

大东方发展有限公司
ORIENTAL MAX GROUP
Established since 1994

SUNGAI LOKAN
INDUSTRIAL PARK
Butterworth, Penang

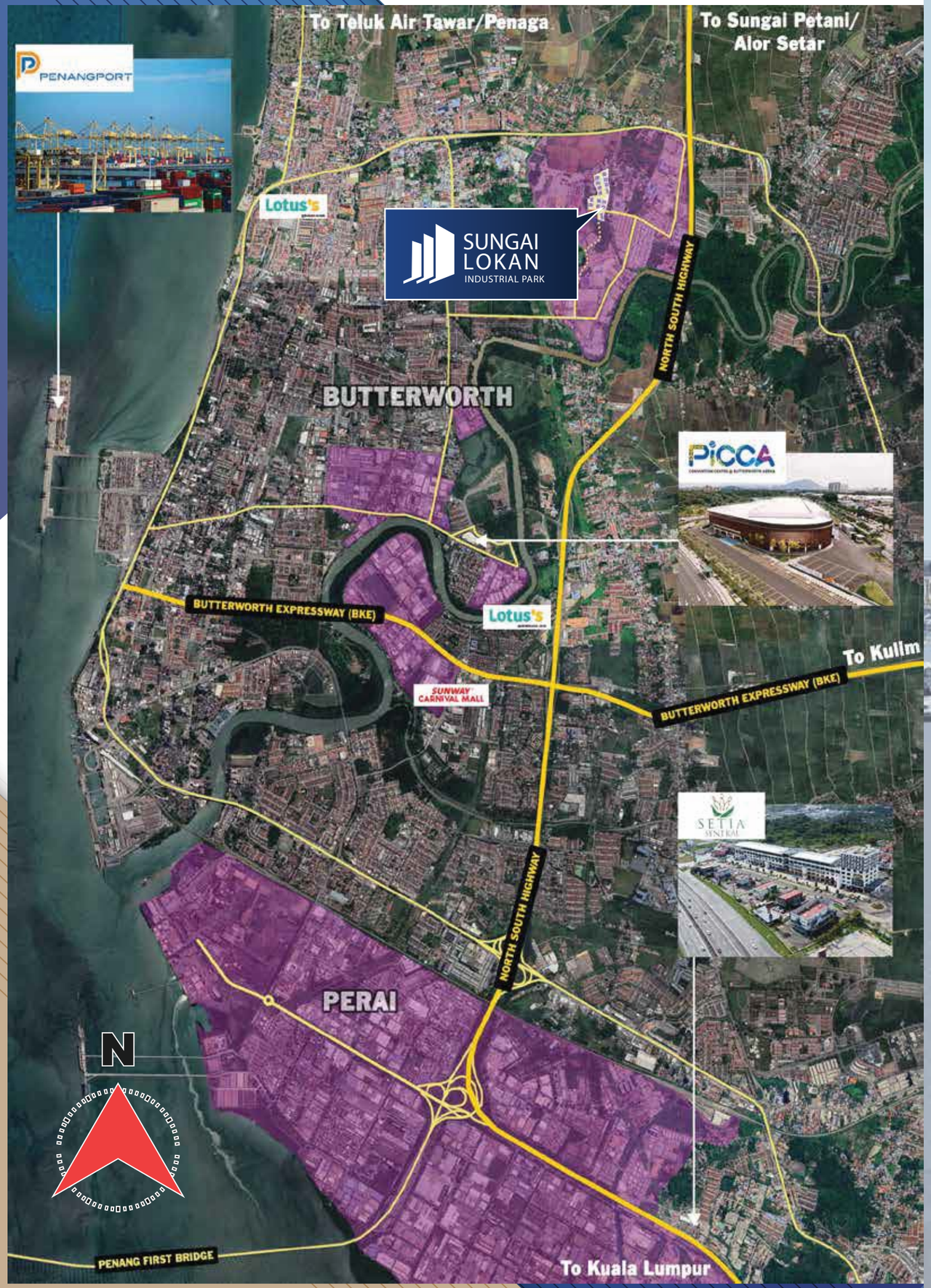
FREEHOLD

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** All drawing are for illustration purpose only

FOR MORE INFORMATION
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PRIME LOCATION IN BUTTERWORTH



Penang Port
7km | 15mins



Penang Bridge
11km (25mins)



KHTP 25km
(35mins)



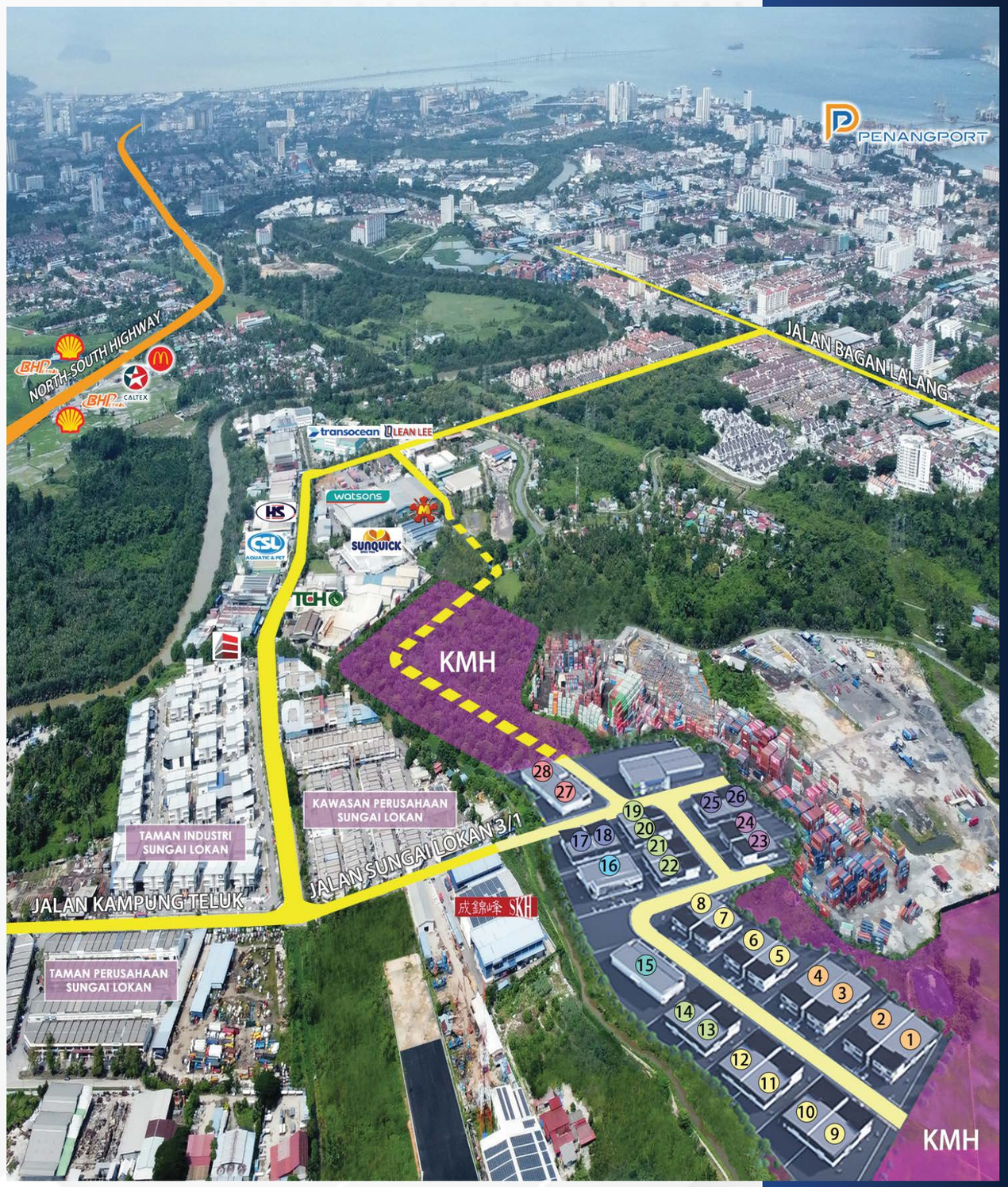
BKIP 25km
(30mins)

THE MEETING POINT OF BUSINESS

- Easy access to Penang Port
- Close to North-South Highway
- 50 feet Main Road
- Bridge Connecting to Lorong Sg Lokan 3/1

*** Information sourced from Google Data**





Excellent Connectivity

Elevate Your Business Profile

Practical Design to Meet Your Industrial Demands



DOUBLE STOREY SEMI-DETACHED

INDUSTRIAL UNITS



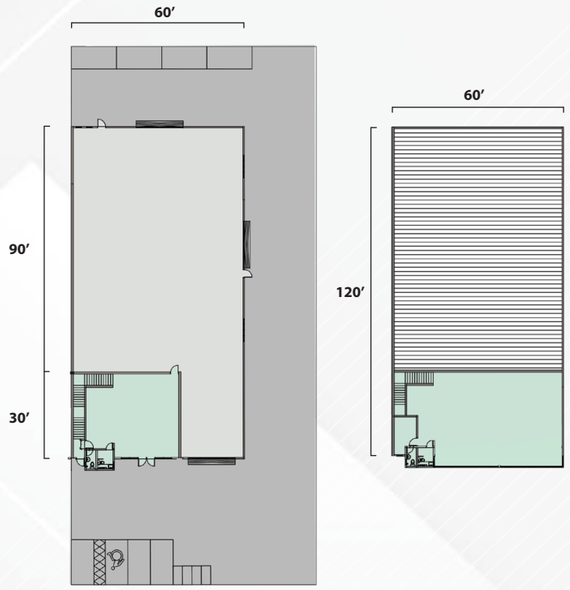
200AMP Power Supply | *50ft onwards* | *2 Tones / m²* | *30ft Ceiling Height*

Type A

[Plot 5 - 12]

60′ x 120′

Building Foot Print	:	**60′ x 120′**
Production Area	:	**± 6, 150 sqft**
Ground Floor Office Area	:	**± 1, 050 sqft**
First Floor Office Area	:	**± 1, 800 sqft**
Total Built-Up Area	:	**± 9, 000 sqft**



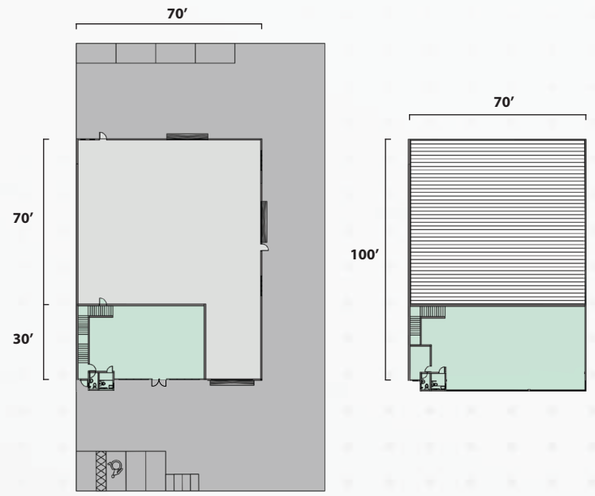
Ground Floor 1st Floor

Type B

[Plot 17, 18, 25, 26]

70′ x 100′

Building Foot Print	:	**70′ x 100′**
Production Area	:	**± 5, 650 sqft**
Ground Floor Office Area	:	**± 1, 350 sqft**
First Floor Office Area	:	**± 2, 100 sqft**
Total Built-Up Area	:	**± 9, 100 sqft**



Ground Floor 1st Floor

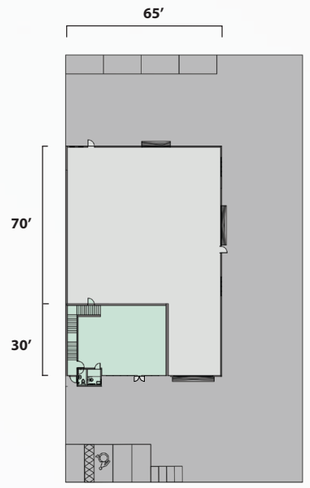


Type B1

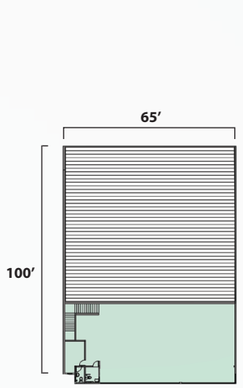
[Plot 23, 24]

65′ x 100′

Building Foot Print	:	65′ x 100′
Production Area	:	± 5,300 sqft
Ground Floor Office Area	:	± 1,200 sqft
First Floor Office Area	:	± 1,950 sqft
Total Built-Up Area	:	± 8,450 sqft



Ground Floor



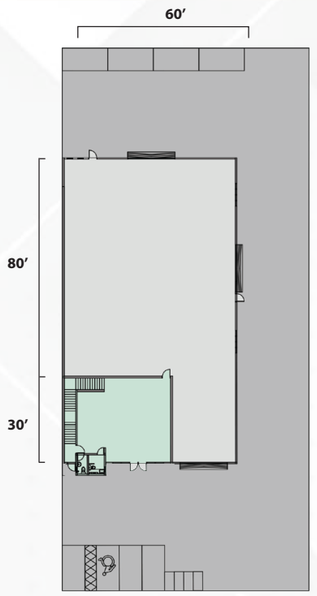
1st Floor

Type C

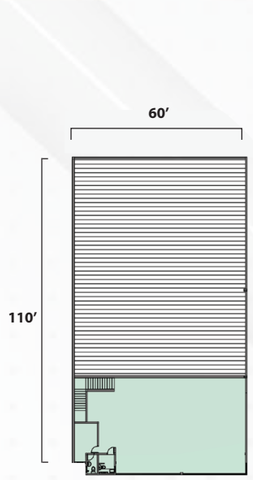
[Plot 13, 14, 19 - 22]

60′ x 110′

Building Foot Print	:	60′ x 110′
Production Area	:	± 5, 550 sqft
Ground Floor Office Area	:	± 1, 050 sqft
First Floor Office Area	:	± 1, 800 sqft
Total Built-Up Area	:	± 8, 400 sqft



Ground Floor



1st Floor



DOUBLE STOREY SEMI-DETACHED

INDUSTRIAL UNITS



200AMP Power Supply

50ft onwards

2 Tones / m²

30ft Ceiling Height

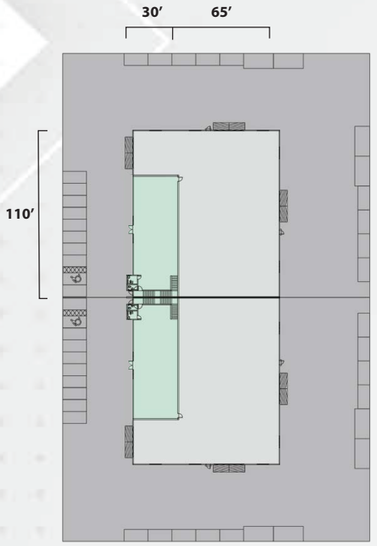
24ft Side Lane

Type D

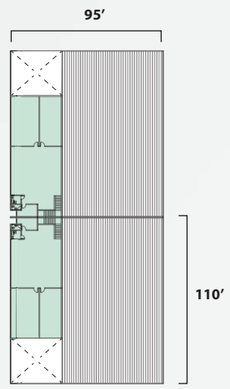
[27, 28]

110′ x 95′

Building Foot Print	:	110′ x 95′
Production Area	:	± 8,050 sqft
Ground Floor Office Area	:	± 2,400 sqft
First Floor Office Area	:	± 2,400 sqft
Total Built-Up Area	:	± 12,850 sqft



Ground Floor



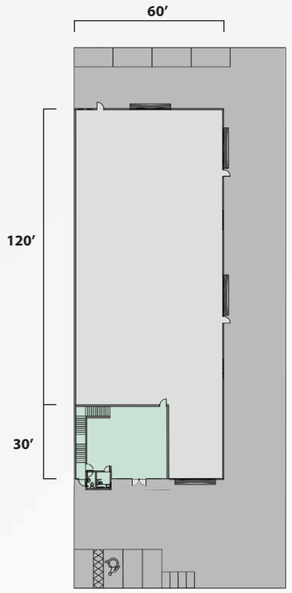
1st Floor

Type E

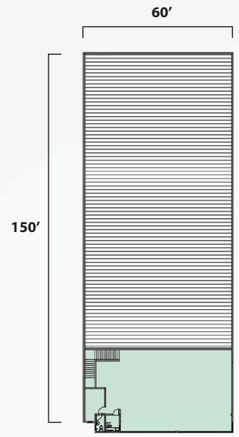
[Plot 1, 2, 3, 4]

60′ x 150′

Building Foot Print	:	60′ x 150′
Production Area	:	± 7, 950 sqft
Ground Floor Office Area	:	± 1, 050 sqft
First Floor Office Area	:	± 1, 800 sqft
Total Built-Up Area	:	± 10, 800 sqft



Ground Floor



1st Floor

DOUBLE STOREY DETACHED

INDUSTRIAL UNITS



200AMP Power Supply | *50ft onwards* | *2 Tones / m²* | *30ft Ceiling Height*

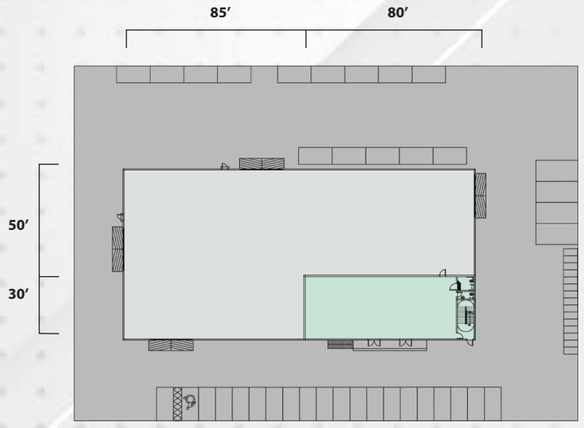


Type
Bungalow 1

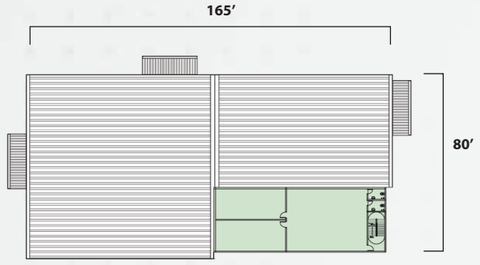
[Plot 15]

165′ x 80′

Building Foot Print	:	165′ x 80′
Production Area	:	± 10, 800 sqft
Ground Floor Office Area	:	± 2, 400 sqft
First Floor Office Area	:	± 2, 400 sqft
Total Built-Up Area	:	± 15,600 sqft



Ground Floor



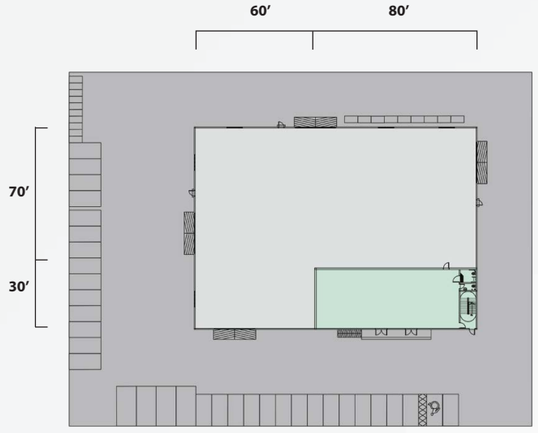
1st Floor

Type
Bungalow 2

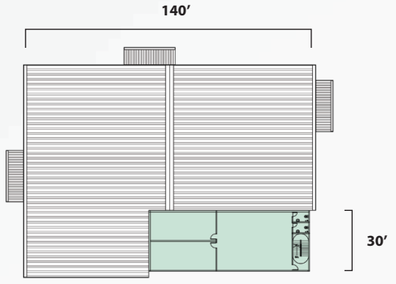
[Plot 16]

140′ x 100′

Building Foot Print	:	140′ x 100′
Production Area	:	±11,600 sqft
Ground Floor Office Area	:	± 2,400 sqft
First Floor Office Area	:	± 2,400 sqft
Total Built-Up Area	:	±16,400 sqft



Ground Floor



1st Floor

3D View



***Disclaimer:** All drawings shown are based on artist impression only. Purchases of any unit/units shall be subjected to final drawings in contract.

DOUBLE STOREY DETACHED & DOUBLE STOREY SEMI-DETACHED

STRUCTURE
Reinforced concrete framed work and steel structure

WALLS
Cement Sand Bricks

CEILING
Skimcoat to concrete soffitPinhole ceiling to 1st floor office

WINDOW
Aluminium Framed Windows

DOOR

Ground Floor Office	: Tempered Glass Door
Warehouse	: Roller Shutter & Mild Steel Door
Toilet	: Aluminium Framed Door
Staircase	: Interlocking Tiles
Other Areas	: Timber Door

FLOOR FINISHES

Ground Floor Office	: Porcelain Tiles
1st Floor Office	: Porcelain Tiles
Warehouse Area	: Power Float Finish
Toilet	: Ceramic Tiles
Car Porch	: Premix
Other Areas	: Cement Render

WALL FINISHES
Plastered Wall with Quality Paints
Metal Deck with Designated Area
Aluminium Louvered to Designated
Toilet – 7' height Ceramic Tiles

ELECTRICAL INSTALLATION

Power 200Amp	3 Phase	3 Phase	3 Phase
13Amp Power Points	24 nos	20 nos	20 nos
Lighting Points	34nos	30nos	30nos
Ceiling Fan Points	4nos	4nos	4nos
Telephone Points	4nos	4nos	4nos
Air-condition Points	4nos	4nos	4nos

FENCE AND GATE

Entrance Gate	: Mild Steel Gate
Fencing	: Fence Wall