



## YOUR GATEWAY TO INDUSTRIAL EXCELLENCE



## A THRIVING HUB FOR INDUSTRIAL GROWTH

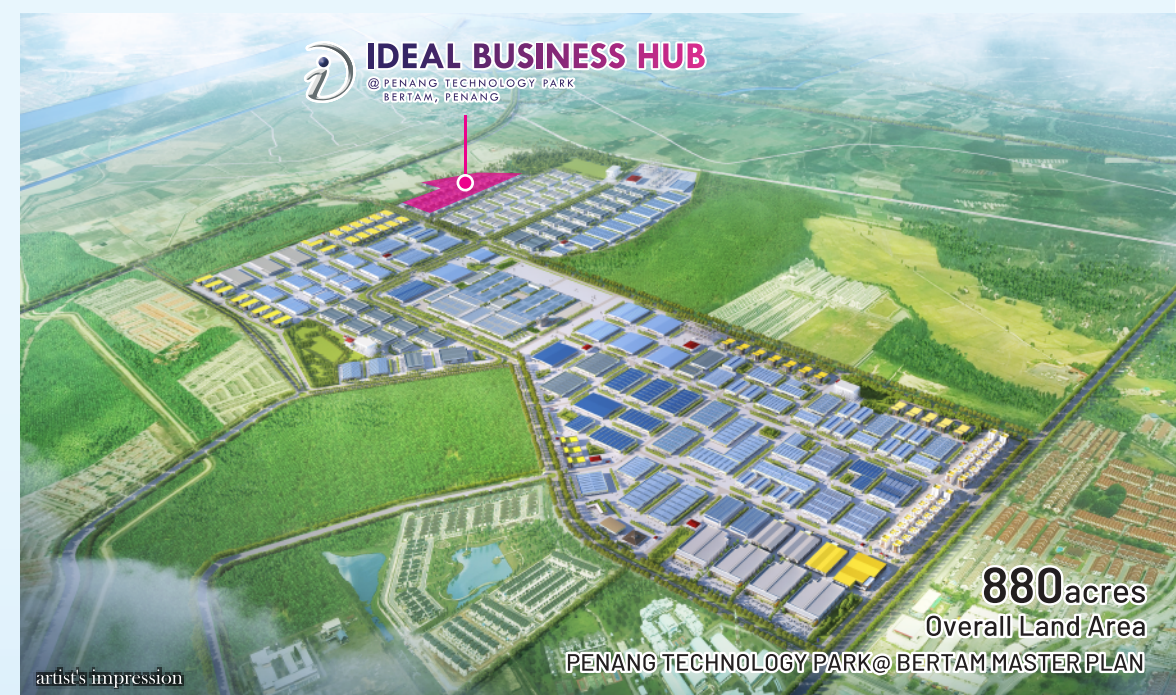
Welcome to IDEAL BUSINESS HUB, a premier destination and beacon of industrial excellence and innovation.

Positioning your business at the heart of Penang Technology Park @ Bertam and creating opportunities to collaborate with top industry leaders to fuel your business growth. Every detail is meticulously crafted to ensure an optimal working environment, an ecosystem designed to empower businesses to reach new heights.

IDEAL BUSINESS HUB comprising only 88 units of bungalow, semi-detached and cluster factories, offering a variety of versatile space layout with continuous improvement and adaptation to new market demands. A siding optimising functionally and efficiency, incorporating sustainable eco-friendly practices and integrating green technology to enhance the hub' appeal and longevity.

IDEAL BUSINESS HUB is strategically located within the vibrant and bustling growing township in Bertam, Penang. Situated at major transportation networks and close proximity to major highways, Penang Port and Penang International Airport, offers unparalleled connectivity to national and international markets.

This makes it an ideal and ultimate destination for warehouse and logistical business at the heart of industrial revolution.



### IDEAL BUSINESS HUB SITE PLAN

| Total Unit      | Total Acres     |
|-----------------|-----------------|
| <b>88 units</b> | <b>28 acres</b> |







### Building Specifications

|                   |                                                                              |                                                                                        |
|-------------------|------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
| Structure         | a) Production/Warehouse Area<br>b) Office Area                               | : Steel structure<br>: RC framework                                                    |
| Wall              | a) Production Area<br>b) Office Area                                         | : Cement sand brick/Metal cladding<br>: Cement sand Brick/Fire rated brick             |
| Roofing           | a) Metal deck roofing with insulation<br>b) Roller shutter metal deck awning |                                                                                        |
| Ceiling           | a) Production/Warehouse Area<br>b) Office Area                               | : Exposed<br>: Suspended ceiling                                                       |
| Flooring          | a) Production/Warehouse Area<br>b) Office Area                               | : Power float with floor hardener<br>: Cement render                                   |
| Wall Finishing    | a) Production/Warehouse Area<br>b) Office Area                               | : 3m brick plaster & paint/Metal wall cladding<br>: Plaster & paint /ACP wall cladding |
| Electrical Supply | a) Bungalow<br>b) Semi-D<br>c) Cluster                                       | : 300 amp 3 phase<br>: 200 amp 3 phase<br>: 200 amp 3 phase                            |
| Floor Loading     | a) Ground Floor<br>b) 1st Floor                                              | : 1.5 ton/m2<br>: 0.25 ton/m2                                                          |

Note: The plan/perspective is for illustration purposes only.  
All changes are subject to the final authorities approval.

## AN EMERGING INNOVATIVE BUSINESS HUB



### Mature Township Location In Bertam City

- Strategically located in a mature township at Bertam, Penang.
- A stone's throw away from various amenities such as hypermarkets, eateries, educating, medical institutions and many more.



### Flexi-Designed and Architecture

- Flexible space to suit a diverse range of industries' needs for business operations, including corporate office, showroom, warehouse or light production.



### One-Stop Managed

- Provide support services to expedite business setup on government agencies approval and financial assistance.
- Fully supported by Federal & Penang State Government.



### Well-Developed Infrastructure and Utilities Services

- Comprehensive range of road access, electricity, water supply, water drainage, telecommunication, natural gas & industrial gas as well as security surveillance.



### An Excellent Opportunity To Expand Internationally

- Access to new market and business opportunity.
- Widen customer leads and sales.
- Increase sales revenues.
- Enhance financial viability by attracting new customers and unlock opportunities.



### Brand Visibility and Reputation

- A value-added feature to enhance company's brand visibility and reputation being part of Penang Technology Park @ Bertam by Ideal Property Group, associating it with quality and reliability.



### Freehold

- Higher appreciation value
- No state consent required for subsale/ subletting
- No restriction in interest endorsement on land title



### Guarded Light Industry Park

- Enhanced security reduces risk of theft and vandalism
- Ensuring safety of assets and personnel



SITE *plan*

DESIGNED TO  
**ELEVATE YOUR  
BUSINESS**

-  BUNGALOW
-  SEMI - D
-  SEMI - D CLUSTER

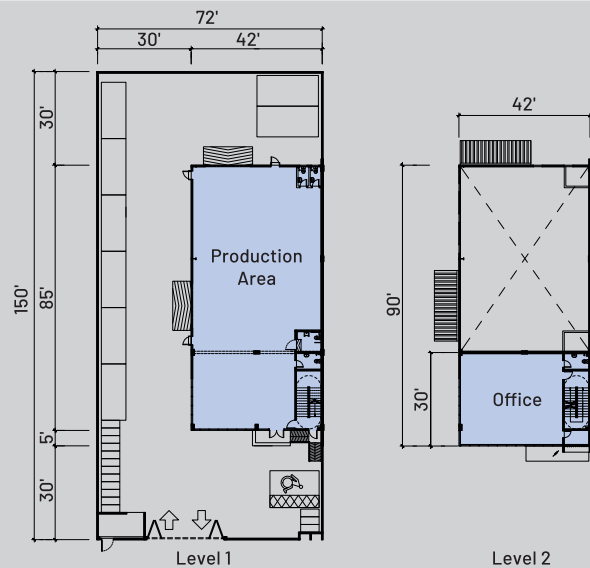
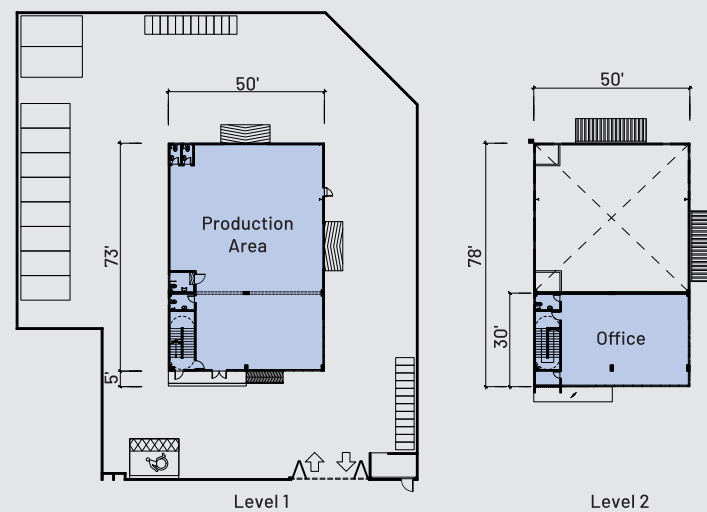


LAYOUT *plans*



Built-Up 3,550-10,402 sqft

**BUNGALOW  
FACTORY**



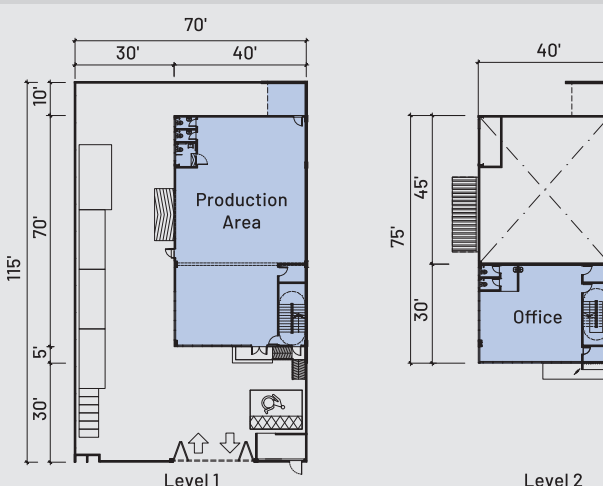
**SEMI - DETACHED  
FACTORY**

42' x 90'  
Built-Up 4,806-6,224 sqft



40' x 75'  
Built-Up 4,000 sqft

**SEMI-D CLUSTER  
FACTORY**



**IDEAL BUSINESS HUB**  
@ PENANG TECHNOLOGY PARK  
BERTAM, PENANG



STRATEGICALLY  
LOCATED FOR EXCELLENT  
**BUSINESS EXPANSION**

DISTANCE TO KEY AMENITIES



**5 KM**  
BERTAM  
TOLL PLAZA



**20 KM**  
SUNGAI PETANI



**23 KM**  
PENANG PORT &  
BUTTERWORTH CONTAINER DEPOT



**40 KM**  
BATU KAWAN



**42 KM**  
PENANG  
INTERNATIONAL AIRPORT

**IDEAL**  
CREATING LEGACY  
超越时尚 · 缔造典范

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