

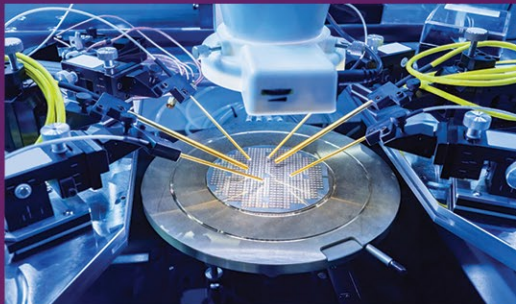


**PENANG**  
**TECHNOLOGY PARK**  
@BERTAM, PENANG

## **PREMIER LOCATION, PREMIUM INVESTMENT**

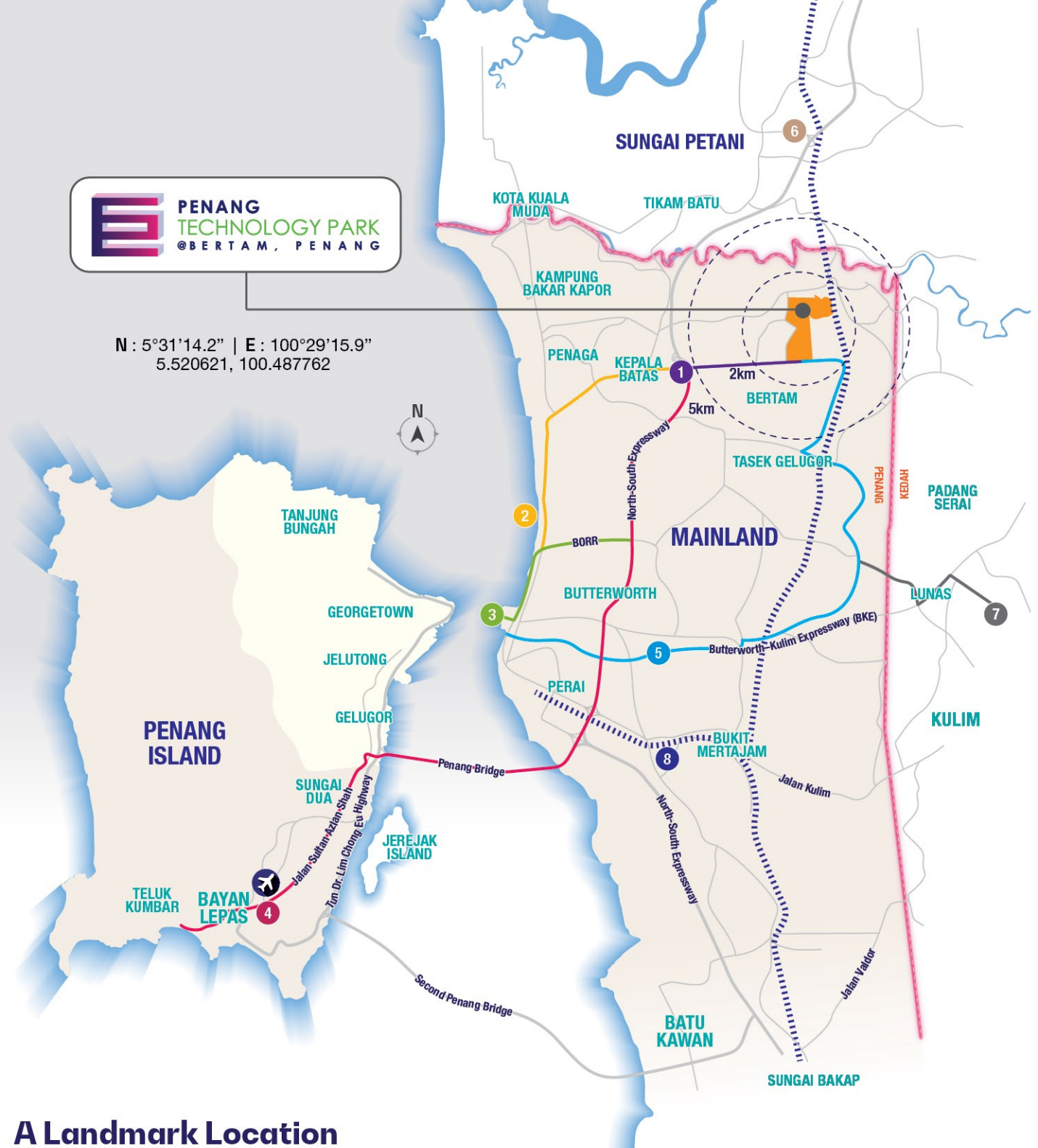
**FREEHOLD INDUSTRIAL LAND**

with Ready Infrastructure for Light & Medium Industries





N : 5°31'14.2" | E : 100°29'15.9"  
5.520621, 100.487762



## A Landmark Location

Get greater access for greater success. Strategically sited in the burgeoning township of Bertam, Penang Technology Park promises to link your business to the world with key logistics networks and amenities close on hand.

Located along Jalan Tun Hamdan Sheikh Tahir, just a stone's throw from the Bertam Toll Plaza, the Technology Park can be easily reached from the North-South Highway. What's more, its proximity to major railways, ports and airports enables it to offer easy access to land, sea and air transport, giving your business a situational advantage that decreases operational costs in terms of resource usage and transportation time.

Grow your business right in the right location.

Connectivity and accessibility converge, culminating in unrivalled logistical convenience.

	DISTANCE (APPROX.)
① NORTH-SOUTH HIGHWAY BERTAM TOLL PLAZA	5KM
② BUTTERWORTH OUTER RING ROAD (BORR)	20KM
③ PENANG PORT - NBCT (BUTTERWORTH)	23KM
④ PENANG INTERNATIONAL AIRPORT	42KM
⑤ BUTTERWORTH-KULIM EXPRESSWAY (BKE)	34KM
⑥ SUNGAI PETANI	20KM
⑦ KULIM HI-TECH PARK	20KM
⑧ PENANG PORT (BUTTERWORTH) DOUBLE TRACK & CARGO TRAIN	30KM



Artist's Impression

## The Seat of Industrial Icons

Your investment deserves the best. We've thought of it all – the best location, infrastructure, facilities and security features – so you have everything you need to enjoy success, no matter what your endeavours are. Whether you're a savvy entrepreneur or investor, Penang Technology Park offers a once-in-a-lifetime opportunity for you to reap the rewards of the future today.

Redefine your business success.

## Embrace A New Era Of Business & Industry

### 9 KEY ADVANTAGES



#### Easy Construction Facilitation

- Fast-track Construction Permit Process with a 10-month project milestone expedites the building construction process



#### Attractive Government Incentives & Subsidies

- Income tax exemption
- Investment tax allowance
- Exemption from stamp & import duties
- Wage subsidy\*

\* Subject to individual company's criteria & authority's approval.



#### Seamless Industrial & Property Services

- One-Stop Centre offers an exclusive range of services to assist investors in setting up their businesses
- Park Management oversees the operations of the Park & manages industrial land, building & facilities



#### Complete Land Autonomy (FREEHOLD)

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



#### Government Support to Boost Investments

- Federal Government (e.g. Malaysian Investment Development Authority [MIDA] & Northern Corridor Implementation Authority [NCIA]) to jointly promote, attract & facilitate investments, including the introduction of incentives & subsidies
- Fast track approval from state department & agencies
- Grant of industry park name "Penang Technology Park @ Bertam"



#### Ready Catchment of Talents

- Collaborations with top-notch institutions & agencies
- Population of more than 500,000 within a 15km radius



#### Well-Developed Infrastructure & Utilities Services

- Easy access to major routes & ports for seamless logistics and distribution networks
- Ready-to-go electricity, water supply & 5G high speed internet



#### Proximity To Seaport, Airport & Nearby Amenities

- Easy connectivity to the rest of the world via Penang Port (23km) & Penang International Airport (42km)
- Readily available amenities within the vicinity for convenience and higher investment value



#### Driving Clean, Green & High-Technology Industries

- Complies with ESG initiatives
- Increased job creation & heightened productivity to boost the nation's economy
- Facilitation of technology transfer to incubate new markets & industries
- Sustainable industrial development with minimised environmental impacts
- Elevation of quality of life for surrounding communities



PARCEL 1B

Parcel 1A : 244 ac  
 Parcel 1B : 223 ac  
 Parcel 2 : 367 ac  
 Parcel 3 : 46 ac  
**Total : 880 ac**

PARCEL 1A

PARCEL 3

## Make a Global Impression

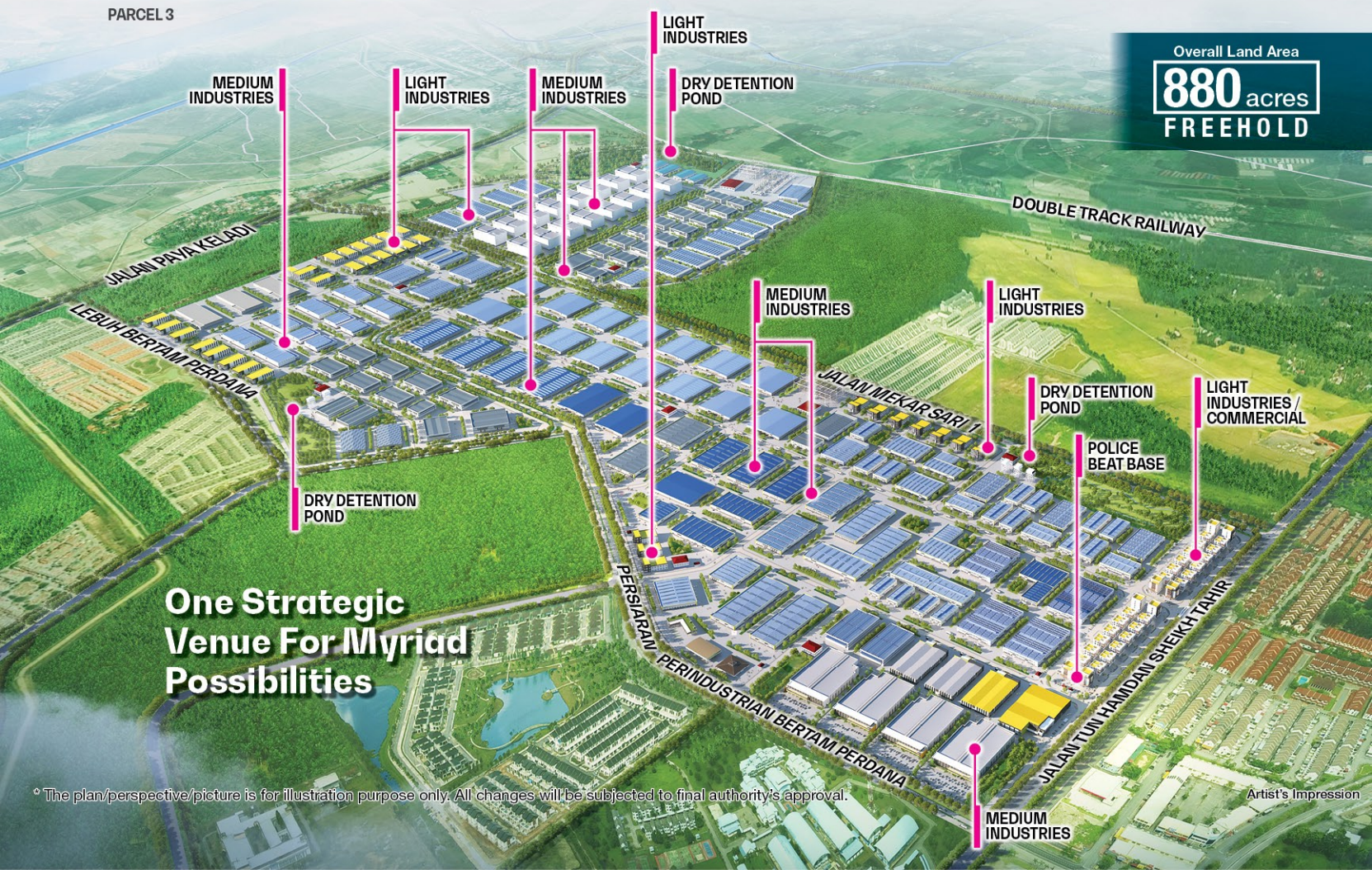
New benchmarks are being set in this one-of-a-kind Industrial Park. Designed to be the catalyst for the revolutionary growth of your business, Penang Technology Park touts FREEHOLD industrial plots equipped with the necessary infrastructure, facilities and services for you to plug in your ideas and build your vision to reality. Merging office suites, wholesale galleries, storage and production operations and more under one roof, this is an exceptional venue for aspiring entrepreneurs and innovative investors to thrive.

Expect the extraordinary for your business.



Artist's Impression

## A New Benchmark In Industrial Park Development



Overall Land Area  
**880 acres**  
**FREEHOLD**

**One Strategic Venue For Myriad Possibilities**

\* The plan/perspective/picture is for illustration purpose only. All changes will be subjected to final authority's approval.

Artist's Impression

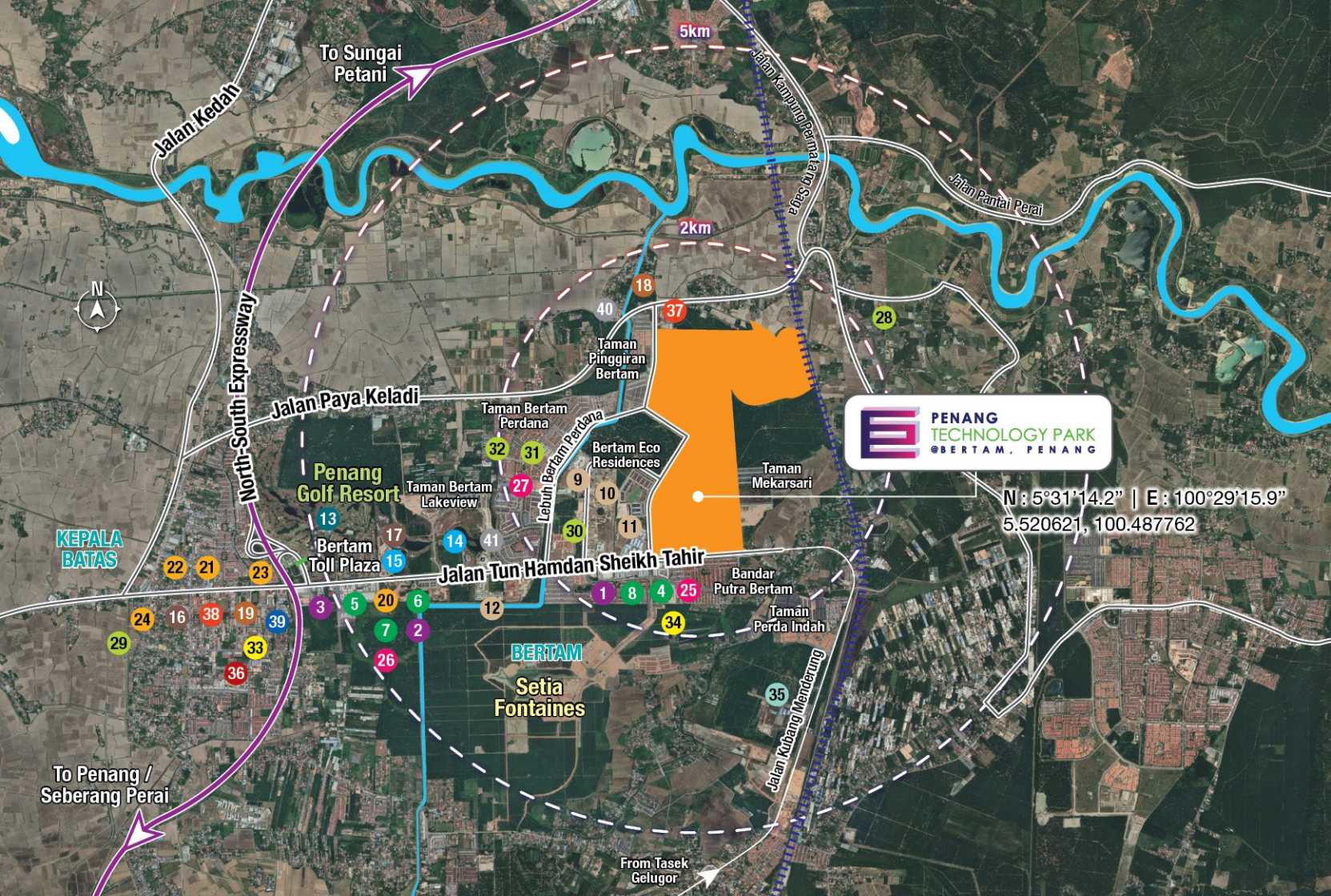
**VERSATILE BUSINESS SETUP CONFIGURATIONS, TAILORED TO YOUR BUSINESS NEEDS**  
**with Built-To-Lease and Built-To-Suit Lease Options**

Versatility meets practicality to accommodate your every need. Harness the potentials of your business faster and easier by choosing from Penang Technology Park’s built-to-lease and built-to-suit lease options. Designed for light & medium industry players who are ready to hit the ground running, they come in a wide range of configurations, all of which include solar panel systems and perimeter fencing. Best of all, you’ll also have the option for outright purchase as well. Select from the various types of factory layouts available and enhance them with the customisation and add-on options. Secure your unit today.

At Penang Technology Park, the possibilities are endless.

<p><b>5-IN-1</b> INTEGRATED BUSINESS SOLUTION</p> <ul style="list-style-type: none"> <li>• Production Office</li> <li>• Cafeteria</li> <li>• Production Area</li> <li>• Warehouse</li> <li>• General Office</li> </ul>	<p><b>TYPE A</b> DETACHED FACTORY - MEDIUM INDUSTRY</p> 	<p><b>TYPE B</b> DETACHED FACTORY - MEDIUM INDUSTRY</p> 
<p><b>NO. OF UNITS : 4</b> LIMITED UNITS</p>	<p>Approx. Built-Up Area : 151,000 sq.ft.</p>	<p><b>NO. OF UNITS : 6</b> LIMITED UNITS</p> <p>Approx. Built-Up Area : 76,000 sq.ft.</p>
<p><b>TYPE C</b> DETACHED FACTORY - MEDIUM INDUSTRY</p> 	<p><b>TYPE D</b> DETACHED FACTORY - MEDIUM INDUSTRY</p> 	<p><b>3-IN-1</b> INTEGRATED BUSINESS SOLUTION</p> <ul style="list-style-type: none"> <li>• Production Building</li> <li>• Office Building</li> <li>• M&amp;E Yard</li> </ul>
<p><b>NO. OF UNITS : 8</b> LIMITED UNITS</p>	<p>Approx. Built-Up Area : 136,000 sq.ft.</p>	<p><b>NO. OF UNITS : 5</b> LIMITED UNITS</p> <p>Approx. Built-Up Area : 136,000 sq.ft.</p>
<p><b>4-IN-1</b> INTEGRATED BUSINESS SOLUTION</p> <ul style="list-style-type: none"> <li>• Production Building</li> <li>• Office Building</li> <li>• Utility &amp; Services</li> <li>• M&amp;E Yard</li> </ul>	<p><b>TYPE E1</b> DETACHED FACTORY - LIGHT INDUSTRY</p> 	<p><b>TYPE E2</b> DETACHED FACTORY - LIGHT INDUSTRY</p> 
<p><b>NO. OF UNITS : 4</b> LIMITED UNITS</p>	<p>Approx. Built-Up Area : 17,000 sq.ft.</p>	<p><b>NO. OF UNITS : 4</b> LIMITED UNITS</p> <p>Approx. Built-Up Area : 30,000 sq.ft.</p>
<p><b>TYPE F</b> SEMI-DETACHED FACTORY - LIGHT INDUSTRY</p> 	<p><b>TYPE G</b> DETACHED FACTORY - LIGHT INDUSTRY</p> 	<p><b>FLEXI-SPACE</b> CONFIGURATION</p> <p><b>TYPE F</b></p> <ul style="list-style-type: none"> <li>• Production Building</li> <li>• Office Building</li> <li>• Utility &amp; Services</li> <li>• M&amp;E Yard</li> </ul> <p><b>TYPE G</b></p> <ul style="list-style-type: none"> <li>• Production Office</li> <li>• Production</li> <li>• Warehouse</li> <li>• General Office</li> </ul>
<p><b>NO. OF UNITS : 48</b></p>	<p>Approx. Built-Up Area : 8,000 sq.ft.</p>	<p><b>NO. OF UNITS : 10</b> LIMITED UNITS</p> <p>Approx. Built-Up Area : 28,000 sq.ft.</p>

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## The Vibrancy of Daily Life at Your Fingertips

### HYPERMARKET

- 01 Mydin
- 02 Sunshine Bertam
- 03 Lotus's Bertam

### EATERY

- 04 Bandar Putra Bertam Food Court
- 05 KFC
- 05 Pizza Hut
- 06 McDonald's
- 07 Domino's Pizza
- 07 Secret Recipe
- 08 Marrybrown

### UNIVERSITY / HIGHER EDUCATION

- 09 Universiti Teknologi MARA
- 10 Advanced Medical & Dental Institute, USM
- 11 Institut Latihan Perindustrian Kepala Batas
- 12 ILKMM Bertam (Kejururawatan)

### GOLF COURSE

- 13 Penang Golf Resort

### RECREATIONAL

- 14 Vision Park
- 15 Bertam Souk & Water Park

### HOTEL

- 16 Hotel Seri Malaysia
- 17 Bertam Resort

### SPORTS COMPLEX

- 18 Pinang Tunggal Sport Complex
- 19 MBSP Bertam Sport Complex

### BANK

- 20 Bank Rakyat
- 21 Public Bank
- 22 Hong Leong Bank
- 23 Maybank
- 24 CIMB Bank

### COMMERCIAL CENTRE

- 25 Shops at Bandar Putra Bertam
- 26 Bertam Walk
- 27 Shops at Taman Bertam Perdana

Within Bertam and its surroundings are an astounding array of lifestyle amenities to meet the daily needs of your workforce and their families. Capping these are thriving matured neighbourhoods, making this a desirable catchment area for future/potential talent pools and customers. At Penang Technology Park, you enjoy the total package when it comes to professional and personal life.

Get everything you need here.

### EDUCATION

- 28 SJK (C) Chin Hwa
- 29 SRJK (C) Pei Yu
- 30 MRSM Kepala Batas
- 31 SK Bertam Perdana
- 32 SMK Bertam Perdana

### COMMUNITY HALL

- 33 Millenium Hall
- 34 Community Hall Bandar Putra Bertam

### CONVENTION CENTRE

- 35 Perda Convention Centre

### HOSPITAL

- 36 Kepala Batas Hospital

### FIRE & RESCUE STATION

- 37 Pangkalan Udara JBPM
- 38 Kepala Batas Fire & Rescue Station

### POLICE STATION

- 39 Balai Polis Kepala Batas

### MOSQUE

- 40 Masjid Jamek Al-Hidayah
- 41 Masjid Abdullah Fahim



IDEAL PROPERTY GROUP

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