



UPR
BUSINESS SQUARE

BANDAR INDUSTRIAL ZONE





**Welcome To UPR BUSINESS SQUARE,
Your Next Business Destination.**

These strategically located shops and office are designated to tap into a vibrant and diverse demographic, ensuring a steady and smooth growing customer base.



Contemporary and thoughtfully crafted shops and office featuring adaptable layouts to accommodate your business.



Addressing the daily essentials of local communities, complemented by generous parking amenities for both customers and tenants.

Your Ideal LOCATION FOR BUSINESS

Conveniently located with easy access to major roads and highways. Surrounded by a bustling industrial community, ensuring a steady flow of potential customers, make it an ideal choice for a wide range of businesses.



Freehold



**Strategic & Excellent
Connectivity**



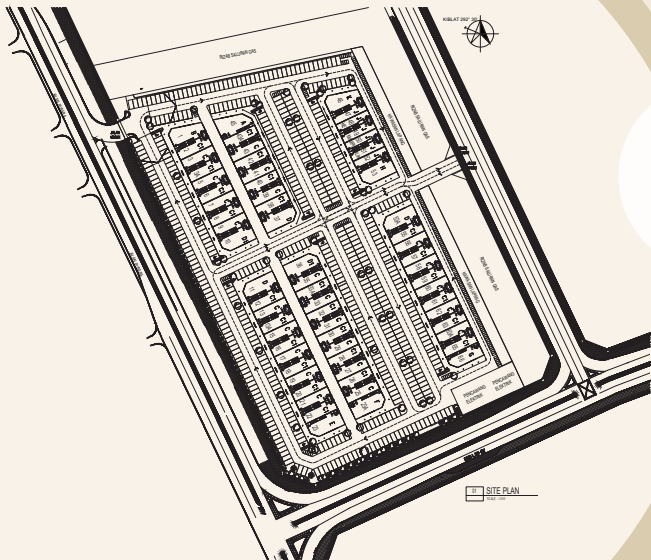
**63 Amps
3 Phase**



**17' Ground
Floor Height**



Individual Title

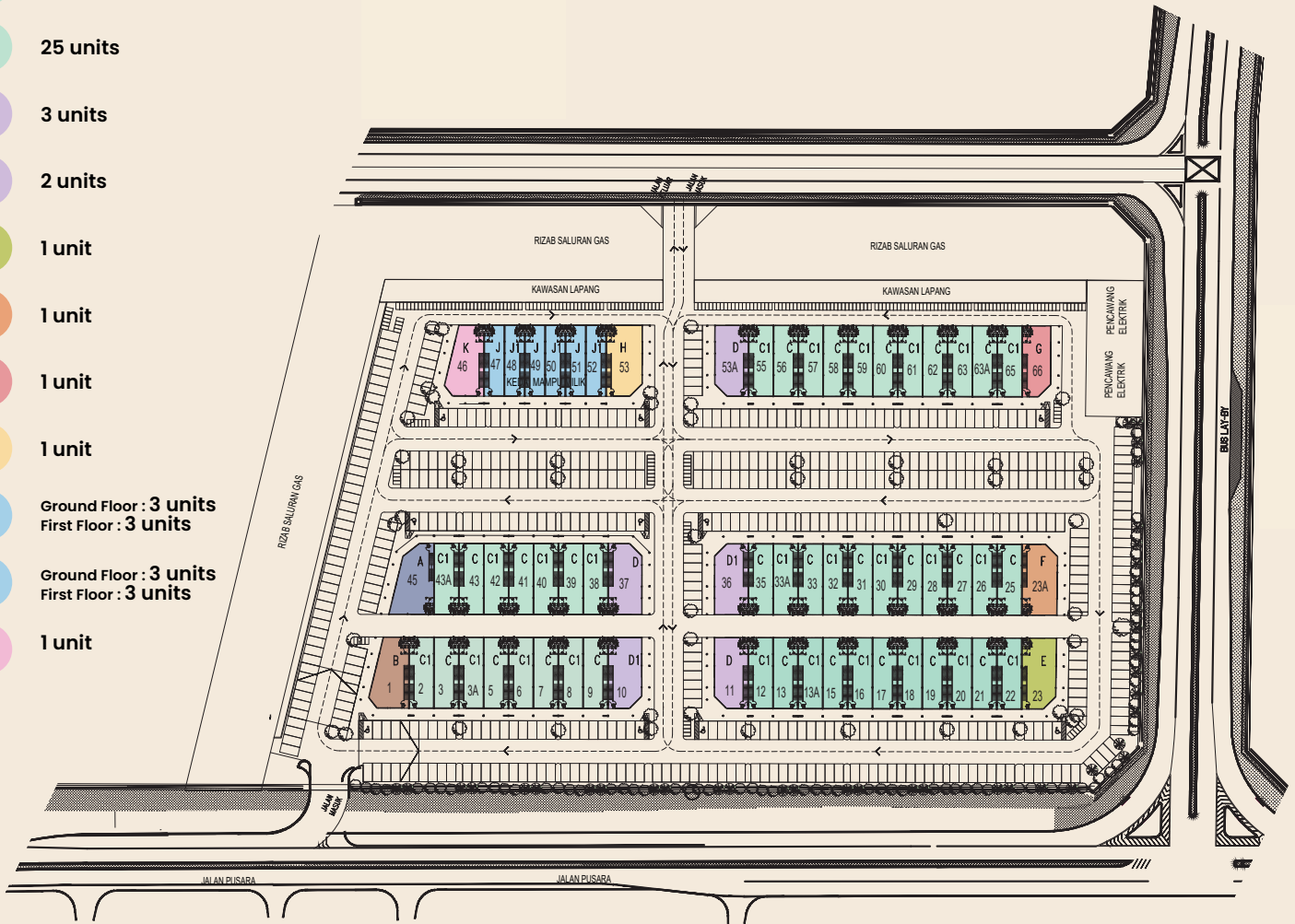


Legend :

- A** Warehouse & Industrial Lot
- B** 3 Storey Detached Factory
- C** 3 Storey Semi Detached Factory
- D** 2 Storey Semi Detached & Cluster Factory
- E** 2 Storey Shop Office

SITE PLAN

- A** 1 unit
- B** 1 unit
- C** 23 units
- C1** 25 units
- D** 3 units
- D1** 2 units
- E** 1 unit
- F** 1 unit
- G** 1 unit
- H** 1 unit
- J** Ground Floor : 3 units
First Floor : 3 units
- J1** Ground Floor : 3 units
First Floor : 3 units
- K** 1 unit



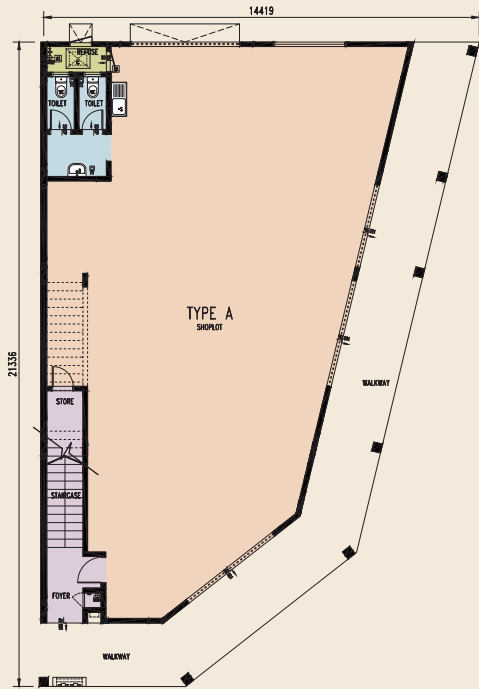
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A

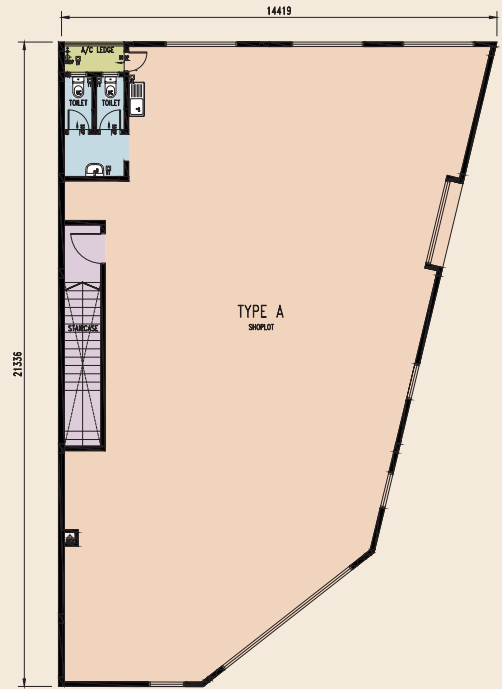
Lot Size
48'x70'

Lot Size Area
2,612.64sqft

Build Up Area per unit
5,195.09sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

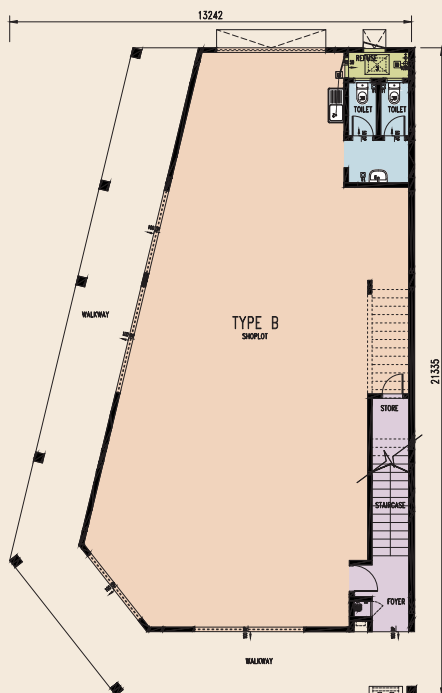
Type

B

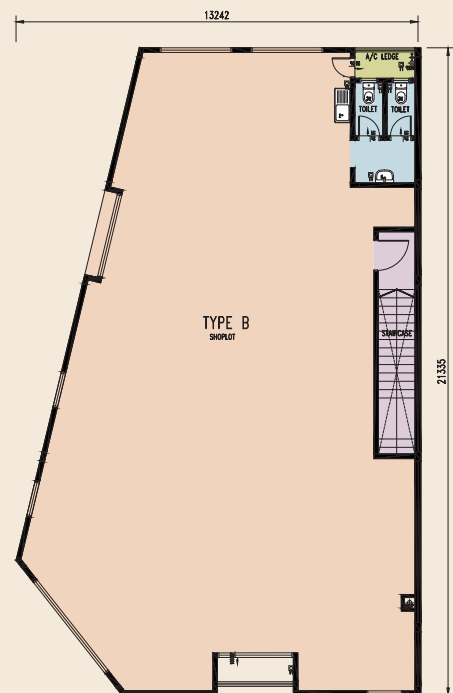
Lot Size
30'x70'

Lot Size Area
2,588.27sqft

Build Up Area per unit
5,145.58sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

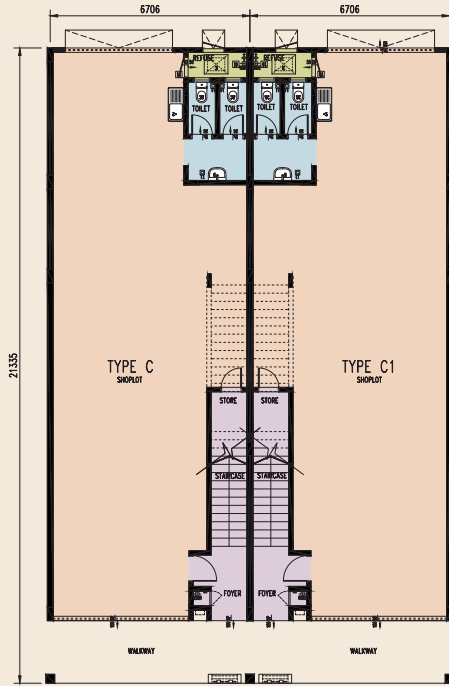
Type

C
&
C1

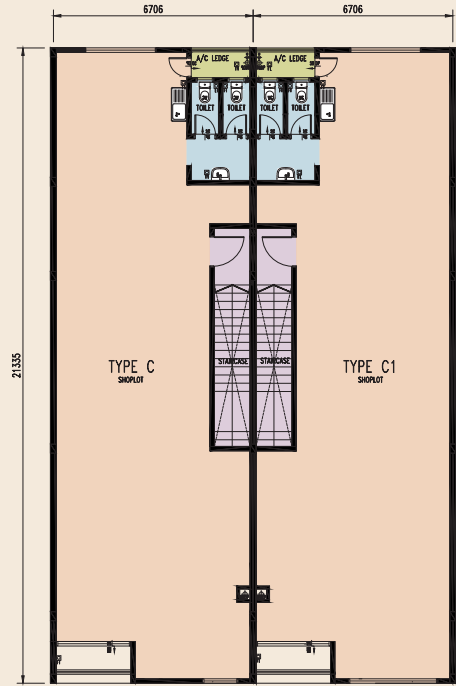
Lot Size
22'x70'

Lot Size Area
1,540.02sqft

Build Up Area per unit
3,070.73sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

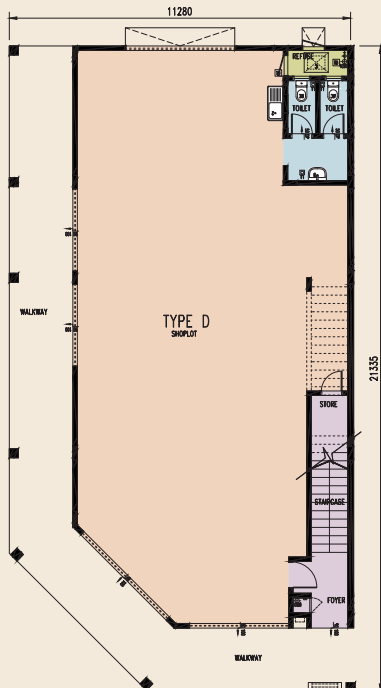
Type

D

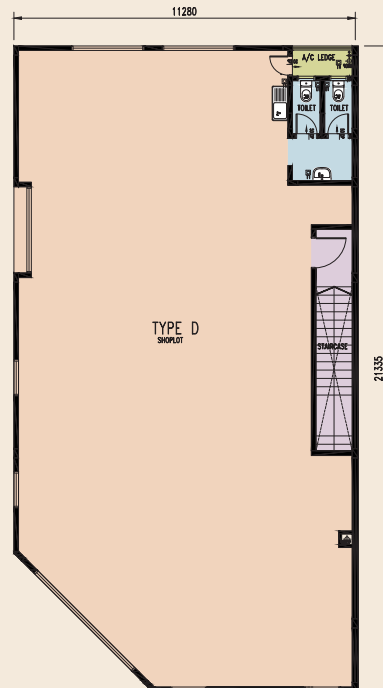
Lot Size
37'x70'

Lot Size Area
2,477.91sqft

Build Up Area per unit
4,955.49sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

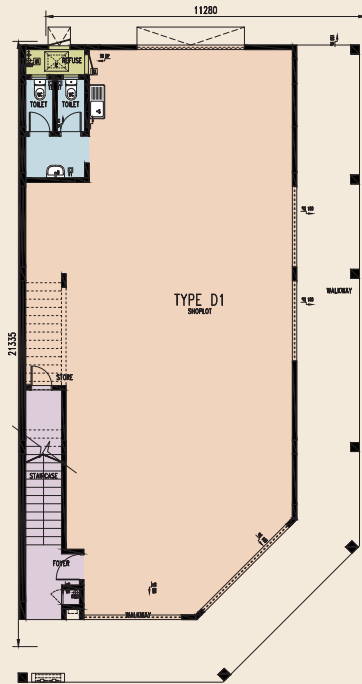
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D1

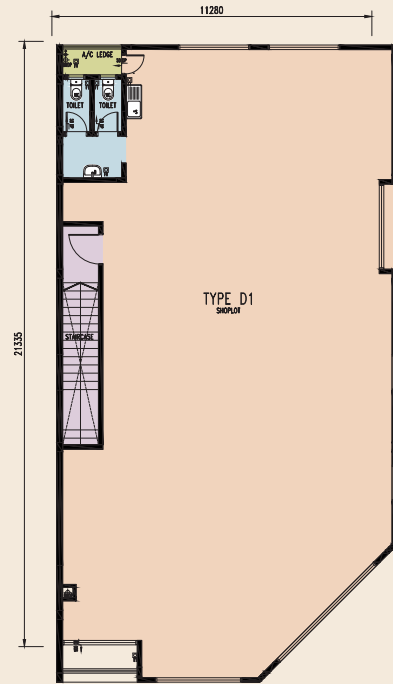
Lot Size
37'x70'

Lot Size Area
2,477.91sqft

Build Up Area per unit
4,947.09sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

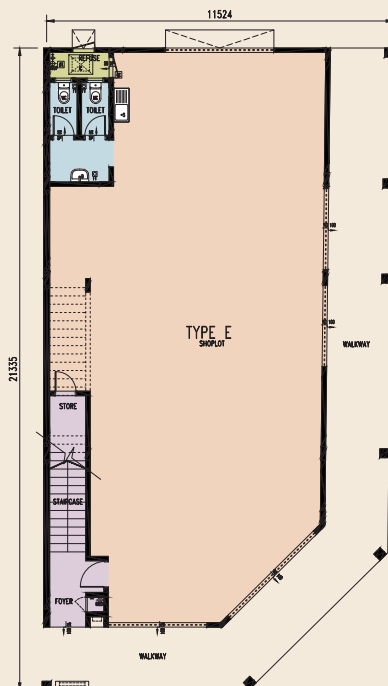
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E

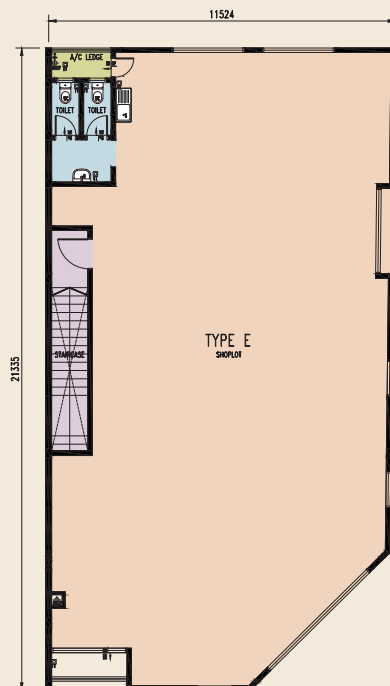
Lot Size
38'x70'

Lot Size Area
2,505.78sqft

Build Up Area per unit
5,002.53sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

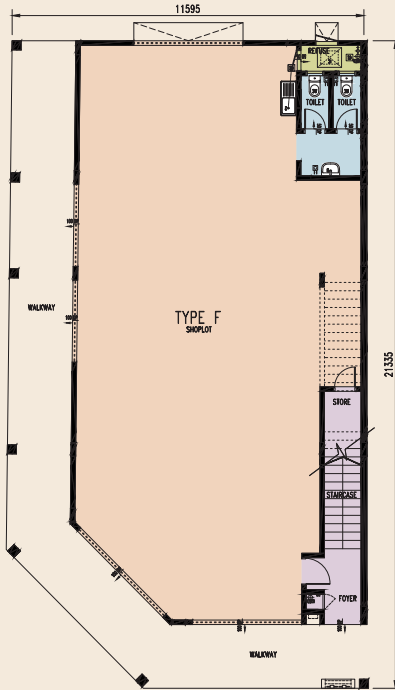
Type

F

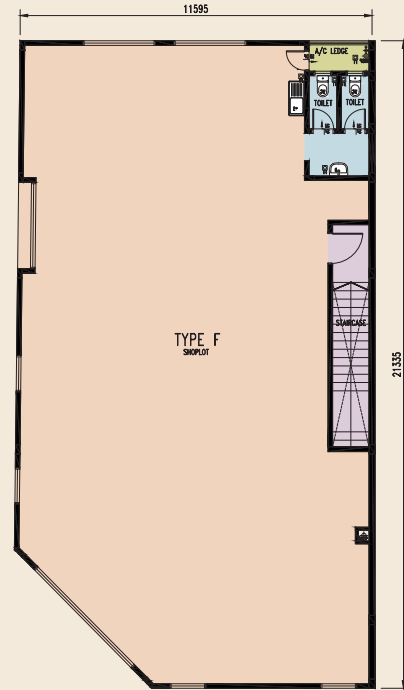
Lot Size
38'x70'

Lot Size Area
2,578.46sqft

Build Up Area per unit
5,178.84sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

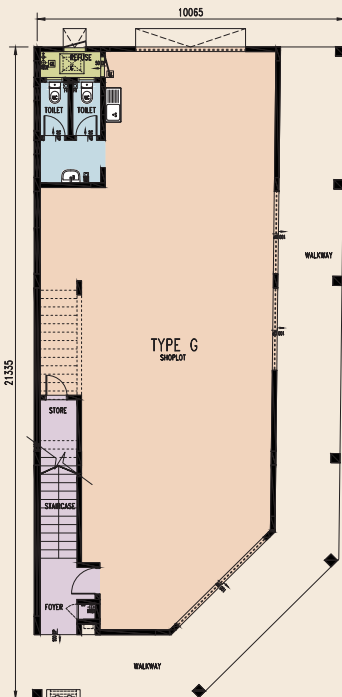
Type

G

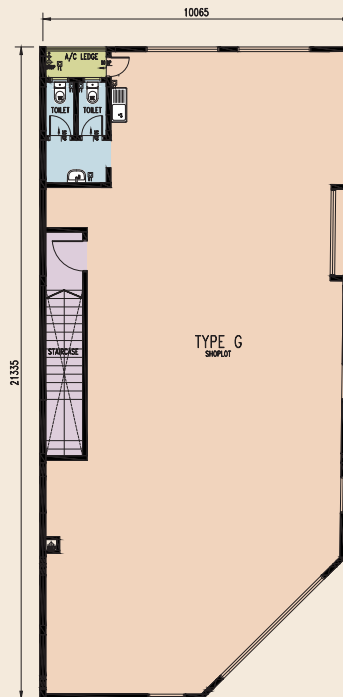
Lot Size
33'x70'

Lot Size Area
2,170.70sqft

Build Up Area per unit
4,341.19sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

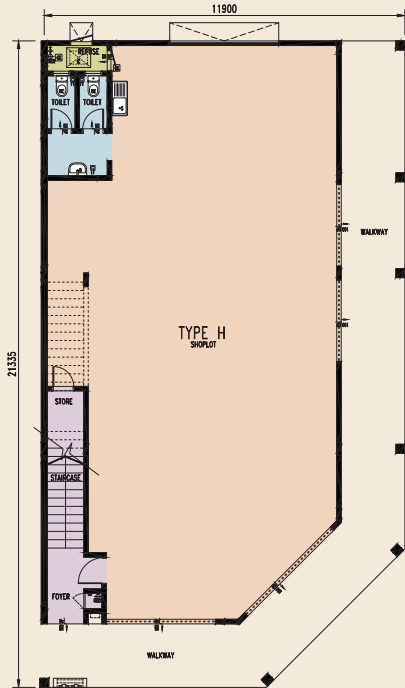
Type

H

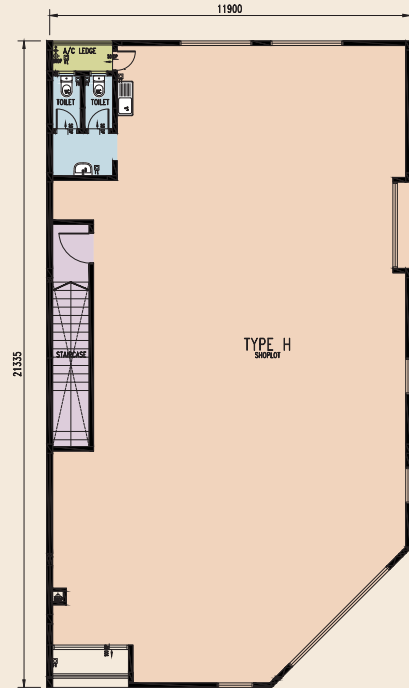
Lot Size
39'x70'

Lot Size Area
2,620.29sqft

Build Up Area per unit
5,231.80sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

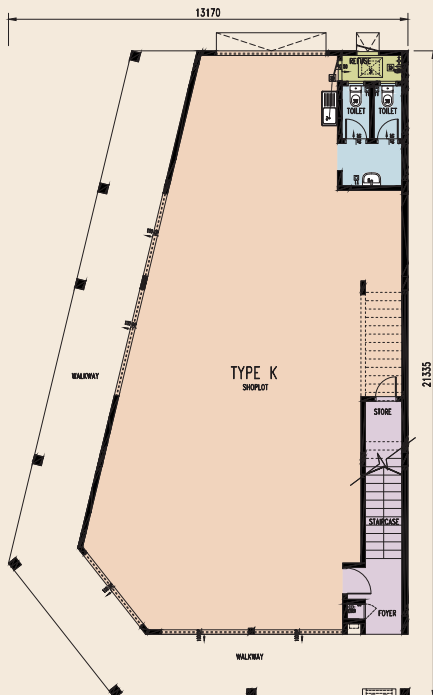
Type

K

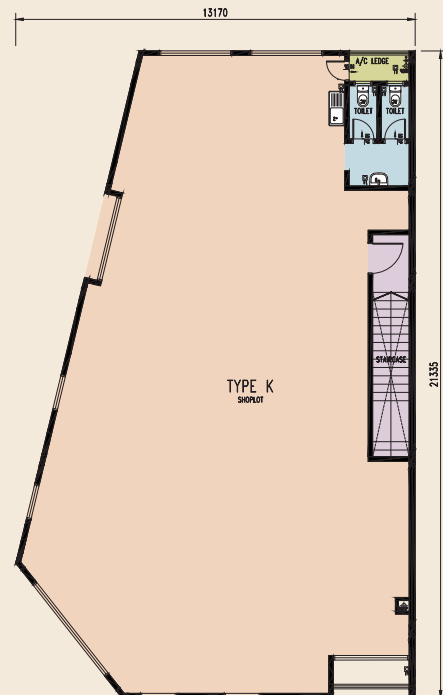
Lot Size
30'x70'

Lot Size Area
2,548.48sqft

Build Up Area per unit
5,061.08sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN

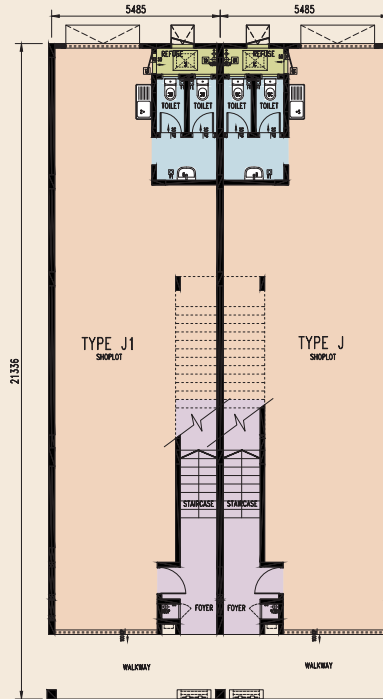
Type

J
&
J1

Lot Size
18'x70'

Lot Size Area
1,259.77sqft

Build Up Area
1,139.25sqft

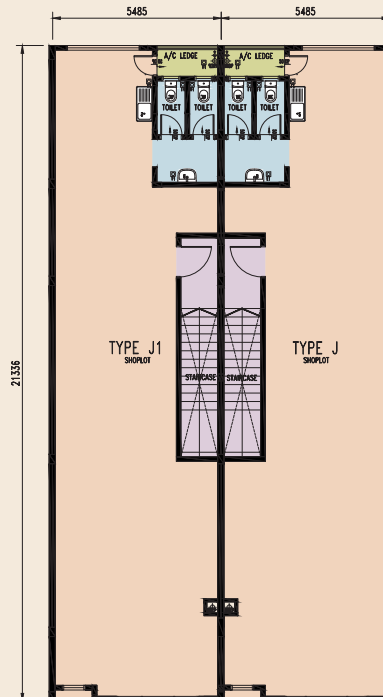


GROUND FLOOR PLAN

Lot Size
18'x70'

Lot Size Area
1,259.77sqft

Build Up Area
1,340.00sqft



FIRST FLOOR PLAN

SPECIFICATIONS

Structure

Reinforced Concrete

Wall

Masonry

Roof Covering

Metal / Concrete

Roof Framing

Metal

Window

Aluminium Framed

Ironmongery

Selected Locksets

Doors

Ground Floor Shoplot **Roller Shutter**

Others **Fire Rated / Aluminium Framed Swing Door**

Floor Finishes

Verandah **Tiles**

Ground Floor **Cement Render**

1st Floor **Cement Render**

Staircase **Cement Render**

Toilet **Tiles**

Wall Finishes

Toilet **Tiles up to 2100mm height**

Sink Area **Tiles up to 1500mm height**

Refuse **Tiles**

Others **Plaster & Paint / Skim Coat**

Ceiling

Ground Floor **Skim Coat / Ceiling Board**

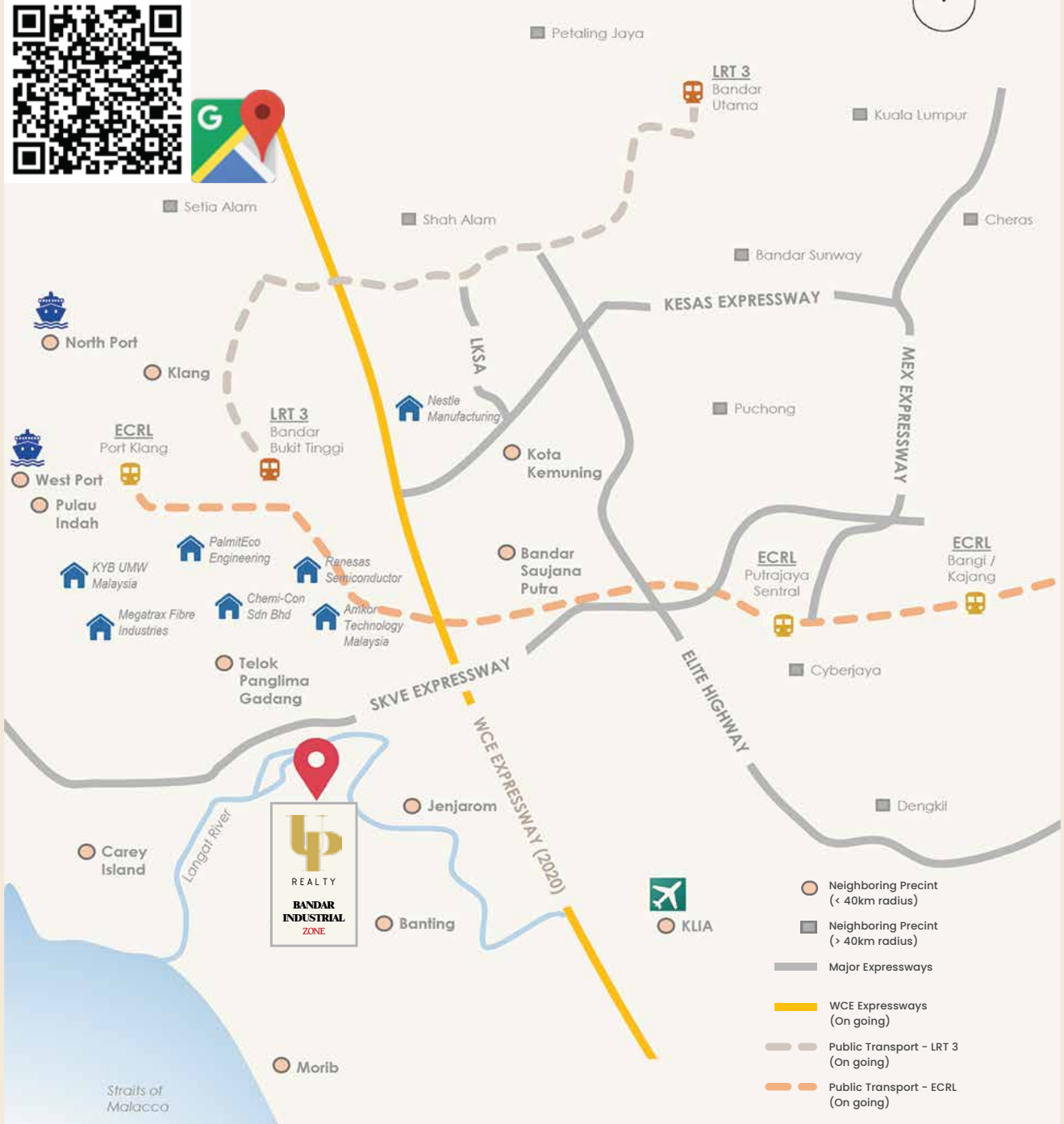
1st Floor **Skim Coat / Ceiling Board**

Staircase **Skim Coat**

Sanitary And Plumbing Fittings

Electrical & Telephone Installation

	Pantry Sink	Water Closet	Hand Wash Basin	Water Tap	Lighting Point	Power Point	Fibre Wall Socket
Type A	2	4	2	5	30	10	2
Type B	2	4	2	5	30	10	2
Type C/C1	2	4	2	5	19	10	2
Type D	2	4	2	5	30	10	2
Type E	2	4	2	5	30	10	2
Type F	2	4	2	5	30	10	2
Type G	2	4	2	5	30	10	2
Type H	2	4	2	5	30	10	2
Type J (Ground Floor)	1	2	1	3	10	5	1
Type J (First Floor)	1	2	1	2	9	5	1
Type J1 (Ground Floor)	1	2	1	3	10	5	1
Type J1 (First Floor)	1	2	1	2	9	5	1
Type K	2	4	2	5	30	10	2



Port Klang

25 km



North Port

32 km



West Port

40 km



KLIA Airport

40 km



KL City Centre

55 km



Highway Access:



uprealty.com.my

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