



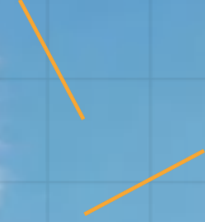
GRIP Kota Puteri

First Green & Managed Industrial Park developed by PKNS





A Game-Changing Industrial Park



Green Industrial Park (GRIP) is a visionary project that embodies the concept of a managed industrial park where every facet is meticulously crafted with sustainability at its core. GRIP stands not just as a testament to innovation but as a beacon of sustainable progress, poised to redefine industrial landscapes while championing ecological harmony.



GRIP KPCC Masterplan

Phase 1
OPEN FOR BOOKING
135 ACRES

Phase 3
FUTURE DEVELOPMENT
159 ACRES

Phase 2
FUTURE DEVELOPMENT
79 ACRES

MAIN ENTRANCE

Kota Puteri Sek.9
Apartment & RSKU

From
JKR B54

Selangor Fruit
Valley

Kota Puteri
Sek. 6

From
JKR B54



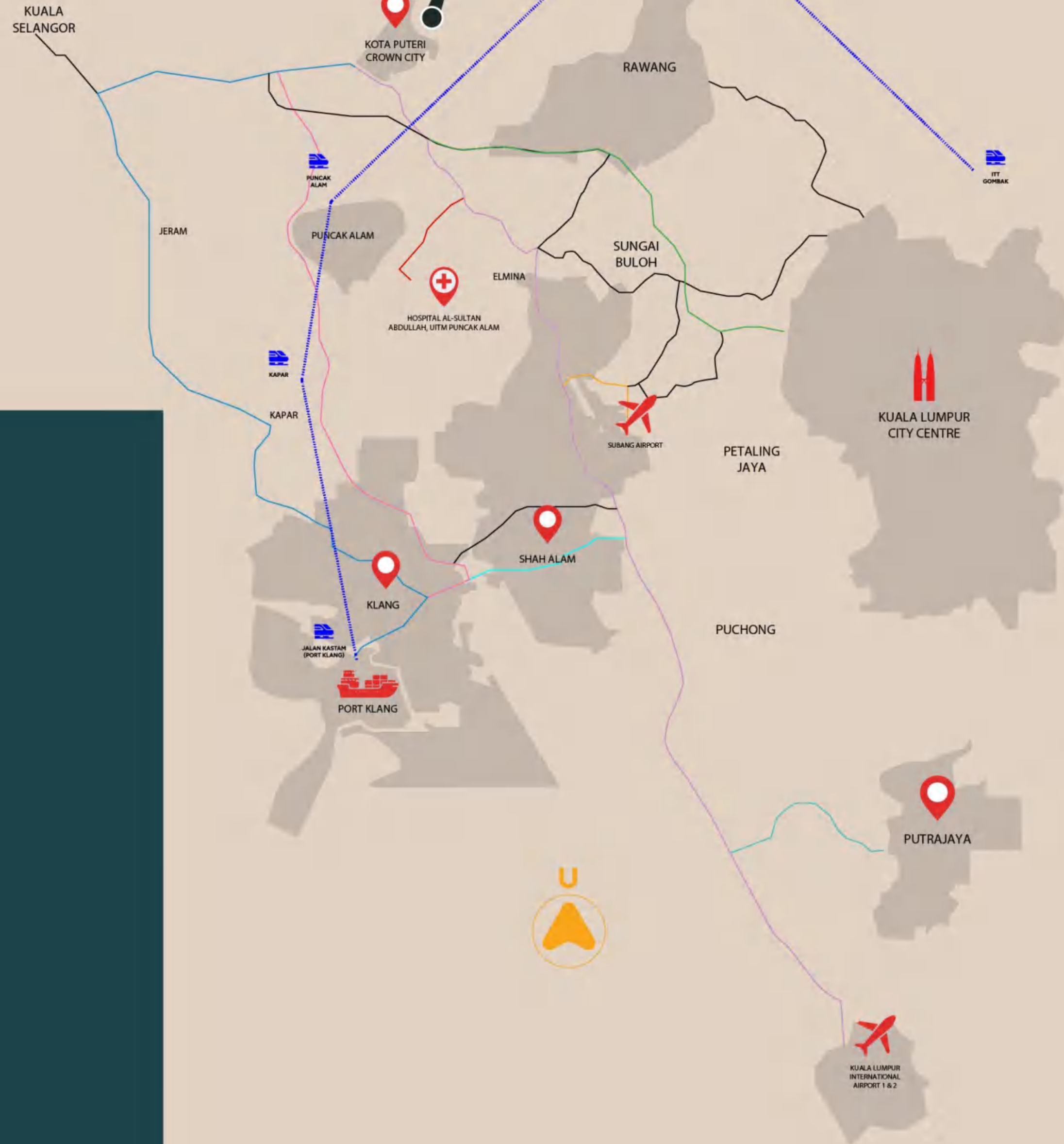




WHY GRIP KPCC?

Why GRIP KPCC?





ACCESSIBILITY THAT IS SECOND TO NONE

- 76km to Kuala Lumpur International Airport **via ELITE Highway**
- 34km to Subang Airport **via LATAR/Guthrie (GCE)**
- 46km to Port Klang **via West Coast Expressway (WCE)**
- 48km to Kuala Lumpur City Centre **via LATAR/NKVE**
- 68.1km to Putrajaya **via ELITE Highway**
- 13.8km to Hospital Al-Sultan Abdullah, UiTM Puncak Alam
- 38.6km to Shah Alam **via LATAR/Guthrie (GCE)/West Coast Expressway**
- ECRL Railway

Why GRIP KPCC?

Accessibility via Major Highways

10 km
WCE

35 km
NKVE

11 km
LATAR

18 km
PLUS

18 km
Guthrie



Why GRIP KPCC?

Within Selangor's Western Industrial Corridor

(workforce, education hubs,
and supply chain ecosystems)

30 km
Setia
Alam

30 km
Rawang

23 km
Kuala
Selangor

15 km
Puncak
Alam

25 km
Sungai
Buloh

Within Matured KPCC Township



Why GRIP KPCC?



**Infrastructure
Ready &
World-Class
Amenities**



GRIP KPCC SPECIAL FEATURES

ECO-Friendly Features



EV Charging Point



Bicycle Lane



Solar Streetlight



Waste Management



15-Acre Public Park



Rainwater Harvesting System



Use of Green Building Materials

Integrated Community Features



Clubhouse



Petrol Station



Commercial Centre



Show Gallery



Co-Working Space



Sport Facilities



Industrial Park
Management Office



Centralised Labour
Quarters (4,000 pax)

Security Features



24/7 CCTV Surveillance



Vehicle Tracking System

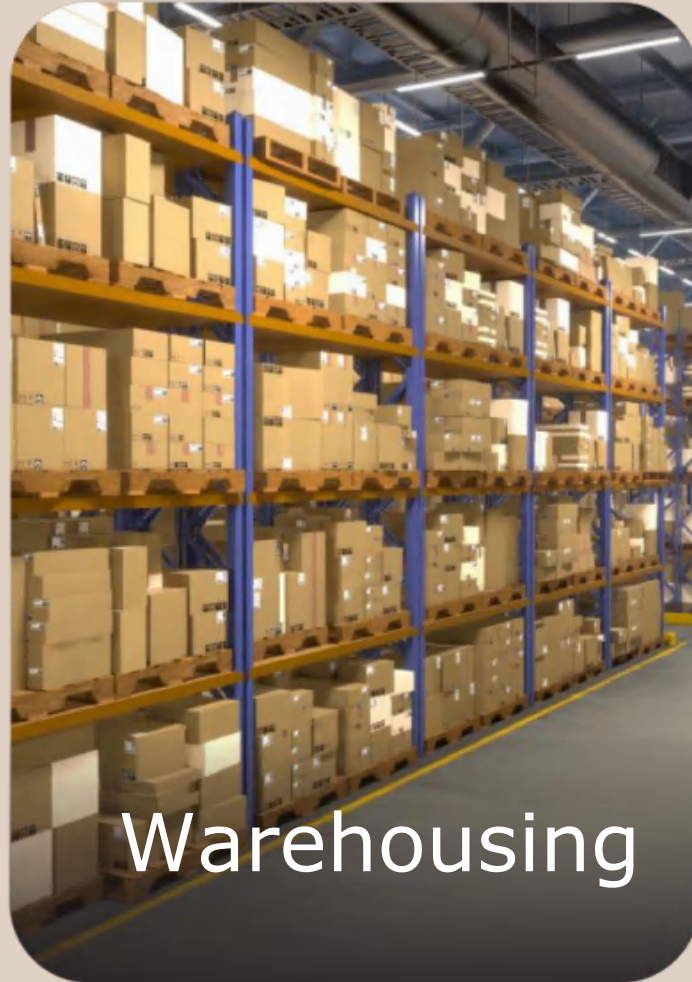
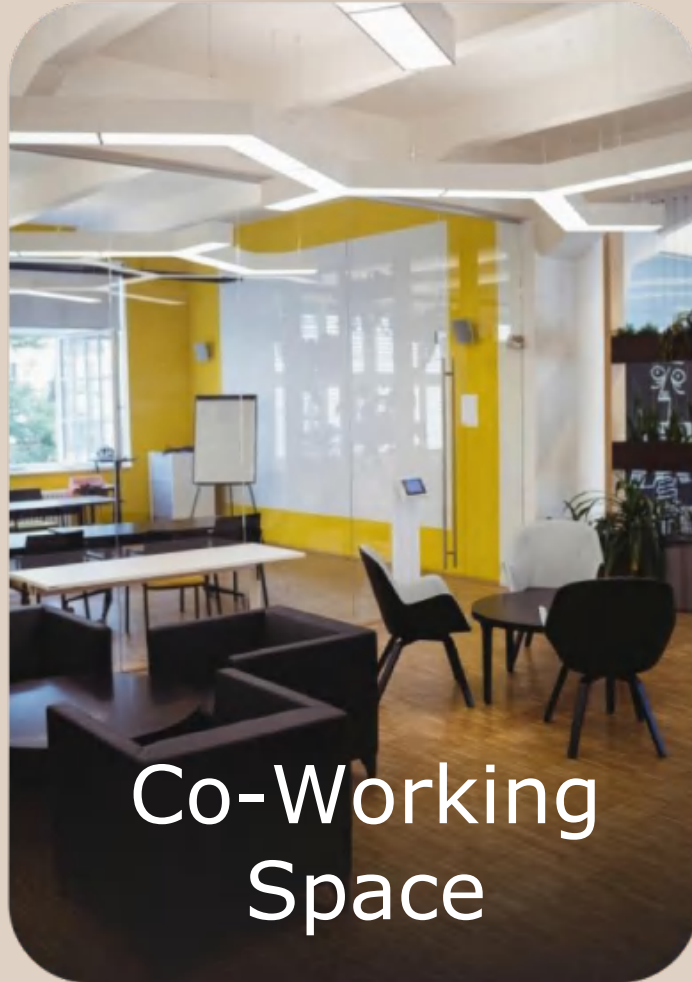
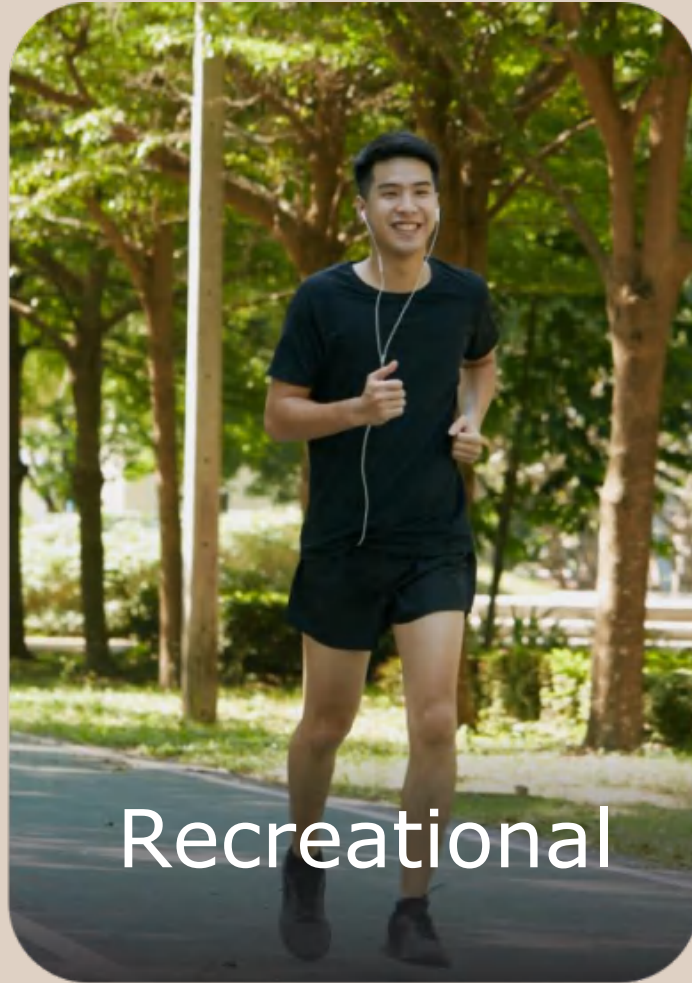


Drone Security Inspection



Gated & Guarded

Enhance Customer Experience



GRIP KPCC PHASE 1



Overview



Total Acreage Phase 1
135 Acres



Industrial Lot
13 Lots
(Land area from 3-6 Acres)



Semi-D Factories
52 Units
(Built up from 8,727 to 10,623 sqft)



Ownership
Leasehold
(Extendable 99 years)

GRIP KPCC Phase 1



Total Acreage
135 Acres

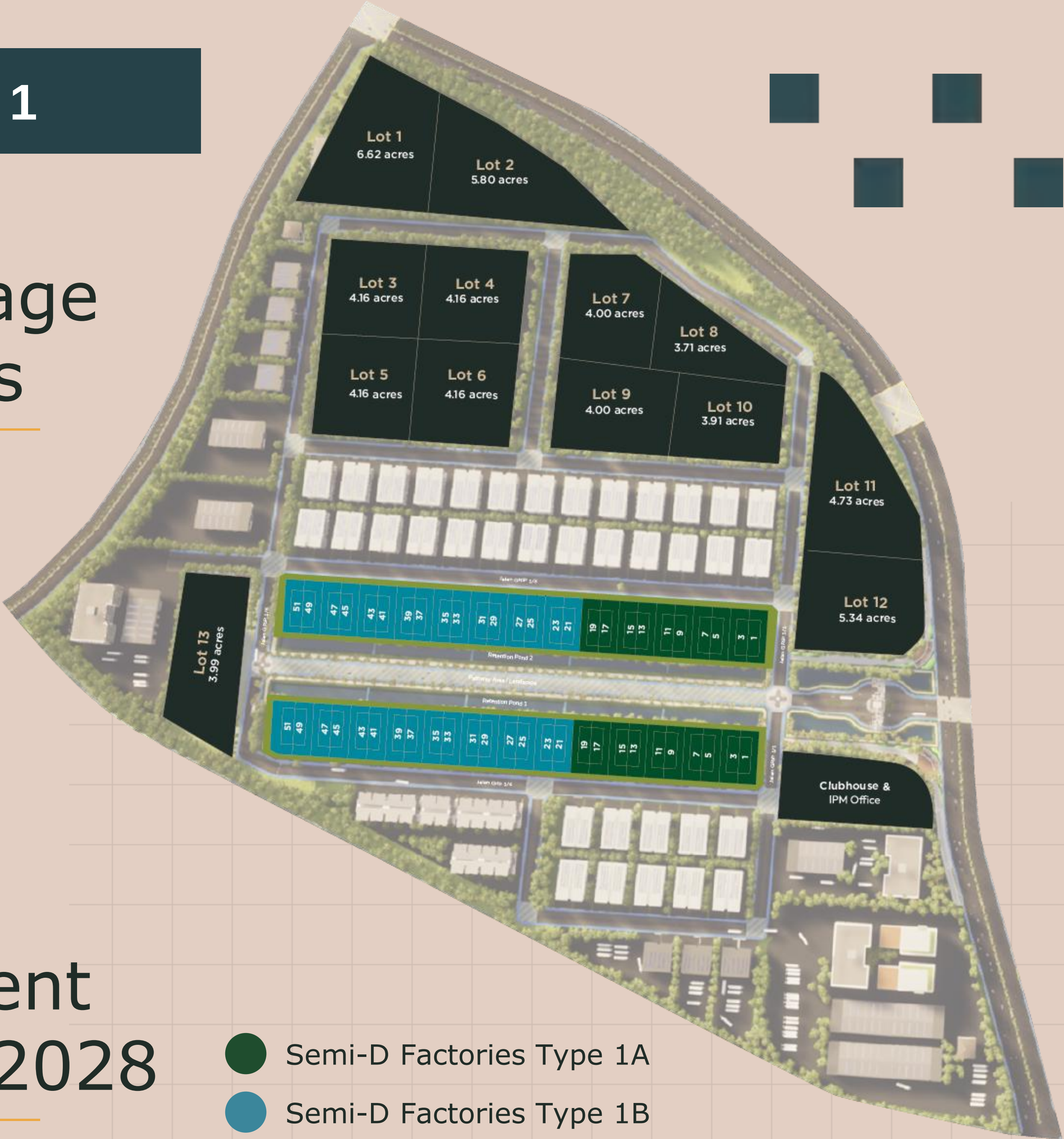


High Capacity
Power Supply

(42 Megawatts Approved)



Development
Period 2024-2028



- Semi-D Factories Type 1A
- Semi-D Factories Type 1B



13

Industrials
Lot

From 3-6 acres

52

Semi-D
Factories

From 70' x 200'



INDUSTRIAL LOTS

Overview



58 Acres
Total Acreage

13 Lots
Total Lots
From 3-6 acres

Ready
2028

Infrastructure

- Road

 - 132’ main access road & 66’ internal road
- Drainage

 - Covered surface drainage & low flood risk area
- Stormwater Management

 - Rainwater harvesting system (Semi-D Factories & Clubhouse)
 - Dual use retention pond for stormwater storage & recreation
- Retention Pond

 - Rainwater harvesting system (Semi-D Factories & Clubhouse)
- Waste Management

 - Connected to centralised Sewerage Treatment Plan (STP) in Kota Puteri
- Scheduled Waste Management

 - Provided by park manager via special arrangement
- Power Supply

 - 42.2MW / 49.6MVA
 - Option to purchase renewable energy (RE) from service provider i.e Worldwide Holdings/SIC (Subject to availability)
- Street Lightings

 - Solar-powered LED, smart lighting system
- Telecommunication

 - Fibre optic, 4G & 5G
 - WiFi at Clubhouse

- Safety & Security

 - 24/7 main access control & guard rounds
 - CCTV monitoring & Park Manager Emergency Response Team
- Landscape

 - 27 acres of thematic green area
- Commercial Centre

 - Clubhouse with cafe, show gallery, co working space, meeting rooms & 15-acre public park
 - 11-acre commercial plot & petrol station
- Gas Supply

 - Available GAS Malaysia take off supply from Jalan Kuala Selangor B54
- Water Supply

 - Water supply for light and medium industry with dedicated water tank

SEMI-D FACTORIES



Overview

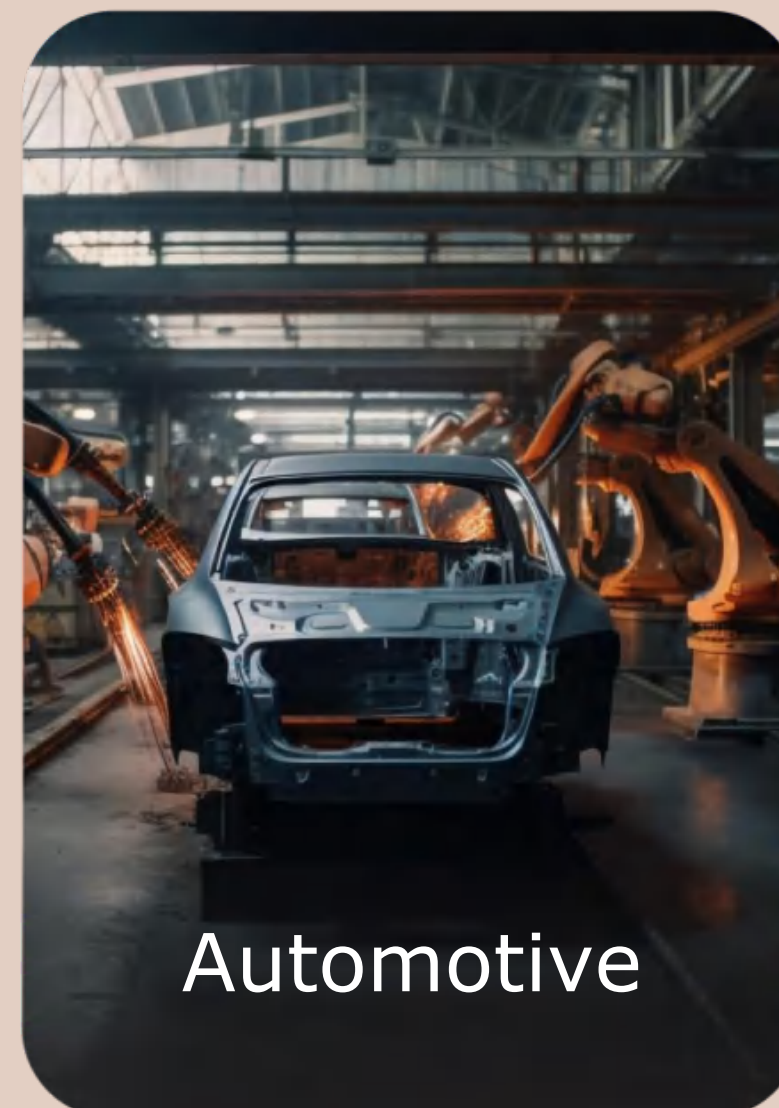
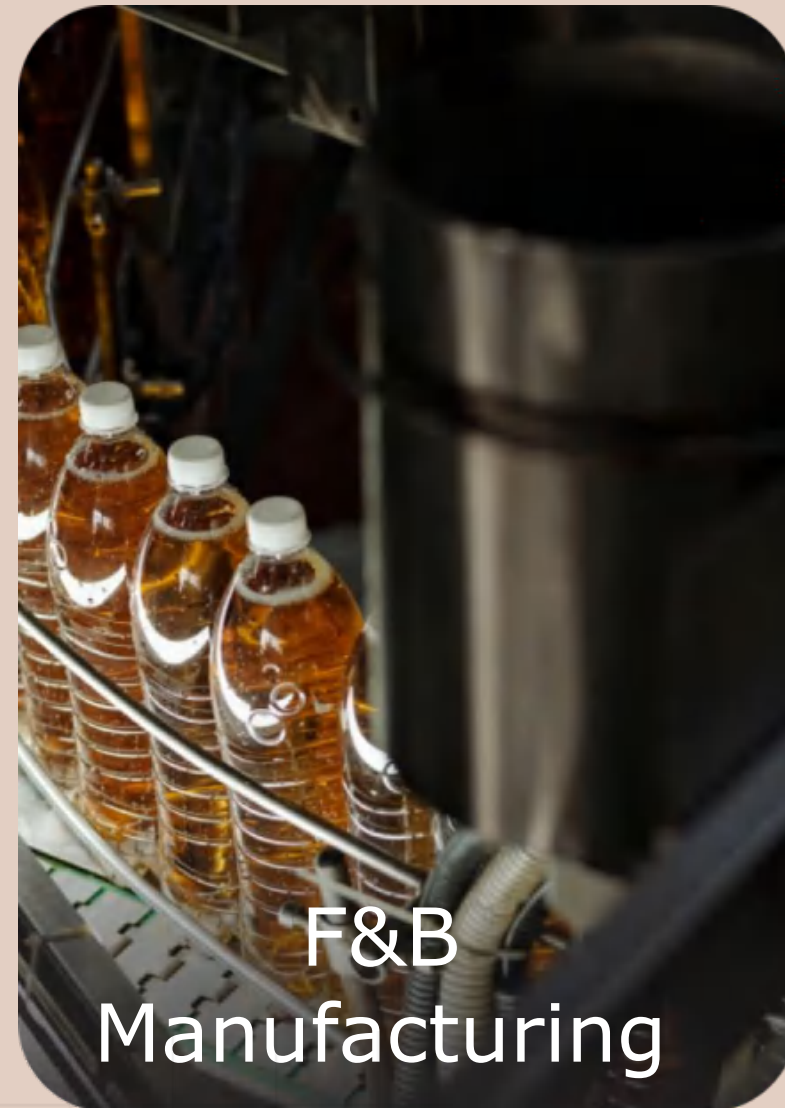
Total Unit
52 Units
(20 Type 1A & 32 Type 1B)

Lot Size
70' x 200'
(Built up from 8,727 to 10,623 sqft)

Ready
2028

Ownership
Leasehold
(Extendable 99 years)

Target Industries



Special Features

Lot size 70' x 200'

10M Width Entrance Space

Min 9M Ceiling Height

12M Covered Docking Area

6M Width Internal Road

Ample Parking Bays

Management Office Area

Loading/Unloading Area

Ample Parking Bays

EV Charging Point

150 AMP Power Capacity

Flowing Water Feature Behind Each Unit

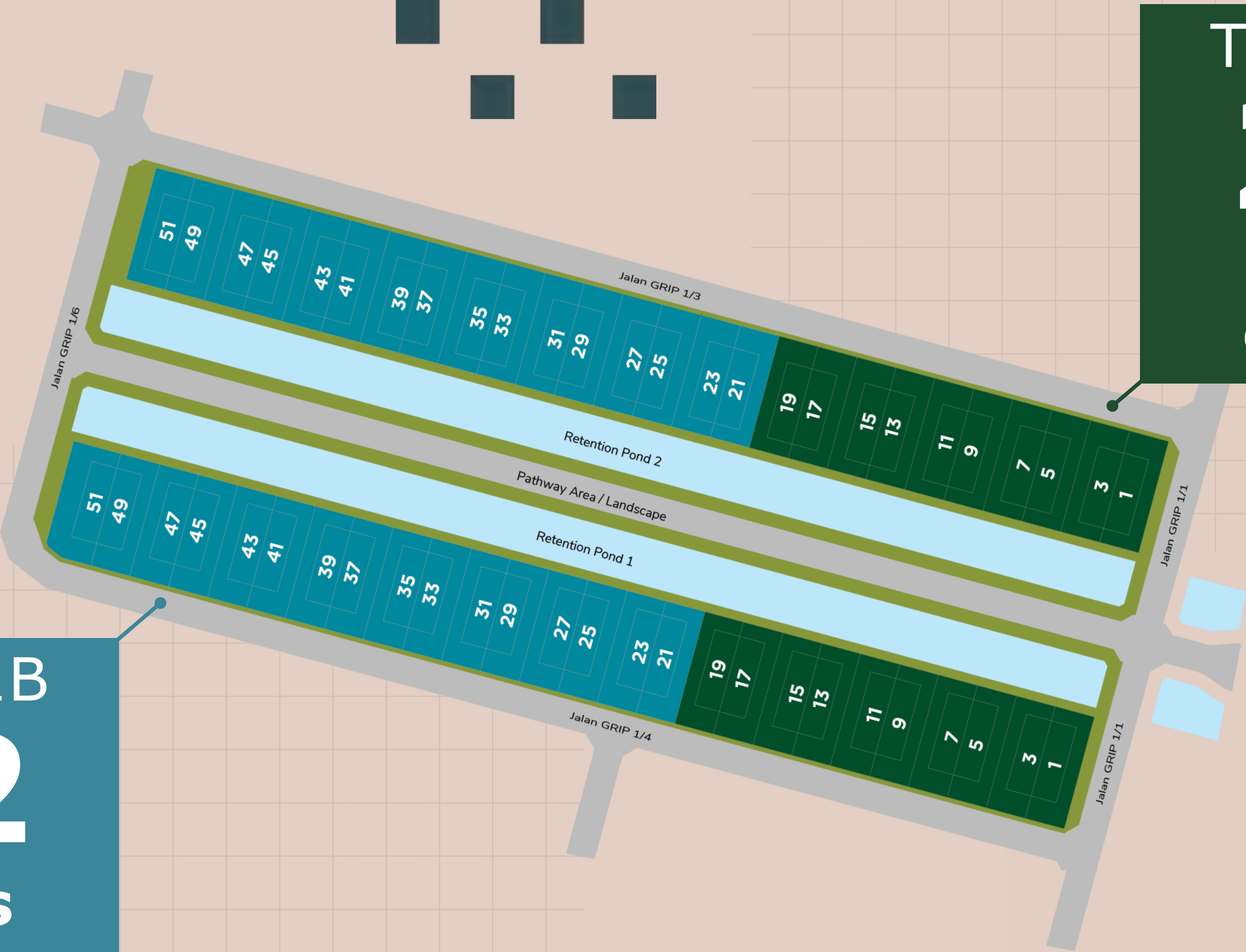
Rainwater Harvesting System



Site Plan

Type 1A
20
Units
(8,727 sqft)

Type 1B
32
Units
(10,623 sqft)

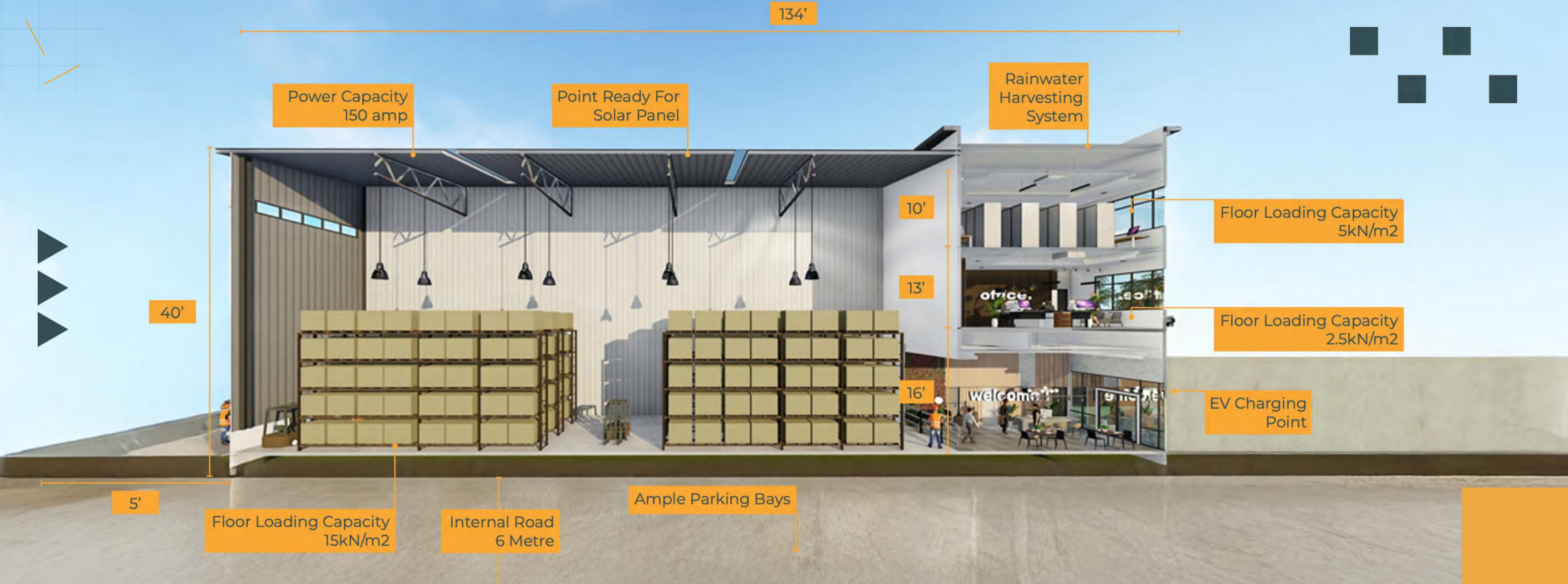


Type 1A

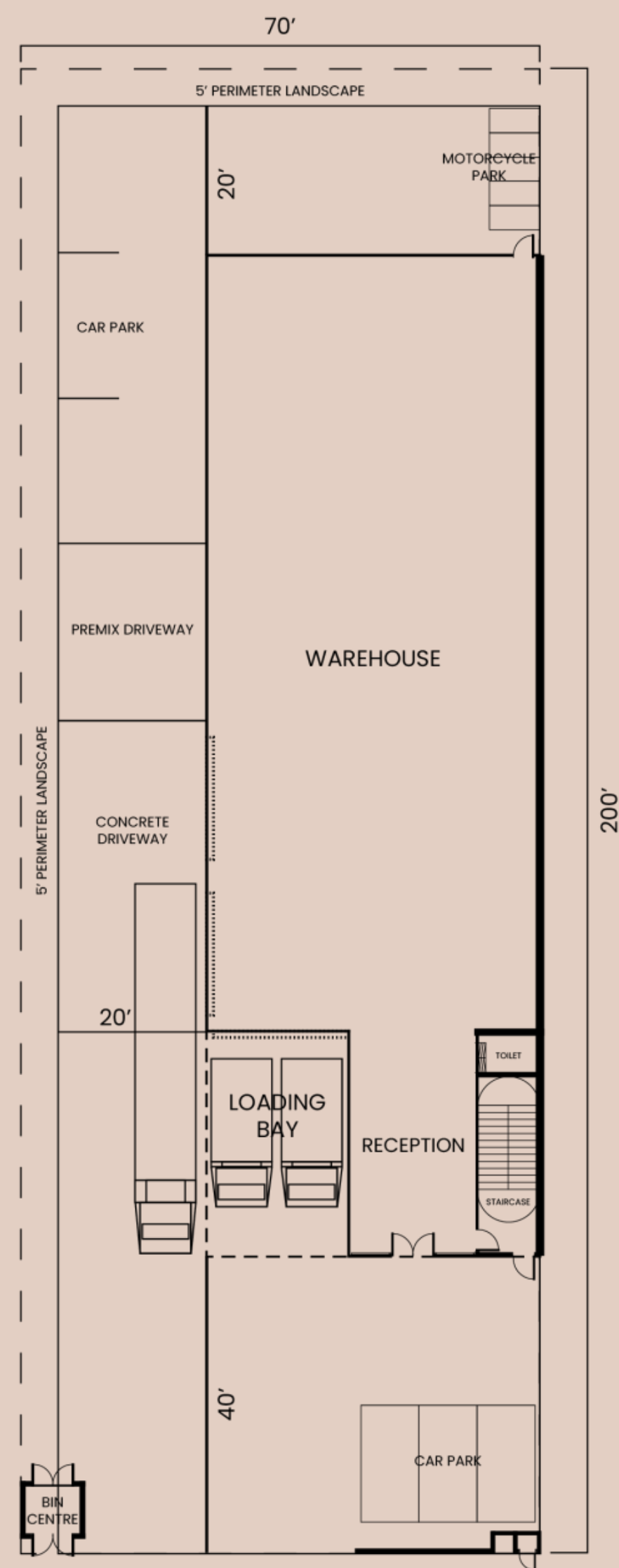


Type 1A - 70' x 200' (8,272 sqft)

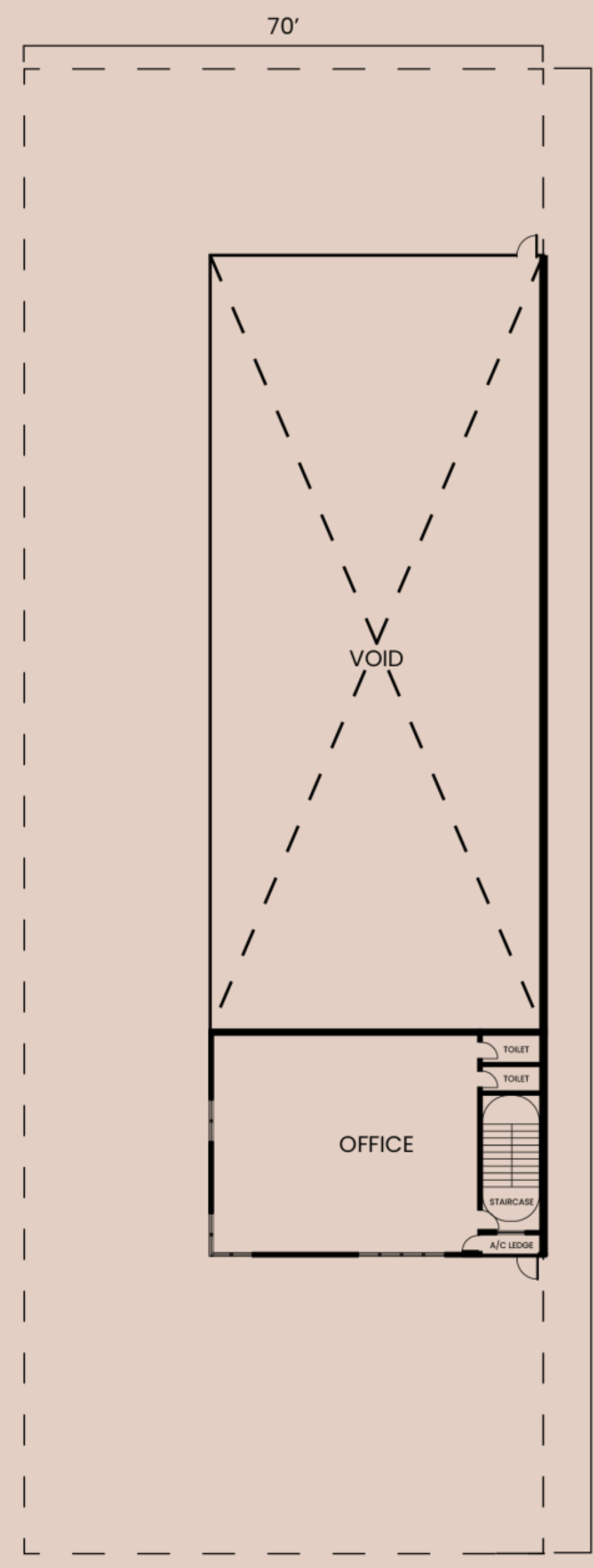
Gross Floor Area (GFA)									
Ground Floor	Loading Bay	52.9 sq.m	First Floor	Office	124.7 sq.m	Second Floor	Store	124.7 sq.m	
	Warehouse	508.5 sq.m		Subtotal	124.7 sq.m		Subtotal	124.7 sq.m	
	Subtotal	561.4 sq.m							



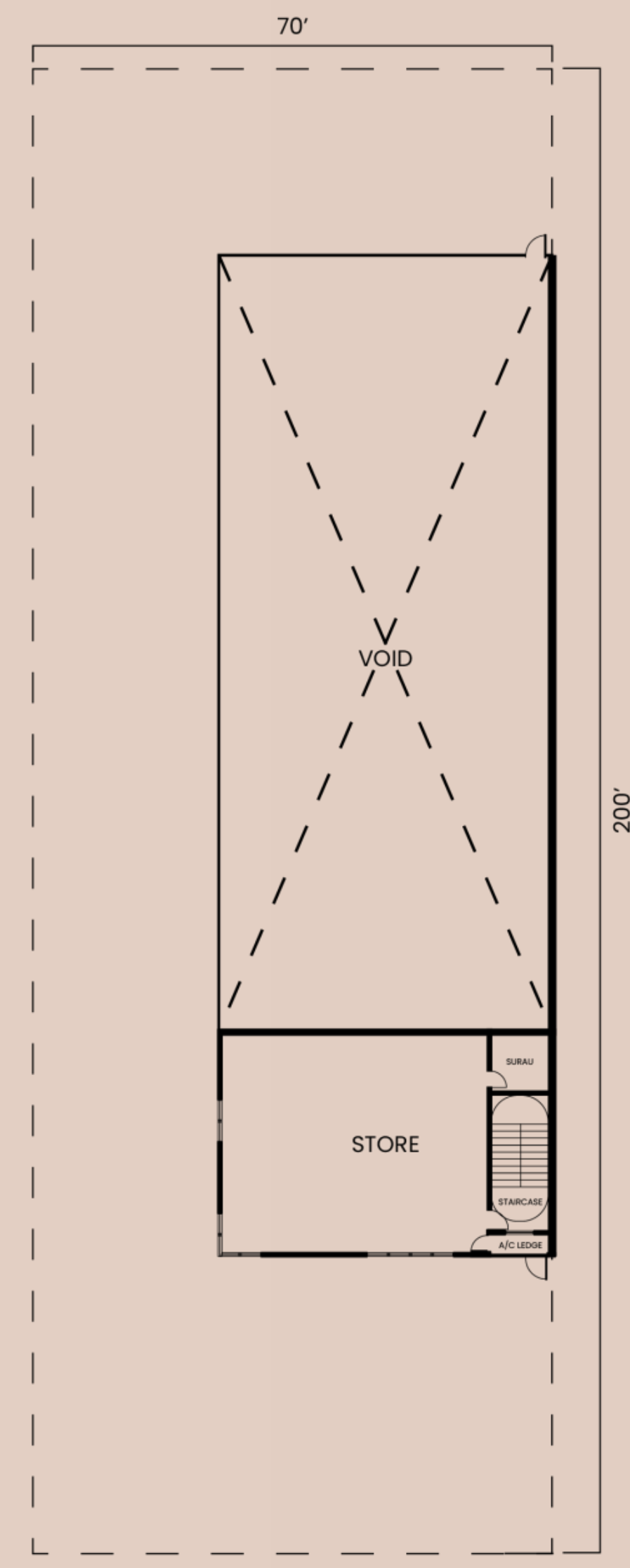
Type 1A Floor Plan - Built Up Area 8,727 sqft



Ground Floor



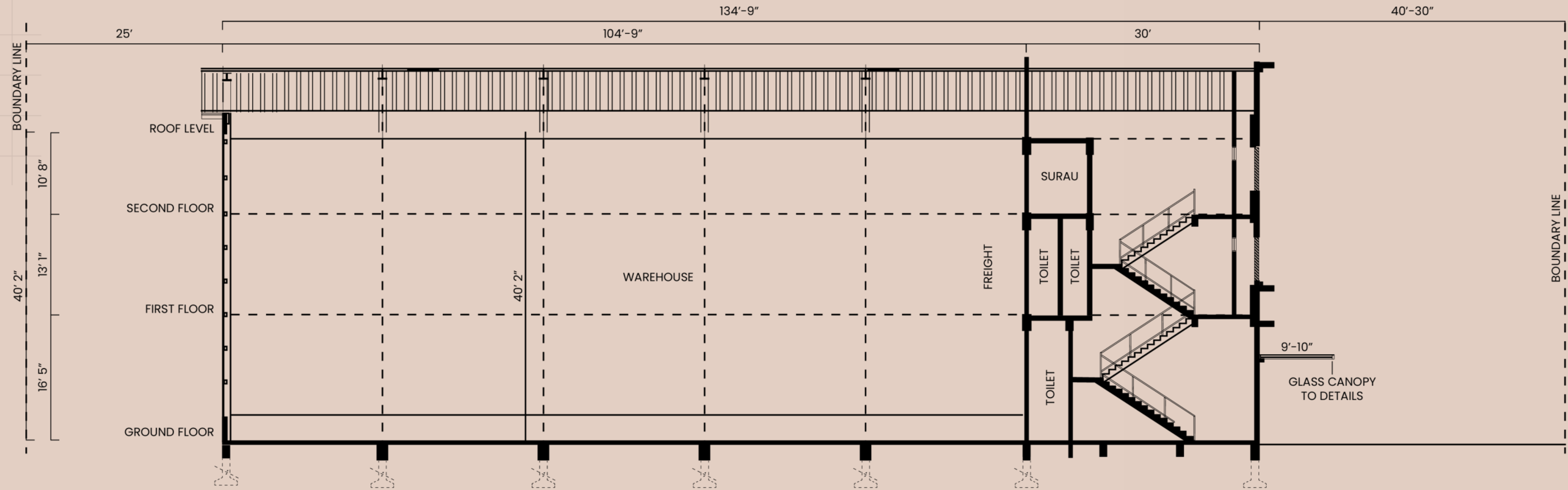
First Floor



Second Floor

Type 1A Floor Plan - Built Up Area 8,727 sqft

Side View



Type 1A Possible Layout



F&B Industry

Type 1A Possible Layout

Warehousing Industry



Type 1A Possible Layout

Machinery Industry

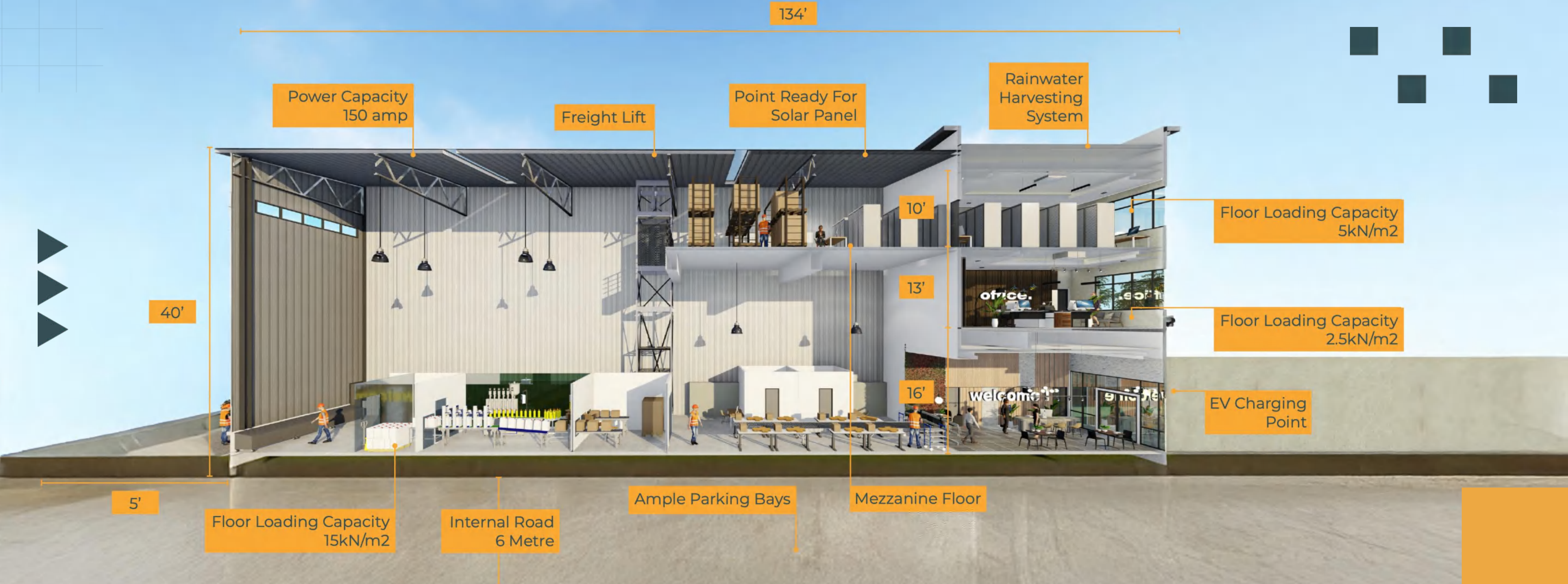


Type 1B

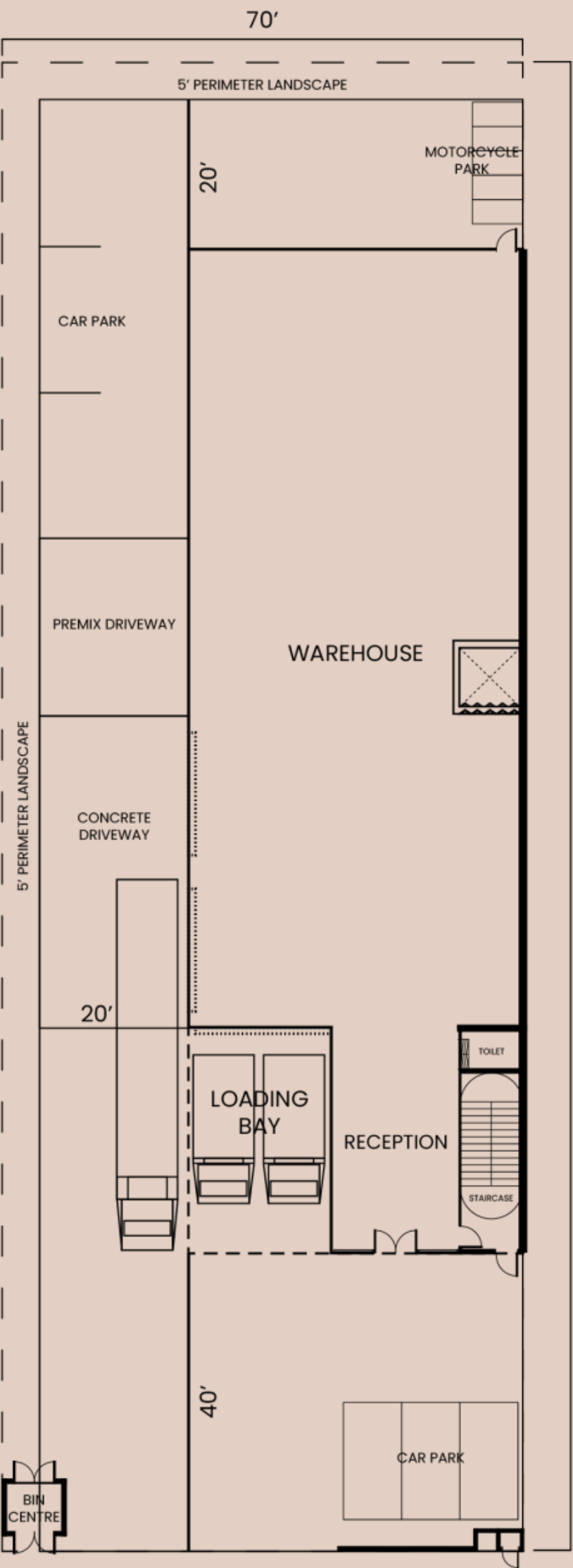


Type 1B - 70' x 200' (10,623 sqft)

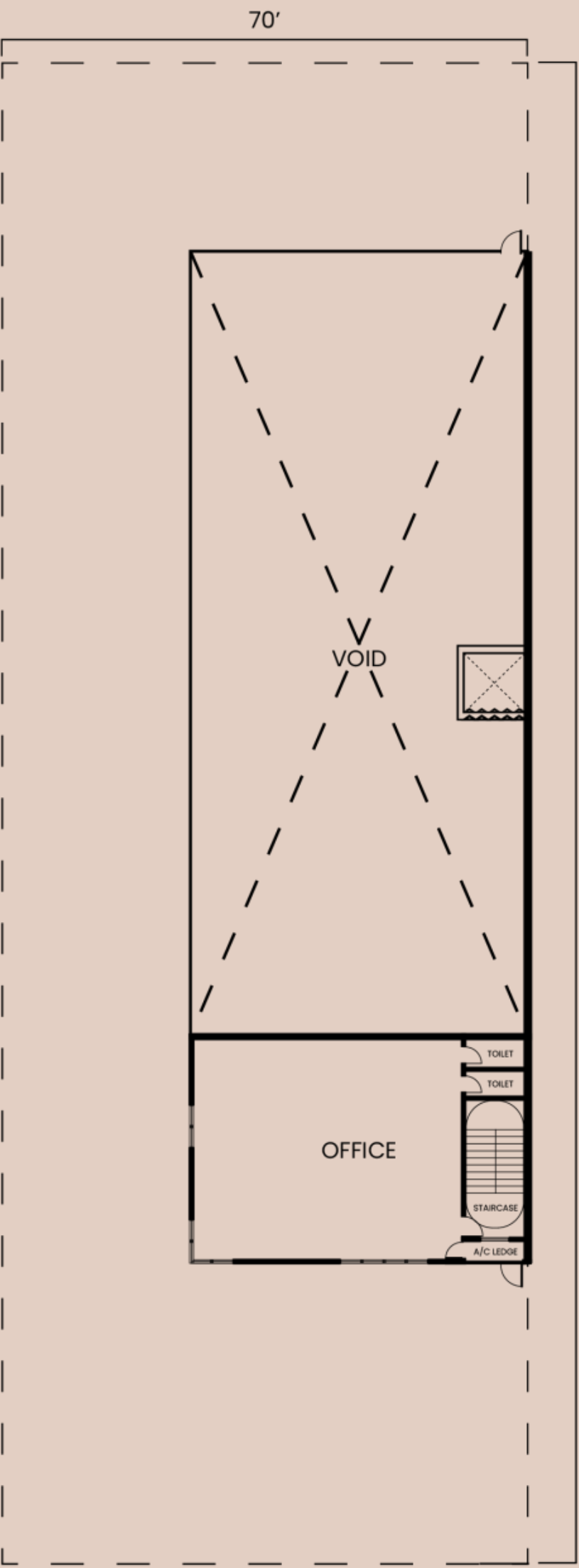
Gross Floor Area (GFA)								
Ground Floor	Loading Bay	52.9 sq.m	First Floor	Office	124.7 sq.m	Second Floor	Store 01	124.7 sq.m
	Warehouse	508.5 sq.m					Store 02	176.2 sq.m
	Subtotal	561.4 sq.m		Subtotal	124.7 sq.m		Subtotal	300.9 sq.m



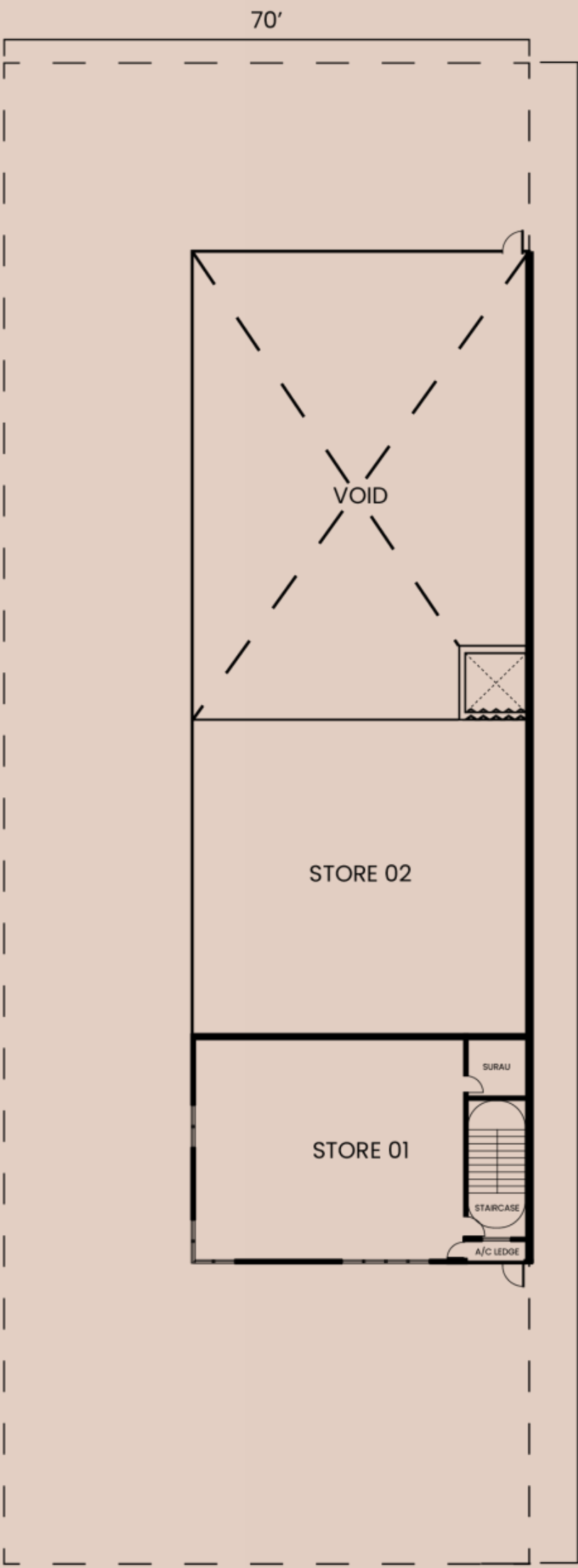
Type 1B Floor Plan - Built Up Area 10,623 sqft



Ground Floor



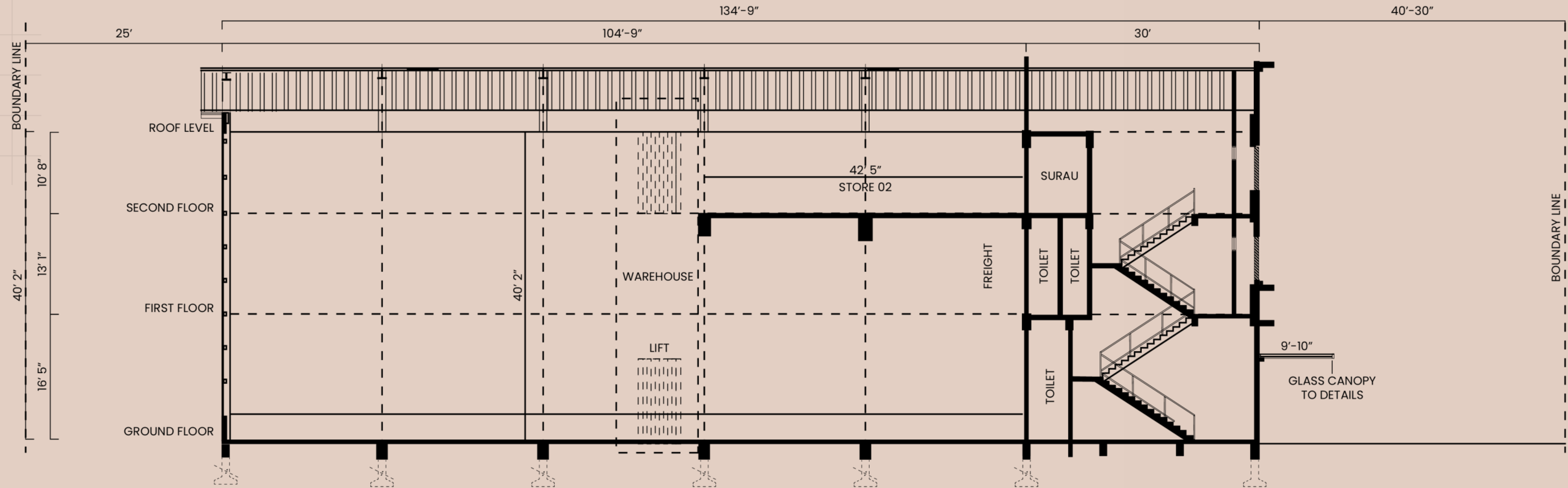
First Floor



Second Floor

Type 1B Floor Plan - Built Up Area 10,623 sqft

Side View



Type 1B Possible Layout



F&B Industry

Type 1B Possible Layout



Warehousing Industry

Type 1B Possible Layout



Machinery Industry

THANK YOU

