



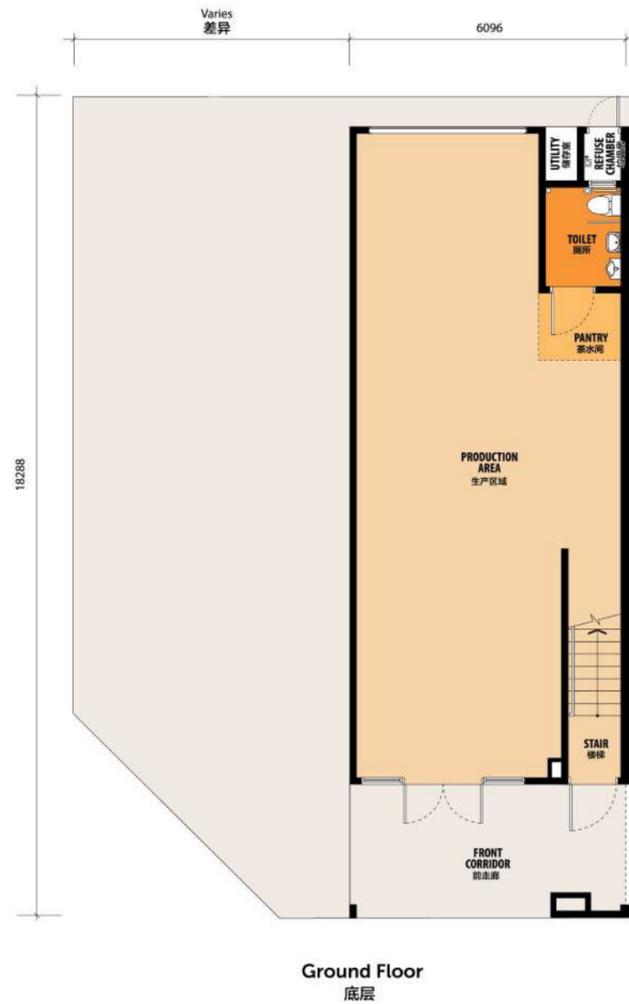
## SITE PLAN 总平面图



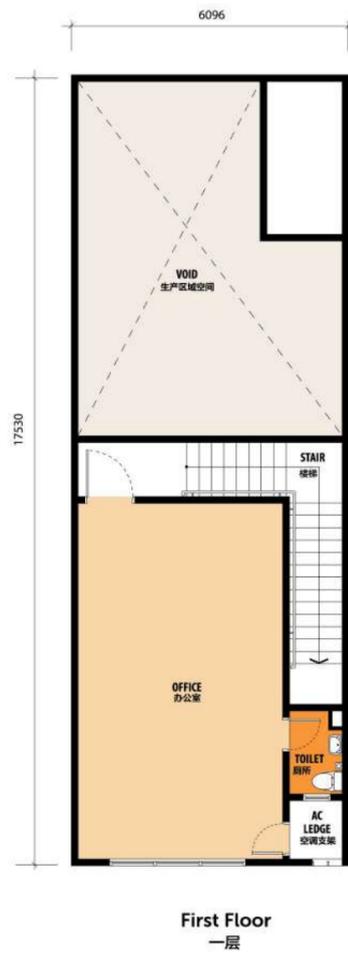
# 20' X 60' 2-STOREY TERRACE FACTORY

20' X 60' 双层式排屋工厂

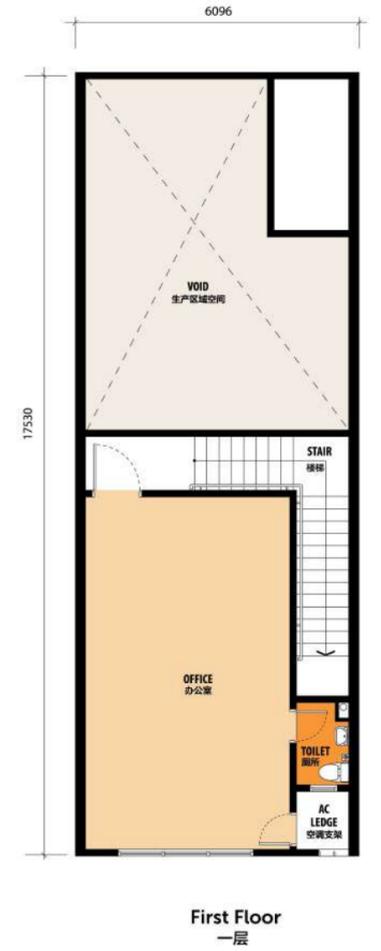
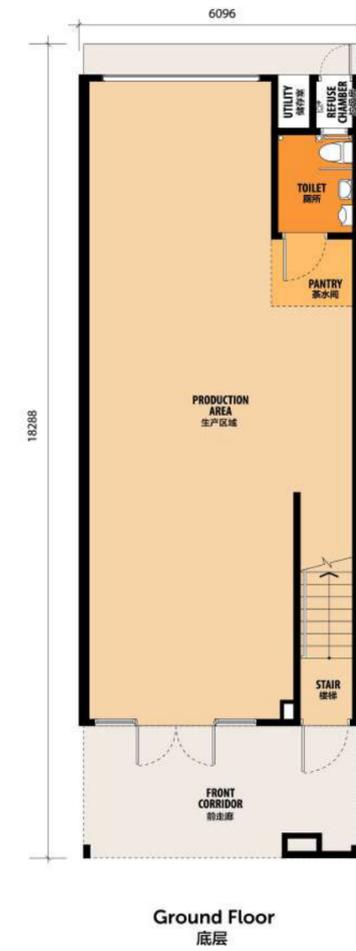
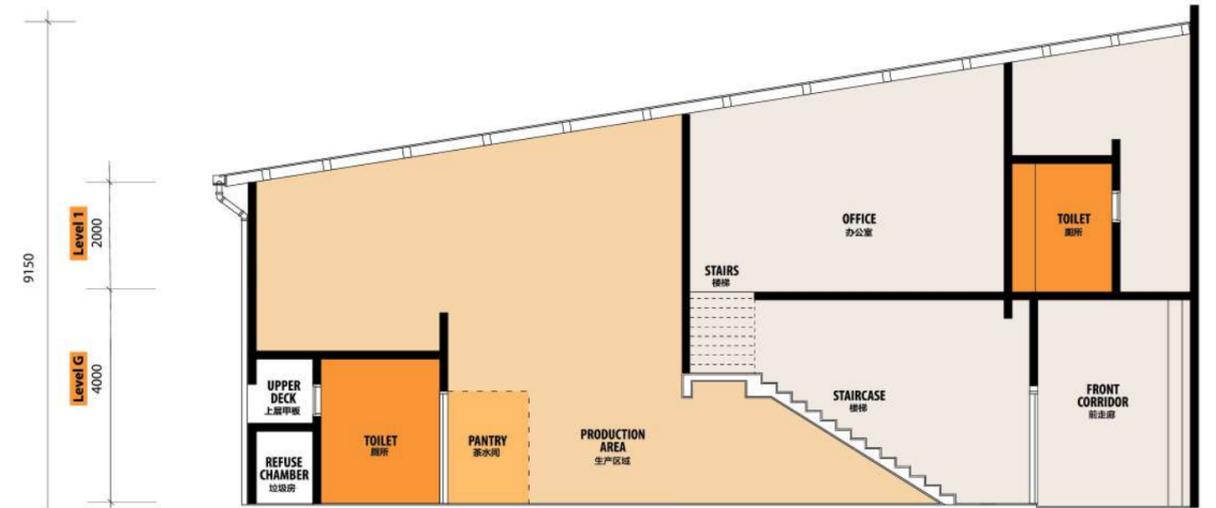
## Corner Lot 角头单位



## Intermediate Lot 中间单位



## Section 切面图

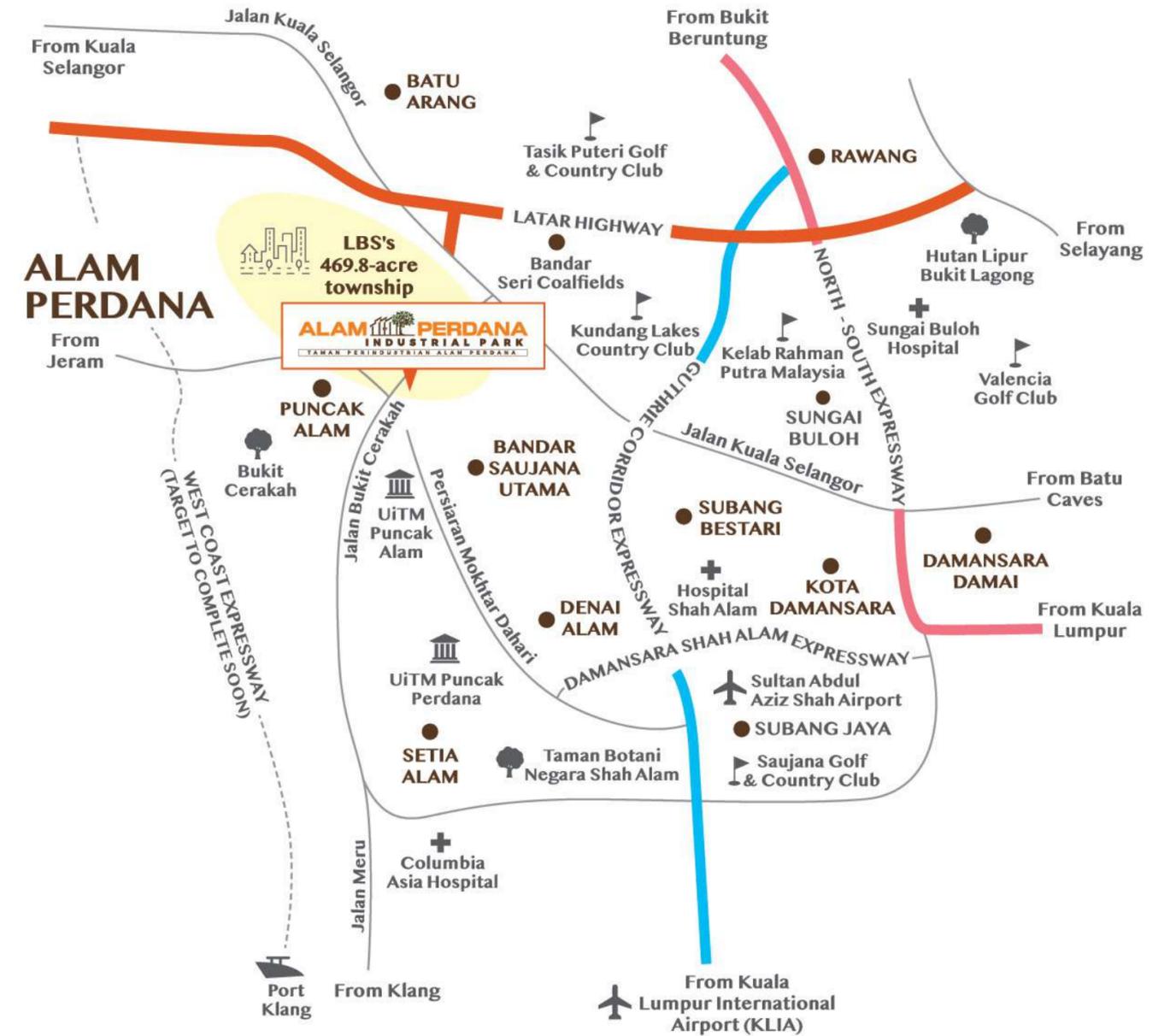


# BUILDING SPECIFICATIONS 建筑规格

|   |  |   |
|---|--|---|
| <b>Structure 结构</b> :                     | Reinforced Concrete 钢筋混凝土  |   |
| <b>Wall 墙壁</b> :                          | Brickwall 砖墙   |   |
| <b>Roof 屋顶</b> :                          | Metal Deck 金属甲板  |   |
| <b>Window 窗户</b> :                        | Aluminium Frame Glass Window 铝框玻璃窗                                   |   |
| <b>Ceiling 天花板</b> :                      | Production Area 生产区域   | - Bare 空置   |
|   | Office 办公室   | - Ceiling 天花板   |
|   | Toilets 厕所   | - Skim Coat 抹面漆   |
| <b>Door 门</b> :                           | Entrance Door 入口门  | - Glass Door 玻璃门  |
|   | Others 其他  | - Fire Rated Door / Flush Door / Roller Shutter 防火门 / 平开门 / 卷帘门 |
| <b>Floor Finishes 地板饰面</b> :              | Production Area / Pantry 生产区域 / 茶水间                                  | - Floor Hardener 地板硬化剂  |
|   | Office / Staircase / Corridor 办公室 / 楼梯 / 走廊                          | - Cement Render 水泥抹灰  |
|   | Toilets 厕所   | - Tiles 瓷砖  |
| <b>Wall Finishes 墙壁饰面</b> :               | Production Area 生产区域   | - External Weather Paint 外墙耐候性油漆                                |
|   | Office 办公室   | - External Weather Paint 外墙耐候性油漆                                |
|   | Internal Wall 内墙   | - Emulsion Paint 乳胶漆  |
|   | Toilets 厕所   | - Wall Tiles up to 2100mm height 高达2100毫米高度的墙砖                  |
| <b>SANITARY FITTINGS 卫生设置</b>             |  |   |
| Production Area 生产区域                      | : Water Closet / Urinal / Basin / Kitchen Sink 水槽 / 立式便器 / 水盆 / 厨房水槽 |   |
| Office 办公室                                | : Water Closet / Basin 水槽 / 水盆                                       |   |
| <b>ELECTRICAL FITTINGS 电源装置</b>           |  |   |
| 60A Main Switch Board 60A主开关板             | : 1 No   | 1个  |
| Distribution Board 配电箱                    | : 1 No   | 1个  |
| Lighting Point 灯点位                        | : 9 Nos  | 9个  |
| Switch Socket Outlet 开关插座                 | : 4 Nos  | 4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  |
| <b>LOADING 装载</b>                         |  |   |
| Production Area 生产区域                      | : 10 kN/m <sup>2</sup>   |   |
| Office 办公室                                | : 2.5 kN/m <sup>2</sup>  |   |

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。

# LOCATION MAP 位置图



## LBS Discovery Gallery Alam Perdana

10AM - 6PM (Open Daily) | Persiaran Alam Perdana  
42300 Bandar Puncak Alam, Selangor Darul Ehsan.

[alamperdanaindustrialpark.lbs.com.my](http://alamperdanaindustrialpark.lbs.com.my)



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