




**TAKE YOUR BUSINESS
TO NEW HEIGHTS**

with Alam Perdana Central Hub

DESIGNED TO UNLEASH YOUR POTENTIAL

Nestled in a strategic location, Alam Perdana Central Hub stands as your premier industrial hub, ready to propel your business to new heights. Whether you're a startup seeking a foothold or an established enterprise looking to expand, we provide the ideal environment for growth, innovation, and success.

**Artist's Impression Only*

An artistic rendering of a modern industrial facility. The building is a large, multi-story structure with a grey facade and vertical green accents. A white truck is parked in the foreground on the left, and a red truck is parked in the middle ground. The scene is set against a blue sky with light clouds. The image is partially obscured by a large, dark brown diagonal shape on the left and a white diagonal shape on the right.





DESIGNED FOR
Seamless Success

Centrally located at Bandar Puncak Alam, Alam Perdana Central Hub covers a total of approximately 95 acres and comprises Semi-D Factory, Terrace Factory, Detached Factory and Low-Cost Factory units suitable for light and medium industrial use.

With varied plot sizes ranging from 0.6 acres to 2.4 acres, setting up a facility here at a size that suits your business operational nature and business expansion requirements is just one possibility away waiting to be explored.

Light industries:



Usually less capital-intensive than heavy industry



Have considerably less environmental impact



Mainly focuses on consumer-oriented general use products



**Artist's Impression Only*

3 Storey Semi-D Factory (70' x 150')

Gross Built-Up
6,003sf.

Total Units
116 Units



**Artist's Impression Only*

2 Storey Terrace Factory (26' x 80')

Gross Built-Up
3,093sf.

Total Units
96 Units

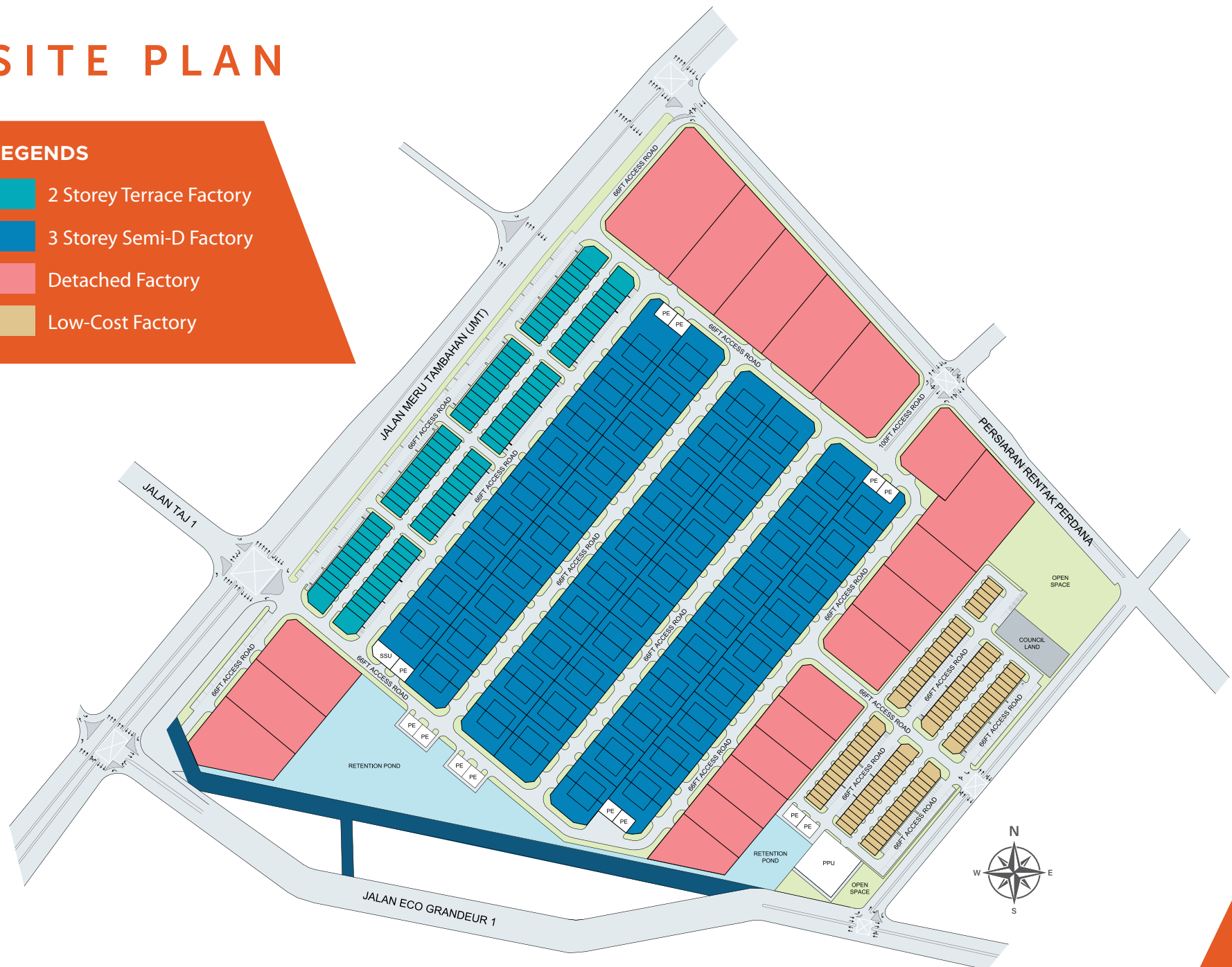
Where Location, Flexibility, **SUSTAINABILITY CONVERGE**

Discover the strategic layout of Alam Perdana's site plan – a blueprint designed for seamless connectivity, optimal functionality and unparalleled success. Your journey to a thriving business hub begins here.

SITE PLAN

LEGENDS

- 2 Storey Terrace Factory
- 3 Storey Semi-D Factory
- Detached Factory
- Low-Cost Factory



The Plot **OVERVIEW**

Explore a diverse array of industrial opportunities within the expansive landscape of Alam Perdana Central Hub. From cost-effective industrial terraces to exclusive detached factories, our plots offer a range of options tailored to meet your business needs. Discover the dimensions, versatility and potential each plot holds as you chart the course for your business growth.

Approximately
95
Acres

333
Units

**1,137 -
60,877** sf.



Crafting EFFICIENCY

Every detail is carefully planned to create a space where efficiency and excellence meet, setting an example for industrial excellence.



**Artist's Impression Only*

BUILDING SPECIFICATIONS SEMI-DETACHED INDUSTRY

Structure	:	Reinforced Concrete / Steel									
Wall	:	Brickwall / Cladding									
Roof	:	Metal Deck									
Window	:	Aluminium Frame Glass Window / Metal Frame Glass Louvres Window									
Ceiling	:	<table> <tr> <td>Production Area</td> <td>-</td> <td>Bare</td> </tr> <tr> <td>Office / Warehouse</td> <td>-</td> <td>Ceiling</td> </tr> <tr> <td>Toilets</td> <td>-</td> <td>Skim Coat</td> </tr> </table>	Production Area	-	Bare	Office / Warehouse	-	Ceiling	Toilets	-	Skim Coat
Production Area	-	Bare									
Office / Warehouse	-	Ceiling									
Toilets	-	Skim Coat									
Door	:	<table> <tr> <td>Entrance Door</td> <td>-</td> <td>Glass Door</td> </tr> <tr> <td>Others</td> <td>-</td> <td>Fire Rated Door / Flush Door / Roller Shutter</td> </tr> </table>	Entrance Door	-	Glass Door	Others	-	Fire Rated Door / Flush Door / Roller Shutter			
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Floor Finishes	:	<table> <tr> <td>Production Area</td> <td>-</td> <td>Floor Hardener</td> </tr> <tr> <td>Office / Warehouse / Staircase / Musolla</td> <td>-</td> <td>Cement Render</td> </tr> <tr> <td>Toilets</td> <td>-</td> <td>Tiles</td> </tr> </table>	Production Area	-	Floor Hardener	Office / Warehouse / Staircase / Musolla	-	Cement Render	Toilets	-	Tiles
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Office / Warehouse / Staircase / Musolla	-	Cement Render									
Toilets	-	Tiles									
Wall Finishes	:	<table> <tr> <td>Production Area / Office / Warehouse</td> <td>-</td> <td>Cladding / External Weather Paint</td> </tr> <tr> <td>Internal Wall</td> <td>-</td> <td>Emulsion Paint</td> </tr> <tr> <td>Toilets</td> <td>-</td> <td>Wall Tiles up to 2100mm height</td> </tr> </table>	Production Area / Office / Warehouse	-	Cladding / External Weather Paint	Internal Wall	-	Emulsion Paint	Toilets	-	Wall Tiles up to 2100mm height
Production Area / Office / Warehouse	-	Cladding / External Weather Paint									
Internal Wall	-	Emulsion Paint									
Toilets	-	Wall Tiles up to 2100mm height									
Fence	:	Galvanised Fencing / Brickwall Fencing									

SANITARY FITTINGS

Production Area	:	Water Closet / Basin / Kitchen Sink
Office	:	Water Closet / Basin

ELECTRICAL FITTINGS

200A Main Switch Board	:	1	No
Distribution Board	:	2	Nos
Lighting Point	:	24	Nos
Switch Socket Outlet	:	10	Nos
Fan Point	:	1	No
Fiber Wall Socket (FWS) Point	:	2	Nos
Isolator Point	:	1	No
Autogate Point	:	1	No

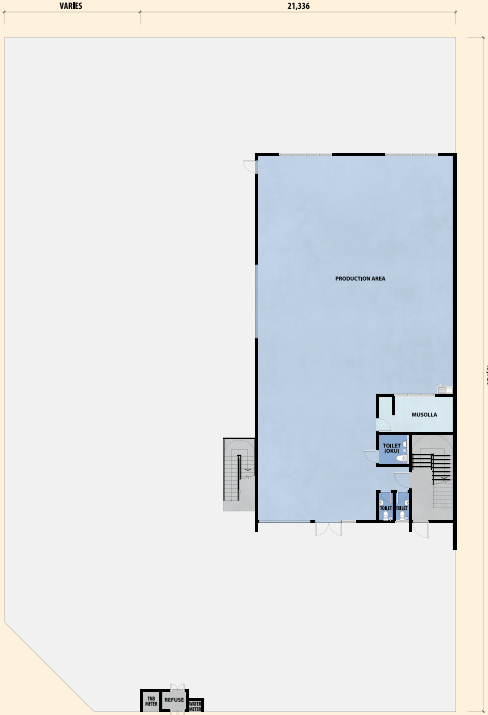
LOADING

Production Area	:	10 kN/m2
Office	:	2.5 kN/m2

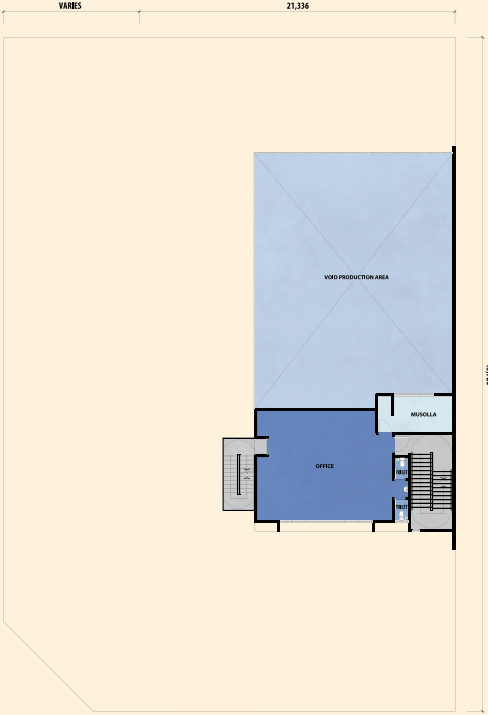
Note: All items stated above are subject to variations, modifications and substitution as to comply with the relevant authorities / engineers / architect and by-law as they arise.

3 Storey Semi-D Factory (70' x 150')

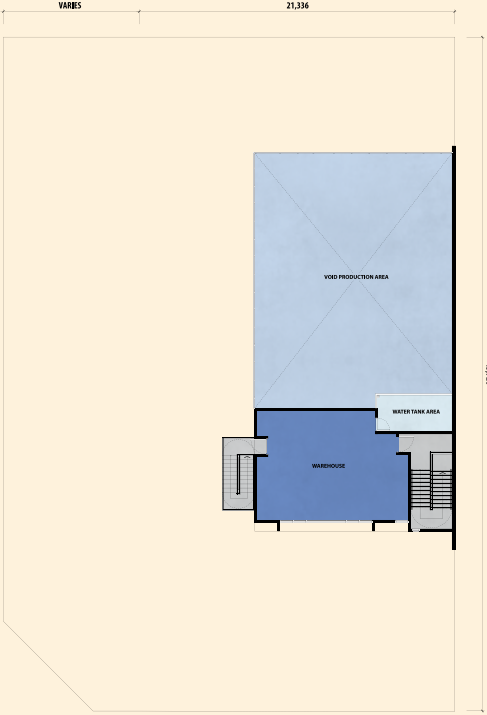
Corner Lot



Ground Floor



Level 1

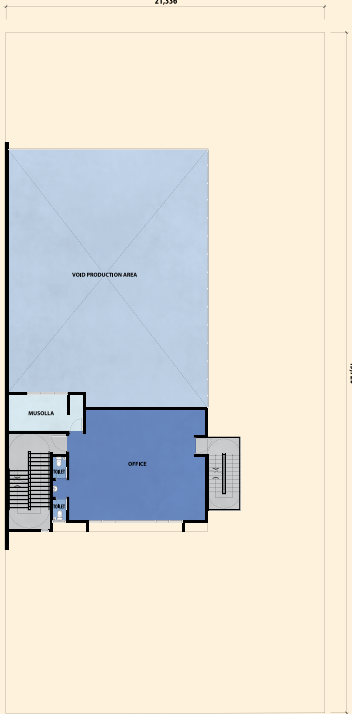


Level 2

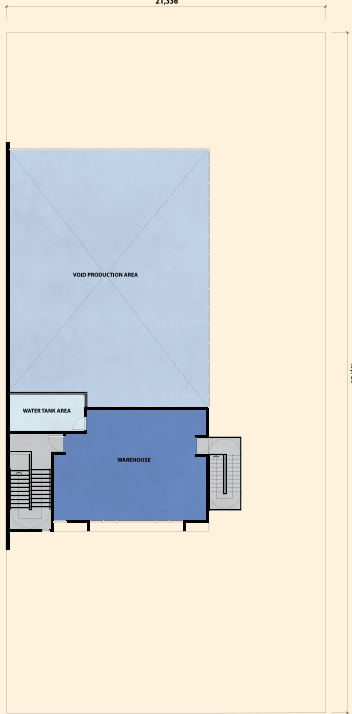
Intermediate Lot



Ground Floor



Level 1



Level 2

Harmony IN DESIGN

Experience a seamless fusion of aesthetics and functionality as you elevate your business to a new height.



BUILDING SPECIFICATIONS TERRACE INDUSTRY

Structure	:	Reinforced Concrete
Wall	:	Brickwall / Cladding
Roof	:	Metal Deck
Window	:	Aluminium Frame Glass Window
Ceiling	:	<ul style="list-style-type: none"> Production Area - Bare Office - Ceiling Toilets - Skim Coat
Door	:	<ul style="list-style-type: none"> Entrance Door - Glass Door Others - Fire Rated Door / Flush Door / Roller Shutter
Floor Finishes	:	<ul style="list-style-type: none"> Production Area - Floor Hardener Office / Staircase / Corridor - Cement Render Pantry / Toilets - Tiles
Wall Finishes	:	<ul style="list-style-type: none"> Production Area - External Weather Paint Office - Cladding / External Weather Paint Internal Wall - Emulsion Paint Toilets - Wall Tiles up to 2100mm height

SANITARY FITTINGS

Production Area	:	Water Closet / Basin / Kitchen Sink
Office	:	Water Closet / Basin

ELECTRICAL FITTINGS

100A Main Switch Board	:	1	No
Distribution Board	:	1	No
Lighting Point	:	16	Nos
Switch Socket Outlet	:	5	Nos
Fan Point	:	1	No
Fiber Wall Socket (FWS) Point	:	2	Nos

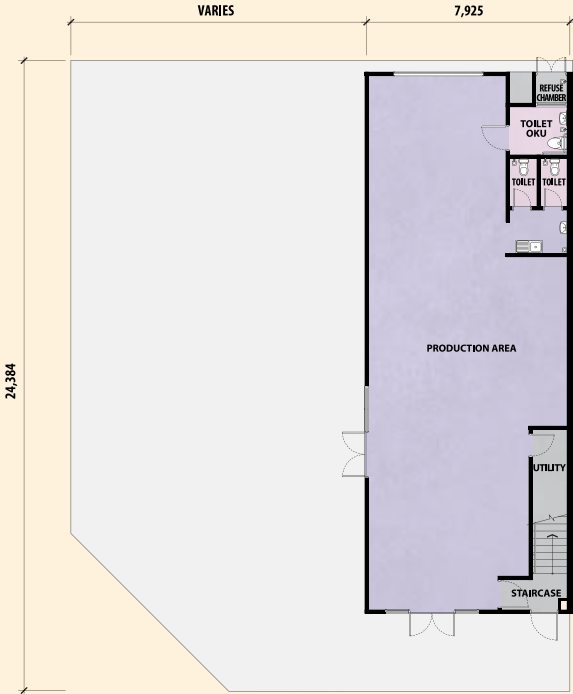
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Production Area	:	10 kN/m ²
Office	:	2.5 kN/m ²

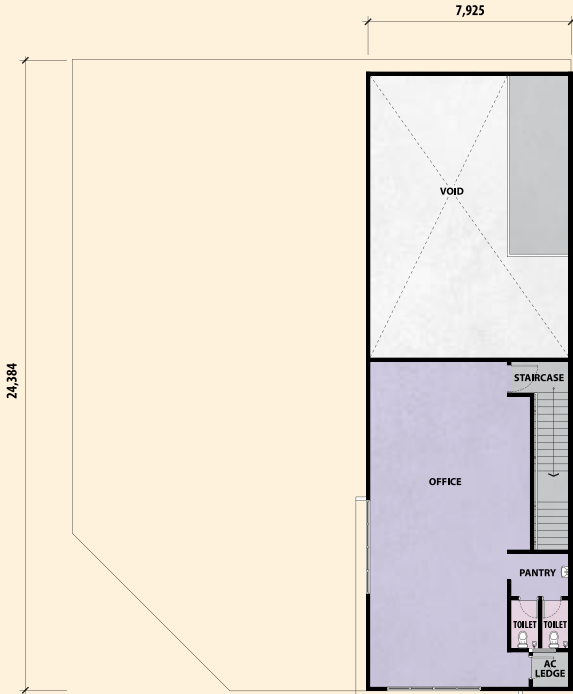
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2 Storey Terrace Factory (26' x 80')

Corner Lot

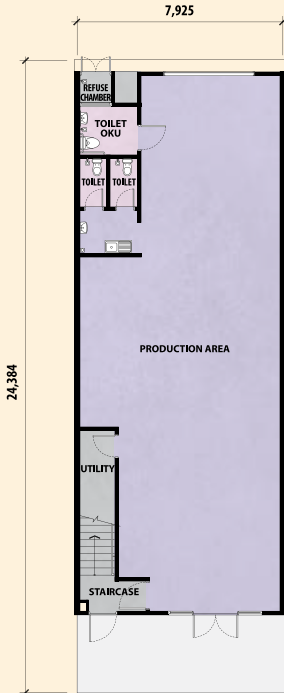


Ground Floor

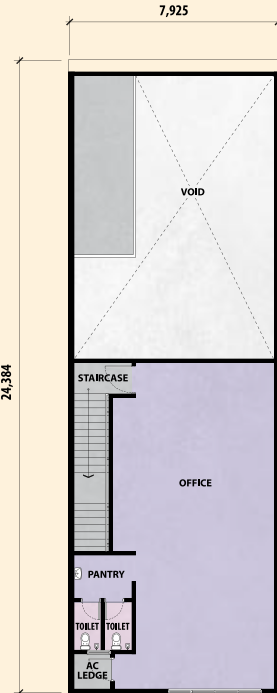


Level 1

Intermediate Lot



Ground Floor



Level 1

Designed For **VARIOUS INDUSTRIES**

Witness a harmonious blend of thoughtful design, meticulously organised production lines, and ergonomic layouts that redefine how businesses operate. Our commitment to optimising workflow ensures not just productivity, but a seamless and rewarding experience for every enterprise that calls Alam Perdana Central Hub home.



E-Commerce Manufacturing

Alam Perdana Central Hub is the address to be



Direct access to **DASH Highway** connecting major towns like Subang, Subang Airport and Kota Damansara



Adjacent to **similar industrial lots**



Approximately 95 acres plot of flat land



Food & Beverage Processing



Electronic Assembly



Infrastructure ready
with road access
and street lightings



Individual
title with
leasehold



**Water piping and
sewage system**
for tapping



Various plot sizes to
suit operation needs
of light industry sector



Provision of AC Cable for Solar PV Systems



LED Street Light



Rainwater Harvesting System



Provision of Power Supply for EV Charger



Low Maintenance Building Materials



Energy Saving through Natural Light Design



Pitched Roof with Heat Resistance Materials



Designed With **OUR FUTURE IN MIND**

Here at Alam Perdana Central Hub, we seamlessly introduce 'Smarter Spaces, Sustainable Future.' In every corner, our thoughtfully designed energy-efficient layouts create an environment that not only reduces your environmental footprint but also enhances your operational efficiency.

Yet, choosing Alam Perdana Central Hub signifies more than a typical commitment. We extend an invitation to join a community that values both cost-consciousness and eco-consciousness, a place where your workspace is a future-proof entity. With responsible manufacturing practices at its core, we ensure your investment generates not only immediate benefits but lasting value.

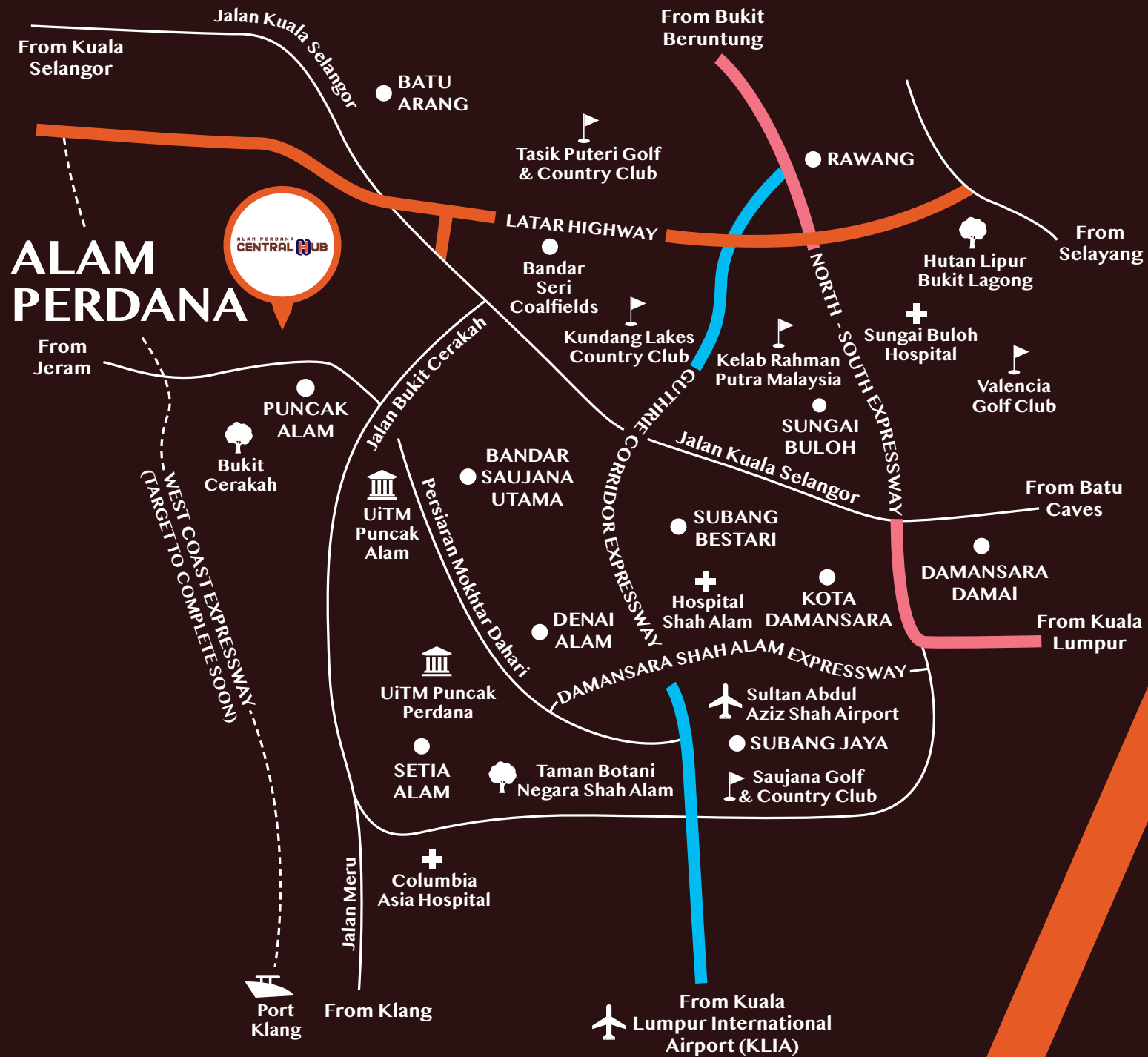


Embrace a workspace where sustainability meets efficiency, setting the stage for your business success while caring for the planet. Join us in crafting a future where innovation and environmental responsibility coexist.





LOCATION MAP



OUR STANDOUT FEATURES:

- Versatility and Flexibility – Space and Height
- Strategic Location for Seamless Operations
- Ready Infrastructure
- Expansive Access Road
- Thoughtfully Designed Layouts
- Energy Efficiency Design



Designed With **ACCESSIBILITY AND CONNECTIVITY**

Our strategically located industrial hub provides more than just a place of business – it offers a gateway to seamless connections, unparalleled opportunities, and unparalleled success.



www.lbs.com.my

Waze:  LBS Alam Perdana (Show Gallery)

Address: Persiaran Alam Perdana, 42300 Bandar Puncak Alam, Selangor

Sales Gallery Opening Hours: Open daily from 10am – 6pm

www.lbs-alamperdana.com.my

Another project by



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