

2 STOREY DETACHED FACTORY

FACTORY
WAREHOUSE
SHOWROOM
OFFICE



Factory Excellence Redefined
Your Future Begins Here

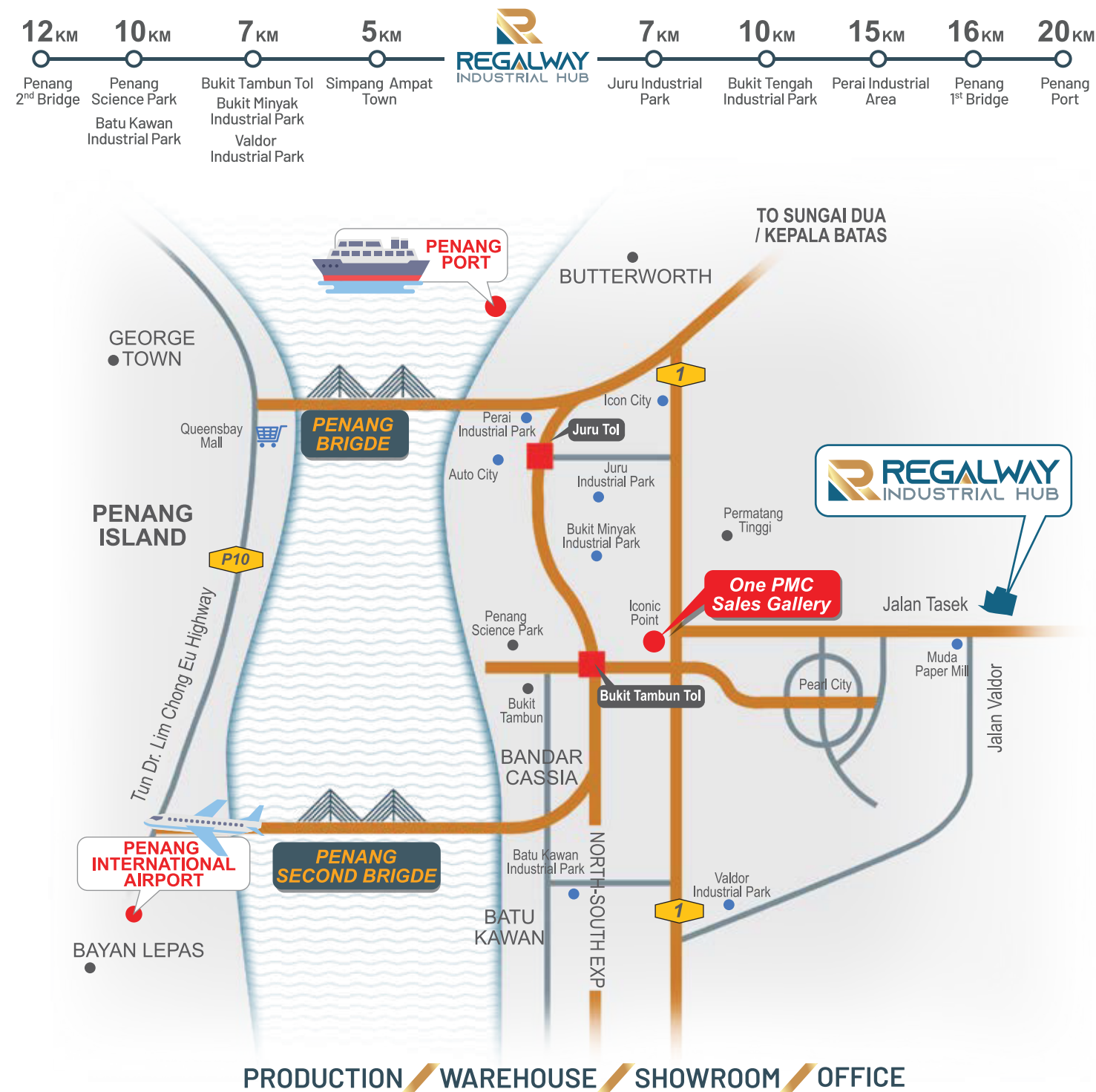
LAND AREA
from 99ft X 195ft
(19,289sq.ft. onwards)



Thriving Workforce & Growing Investment Hub

Penang, a jewel in Malaysia's crown, is rapidly gaining recognition as an industrial powerhouse and a magnet for investment. This vibrant state, often referred to as the "Silicon Valley of the East," boasts a dynamic workforce of over 822,200 people, with a staggering 299,200 individuals employed in the manufacturing sector. This thriving labor force is one of Penang's key assets, contributing to its economic prowess.

STRATEGICALLY SITUATED FOR INDUSTRIAL EXCELLENCE



A Project Managed By

ONEPMC
YOUR CHOICE OF PROJECT MANAGEMENT

Developer

Regalway Development Sdn Bhd
201201031130 (1202071-F)
No. 1586, Mukim 11, Lorong Perusahaan
Utama 1, Bukit Tengah Industrial Park 14000
Bukit Mertajam, Penang.

Sales Gallery

OnePMC Sdn Bhd
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Iconic Point 14100 Simpang Ampat
Penang, Malaysia.

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FREEHOLD

REGALWAY
INDUSTRIAL HUB | TASEK SIMPANG AMPAT

**CROWN YOUR BUSINESS
WITH SUCCESS**

INDUSTRIAL EXCELLENCE STARTS HERE
EXPLORE OUR FACTORY ADVANTAGES

PRODUCTION

Column free, triple-volume space to cater to your seamless production and processing.

WAREHOUSE

Sufficient storage space for your logistic and inventory requirements.

SHOWROOM

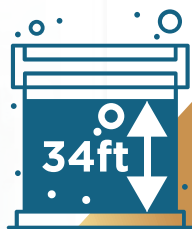
Explore the roomy, adaptable space that seamlessly transitions into a stylish showroom, ideal for showcasing your products in comfort and style.

OFFICE

Dedicated office space to create a proper environment for flexible and comfortable working experience.



Artist's Impression Only



34 FEET DOBLE VOLUME
HIGH CEILING

Providing ample vertical space for your production and storage needs.



4.5M FRONT & SIDE
LOADING BAY

Ensuring effortless movement of goods from both front and side entrances.



2TON/M2 LOAD BEARING
AT GROUND FLOOR

Power your operations confidently on a ground floor capable of supporting heavy equipment, machinery, and stock.



COLUMN FREE DESIGN
AT PRODUCTION AREA

Customize your workspace without limitations, allowing for flexible layout arrangements and seamless production flow.

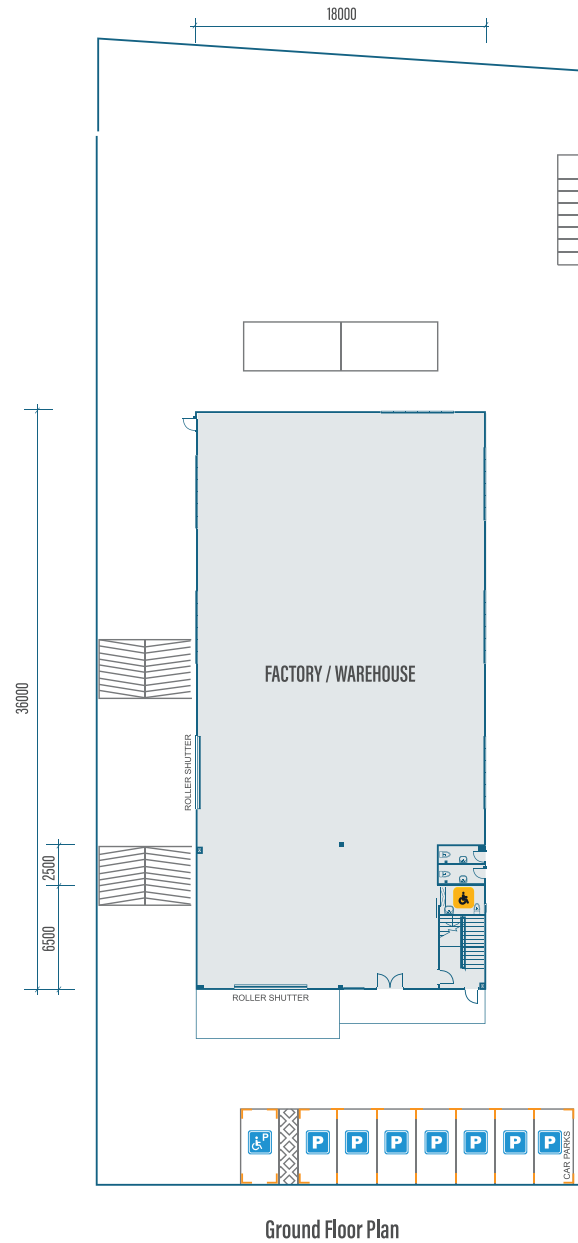


200AMP ELECTRICITY
CURRENT SUPPLY

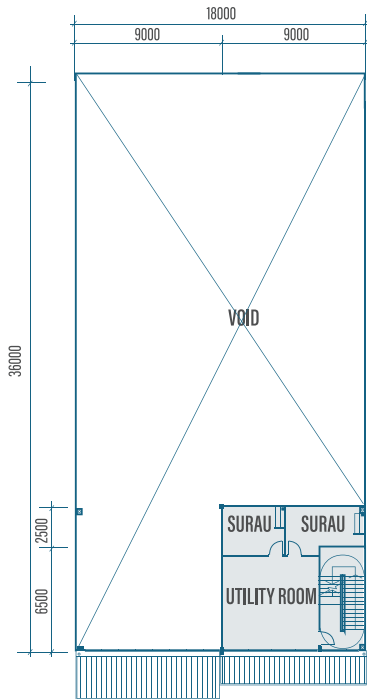
Empowering your facility to handle diverse electrical needs without interruption.

FLOOR PLAN

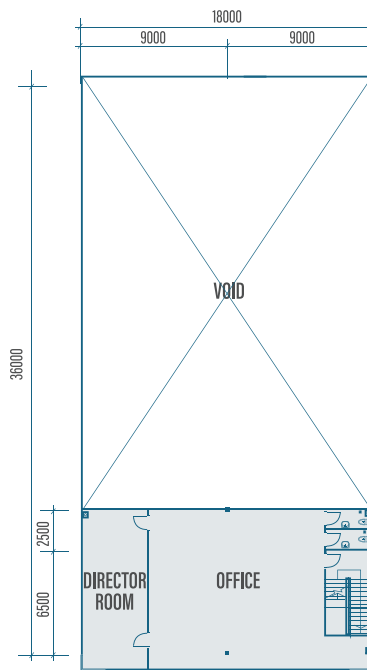
2 STOREY
DETACHED FACTORY
BUILT-UP AREA 9,780 SQFT



Ground Floor Plan



1st Floor Plan



2nd Floor Plan

FLOOR PLAN & SPECIFICATION

Structure
Reinforced Concrete
Framework
Wall
Block Brick Wall
/ Metal Cladding Wall
Roofing Covering
Metal Deck Roof
Ceiling
Suspended Ceiling
/ Skim Coat

Doors
Timber Flush Door / Fire Rated Door
Aluminium Framed Glass Door / Steel Flush Door
Windows
Aluminium Framed Glass Windows
Floor Finishes
Tiles / Cement Rendered
Wall Finishes
External : Metal Cladding / Plaster Wall
Ironmongery
Locksets & Accessories

NOTE : All items mentioned above shall subject to variation, modification and substitution as required by the relevant authorities or recommended by the Architect.

2 STOREY
SEMI DETACHED
COMMERCIAL
PHASE 3

2 STOREY
DETACHED
FACTORY
PHASE 1 & 2

2 STOREY
COMMERCIAL
SHOWROOM
PHASE 1



Artist's Impression Only