



CHEPOR BUSINESS PARK

ONE STOP BUSINESS HUB 一站式商务中心

**An Innovation of Direct Manufacturer
to Customer Business Park**

凝聚商业潜力 开阔无限商机 崭新格式 迈向国际

"STRATEGIC LOCATION WITH EXCELLENT CONNECTIVITY"

"战略性地点 绿茵型环境"



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Business Solution - Multi-Functional Factories

商业解决方案 - 多功能

Production - Store - Showroom - Office

生产 - 商店 - 陈列室 - 办公室



Developer:
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Chepor Business Park

A collection of only eighteen units of 2 storey semi-detached factories with large build up from 6,320 sq.ft., designed for one stop multiple usage - manufacturing, showroom, storage and administrative office.

The factories are ideal for SME entrepreneurs seeking to enhance or upgrade their business with bigger, spacious all in one facility and elevate their corporate image.

The factories are suitable for a wide range of business activities:

- Manufacturing
- Warehouse & Bonded Facilities
- Showroom
- Regional Manufacturing/Marketing Centre
- Distribution & Logistics

Our project is strategically located with good infrastructure for easy and fast access to Kuala Lumpur, Penang and Lumut through North-South Expressway, Jalan Jelapang-Chemor and Jalan Kuala Kangsar.

Chepor Business Park, located within Meru Raya has all the amenities any factory owner wants including homes, schools, shops, food & beverage outlets and a ready workforce within just a few minutes. Meru Raya is fast growing to become the choice location for home and business proprietors. With such rapid transformation in the area, our factories are sure to be a valuable investment.

极为罕有18间 双层半独立多用途功能及实用设计暨 超大建筑面积容量，由6320平方尺起的商工业，多功能用途适合大中小企业用作为生产线厂房，物流及吨货，成列展示厅，办公管理楼，零售或批发等等用途以提升业务发展形象。

CHEPOR BUSINESS PARK座落于MERU RAYA，一个快速及成熟发展的城镇，围绕有大型市，商店，国际学校，庞大住宅区域能解决人力资源问题，优势位置及连贯直通主幹大道，从南北高速路，红土坎联邦公路，九洞至珠宝，江沙都可轻松抵，必然是现在热卖及未来投资者关注项目。

Special Features 主要特点

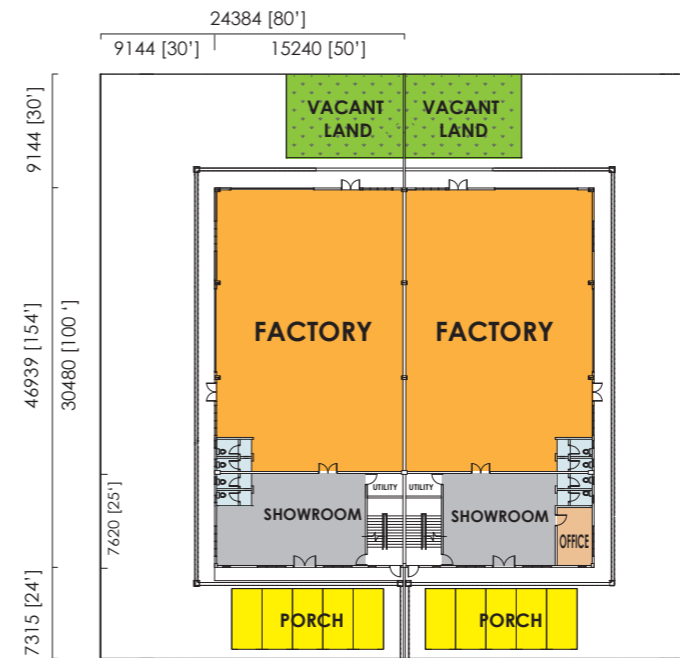
- Large Build -Up - (6,320/7,320 sq. ft.)
特大实用面积
- 66 Feet Wide Front Road
66 尺宽大马路
- 18 Feet High 2x Motorized Roller Shutter
2套 18尺高电卷门以及
- 27 - 30 Feet Factory Ceiling Height
27 - 30 尺特高厂房内高度，增加实用空间
- 30/56 Feet Open Area at Back for Future Expansion
廠后備有 30/56 尺特长空间可供日后擴建

Amenities 现代化保安设施

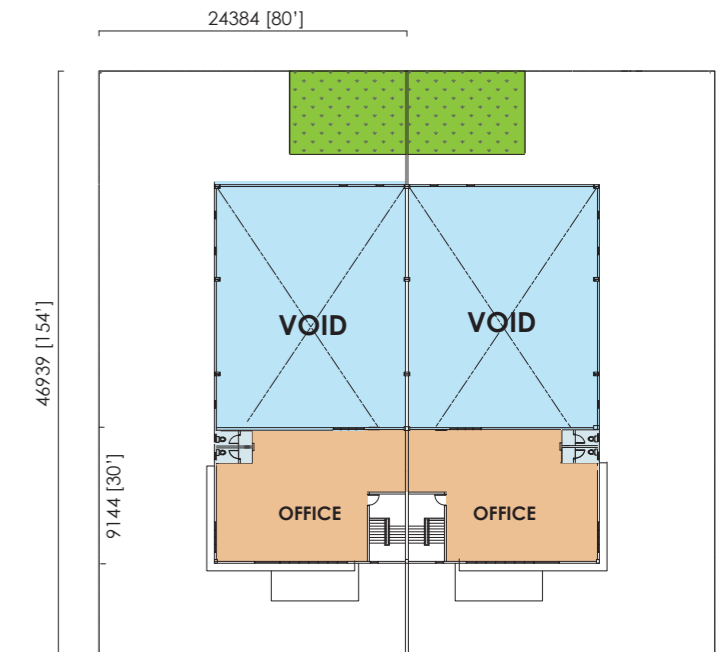
- 24 Hours Security
24 小时保安巡逻服务
- CCTV Surveillance
闭路电视监察系统

TYPE A : 8 UNIT (Plot Nos. 11 - 18)

Land Area : 12,320 sq. ft. (80' x 154')
Build-Up Area : 6,320 sq. ft. (50' x 100')



FACTORY LAYOUT



OFFICE LAYOUT

TYPE B : 10 UNIT (PLOT NOS. 1 - 10)

Land Area : 16,000 sq. ft. (80' x 200')
Build-Up Area : 7,320 sq. ft. (50' x 120')

