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# A Development Showcase Presentation





Introducing



G.R.I.P

GREEN INDUSTRIAL PARK

KOTA PUTERI CROWN CITY

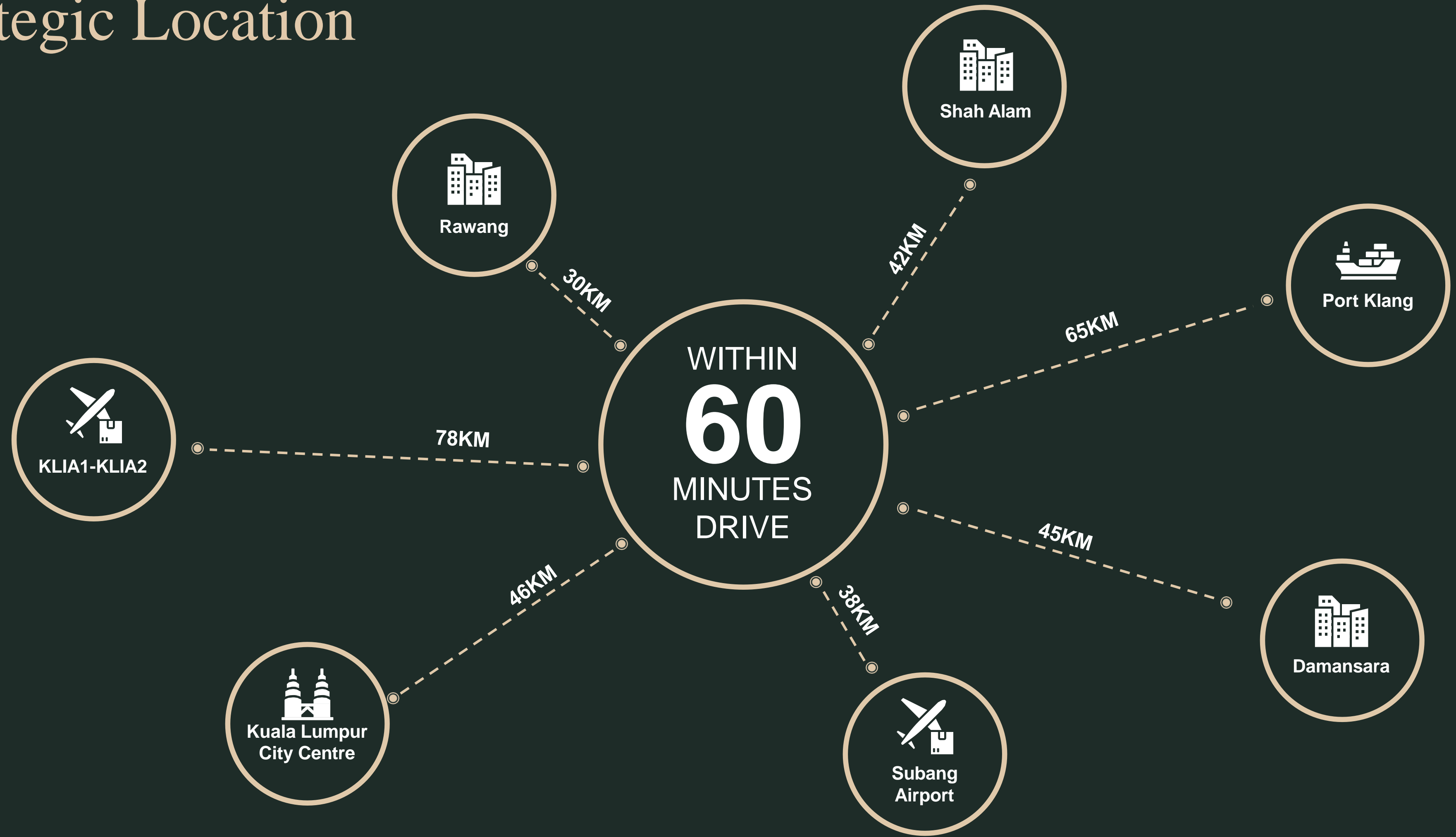
**G**  
**G.R.I.P**  
GREEN INDUSTRIAL PARK

# A Greener Industrial Park





# Strategic Location



# Served by four major expressway



**GRIP KOTA PUTERI**

2066 ac.  
Kota Puteri Township

Sg  
Selangor  
Water  
Treatment  
Plant

Point of Interest	Distance	Travel Time
Rawang*	30KM	35 mins
Shah Alam	42KM	45 mins
Damansara	45KM	45 mins
Kuala Lumpur	56KM	60 mins
Port Klang*	73KM	59 mins
Subang Airport	38KM	40 mins
KLIA*	78KM	66 mins

\* Estimated traveling time 10.00am, Monday 4 March 2024



GRIP Kota Puteri supported by Township with expected 35,000 population. 2,000 units resi. completed over 10,000 units approved residential comprises of RSKU, terrace & semi-detached

# GRIP KOTA PUTERI MASTERPLAN TOTAL 373 ACRES

**Phase 1**  
OPEN FOR BOOKING  
135 ACRES

**Phase 3**  
FUTURE DEVELOPMENT  
159 ACRES

**Phase 2**  
FUTURE DEVELOPMENT  
79 ACRES

- Clubhouse & IPM Office
- Water Feature Crown Garden
- Entrance Statement & Guard House

Kota Puteri Sek 9: Apartments & RSKU

Selangor Fruit Valley

PMU BARG  
132/33/ 11kv

From JKR B54

Commercial Plot & Petrol Station

Kota Puteri Sek 6

From JKR B54

Persiaran Kota Puteri 3: 100' road

Persiaran Kota Puteri 1: 100' road

# Future Ready Industrial Park Infrastructure

Road	<ul style="list-style-type: none"><li>• 132' main access road &amp; 66' internal road.</li></ul>
Drainage	<ul style="list-style-type: none"><li>• Covered surface drainage &amp; low flood risk area</li></ul>
Detention Pond	<ul style="list-style-type: none"><li>• Dual use storm water storage &amp; recreation</li></ul>
Water Supply	<ul style="list-style-type: none"><li>• Water supply for light and medium industry with dedicated water tank</li><li>• Rainwater harvesting system (Semi-Detached Factory &amp; Clubhouse)</li></ul>
Sewerage	<ul style="list-style-type: none"><li>• Centralised sewerage treatment system (STP)</li></ul>
Waste Management	<ul style="list-style-type: none"><li>• Solid waste management-by local authority</li></ul>
Scheduled Waste	<ul style="list-style-type: none"><li>• Provided by park manager via special arrangement</li></ul>
Power Supply	<ul style="list-style-type: none"><li>• 19.8MW/ 22.0MVA</li><li>• Option to purchase renewable energy (RE) from service provider i.e Worldwide Holdings/ SIC (subject to availability)</li><li>• 3 PPU, 4 SSU, 3 PE</li></ul>
Street Lightings	<ul style="list-style-type: none"><li>• LED solar powered, smart lighting system</li></ul>
Telecommunication	<ul style="list-style-type: none"><li>• Fiber optic, 4G &amp; 5G</li><li>• WiFi at Clubhouse</li></ul>
Safety & Security	<ul style="list-style-type: none"><li>• 24/7 main access control &amp; guard rounds</li><li>• CCTV monitoring &amp; Park Manager Emergency Respond Team</li></ul>
Landscape	<ul style="list-style-type: none"><li>• 27 acres of thematic green area</li></ul>
Commercial Centre	<ul style="list-style-type: none"><li>• Clubhouse with café, show gallery, co working space, meeting rooms &amp; 14 acres crown garden</li><li>• 11 acres commercial plot &amp; petrol station</li></ul>
Gas Supply	<ul style="list-style-type: none"><li>• Available GAS Malaysia take off supply from Jalan Kuala Selangor B54</li></ul>

**13** EXCLUSIVE  
INDUSTRIAL LOTS  
GRIP KOTA PUTERI CROWN CITY

# Phase 1 Industrial Lots



PHASE 1 INDUSTRIAL LOT  
**OPEN FOR BOOKING**

**13**  
lots

Total Lot

**55**  
acres

Total Acreage

DEVELOPMENT PERIOD  
**2023-2027**

# Enhanced Customer's Experience



**Industrial Park Manager**



**Recreational**



**Entrance Statement**



**Security**



**Clubhouse**



**Show Gallery**



**Co-working Space**



**CLQ**



**Warehousing**



**Business Community**



Exclusive Industrial Lots | 4-6 Acres



GRIP CLUBHOUSE

Clubhouse & IPM Office



G.R.I.P.

GREEN INDUSTRIAL PARK  
KOTA PUTERI CROWN CITY

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GREEN INDUSTRIAL PARK  
KOTA PUTERI

Entrance Statement with 24/7 Security



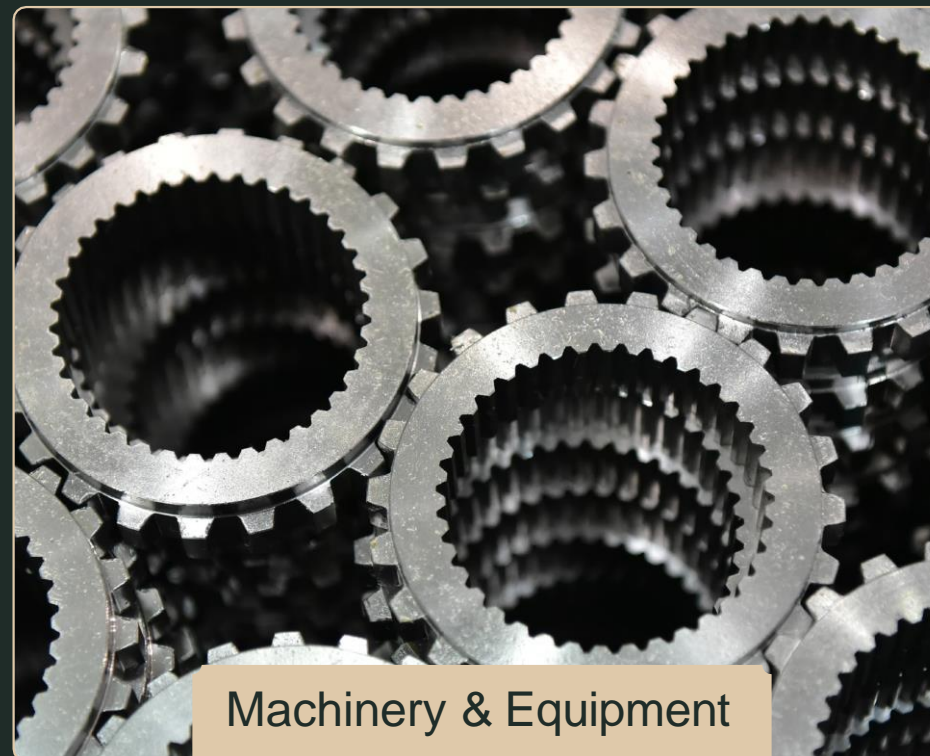


Semi-Detached Factory | 70' x 200'

# Promoted Industries



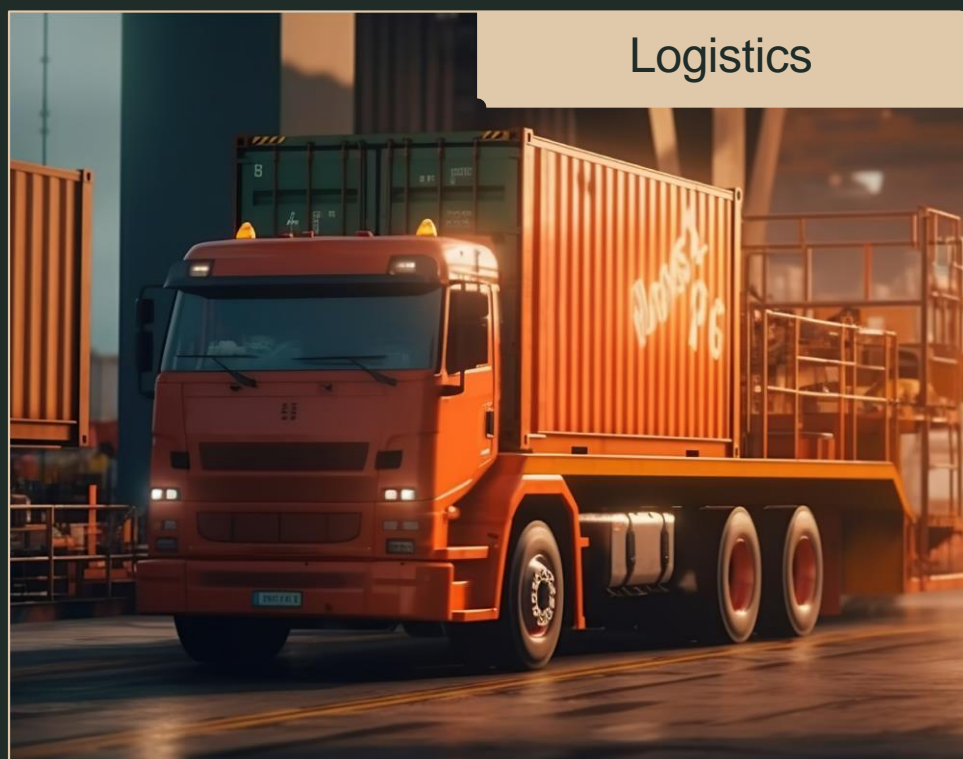
Food & Beverages



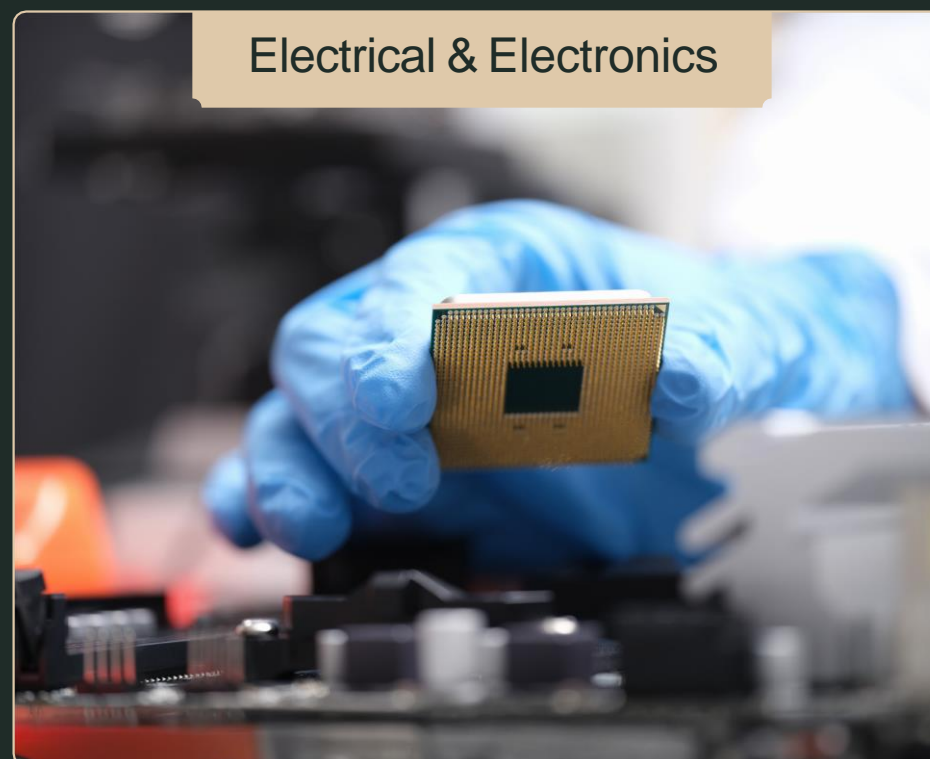
Machinery & Equipment



Automotive



Logistics



Electrical & Electronics



Life Sciences

# Phase 1 Semi-D Factory



PHASE 1 SEMI-D FACTORY  
**COMING SOON**  
in 2025


**52** UNITS  
From 70' X 200'

Trust Our Name, Trust Our Experience.

**Please contact our Sales Representative:**

**Nurul Nasir : +60192627921**

**Sim : +60163261289**

 **010-928 0187**

 **03 5022 0188**



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