



YOUR GATEWAY TO INDUSTRIAL EXCELLENCE



A THRIVING HUB FOR INDUSTRIAL GROWTH

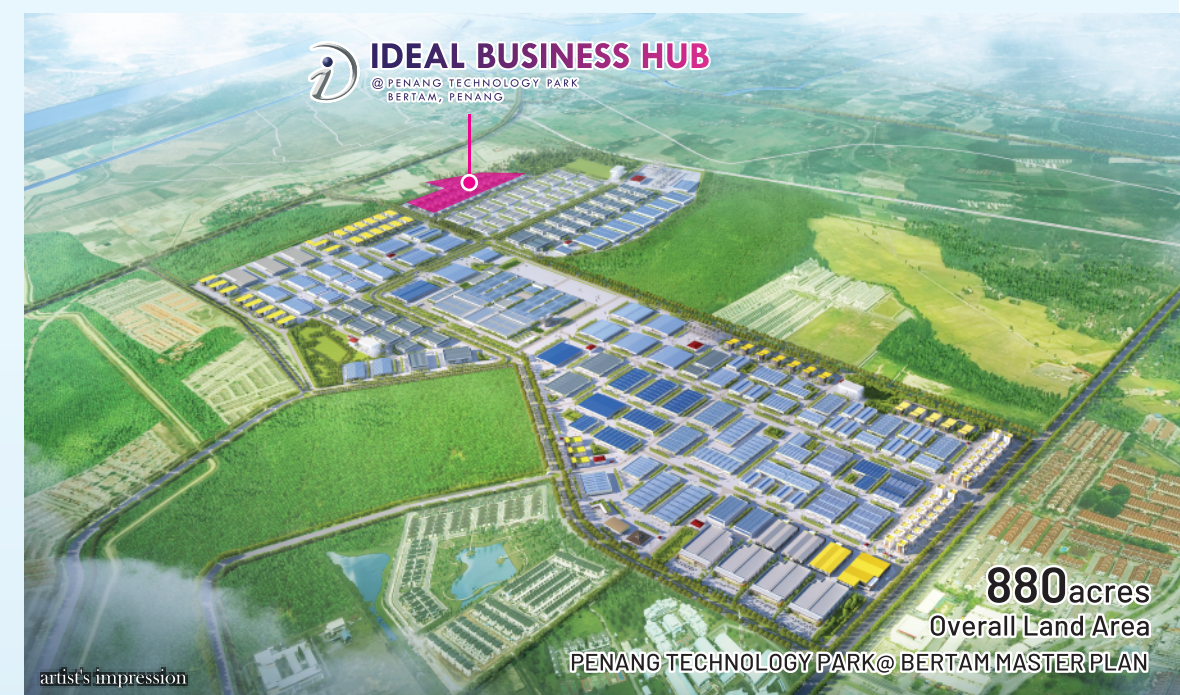
Welcome to IDEAL BUSINESS HUB, a premier destination and beacon of industrial excellence and innovation.

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 semi-detached 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.

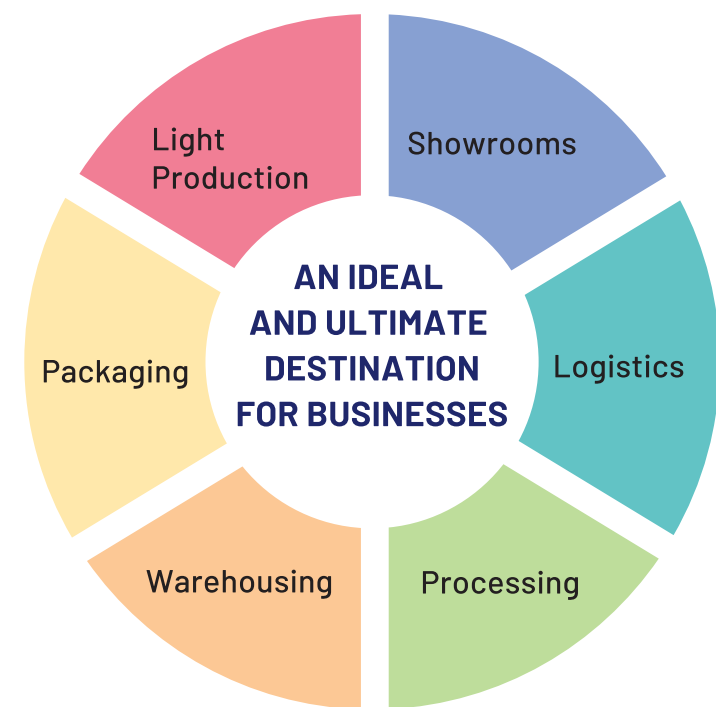
This makes it an ideal and ultimate destination for ware-house and logistical business at the heart of industrial revolution.



IDEAL BUSINESS HUB SITE PLAN

Total Unit	Total Acres
88 units	28 acres





Building Specifications

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

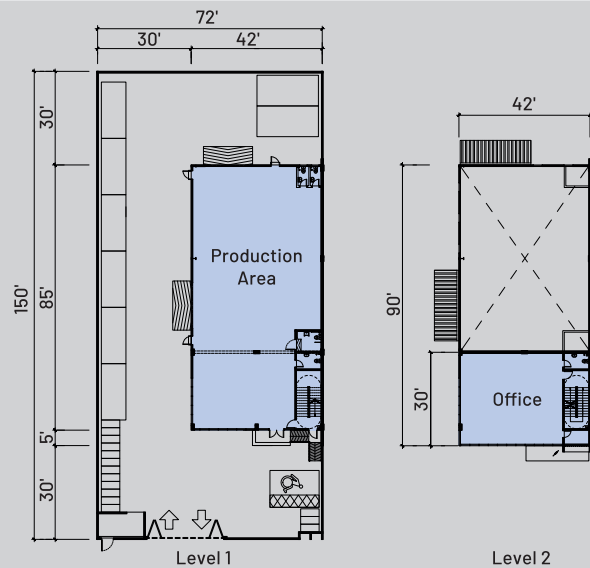
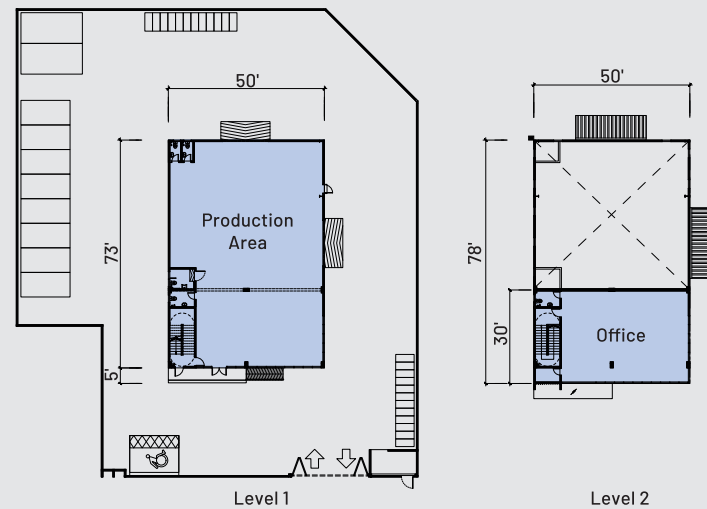


LAYOUT *plans*



Built-Up 3,800-10,470 sqft

**BUNGALOW
FACTORY**



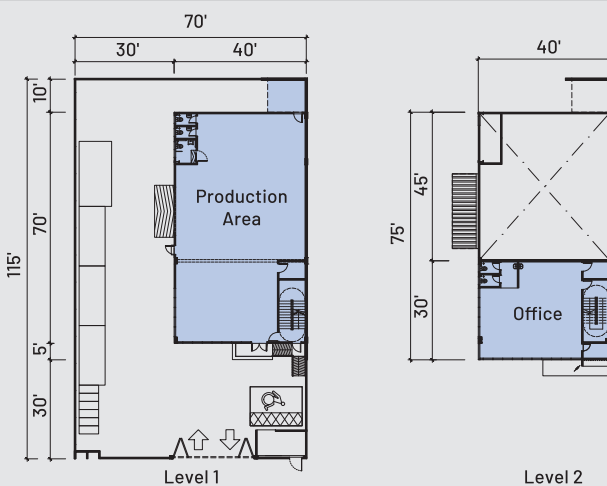
**SEMI - DETACHED
FACTORY**

42' x 90'
Built-Up 4,830-6,258 sqft



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

**SEMI-DETACHED 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 PROPERTY GROUP

71, Ideal @ The One, Jalan Mahsuri, Bayan Lepas, 11950 Penang, Malaysia.

 Ideal Property Group  Ideal Property Group  +604 643 0988  +6019 473 3818

www.idealproperty.com.my | www.penangtechnologypark.com.my

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