

Positioning Your SME Business for Expansion with a Corporate Building



Freehold

Super Link & Semi D units

12,000 sq.ft Built Up

Land Area 6,000 to 15,000 sq ft

Private Front Compound with Guard House

Major Development Corridor of Penang



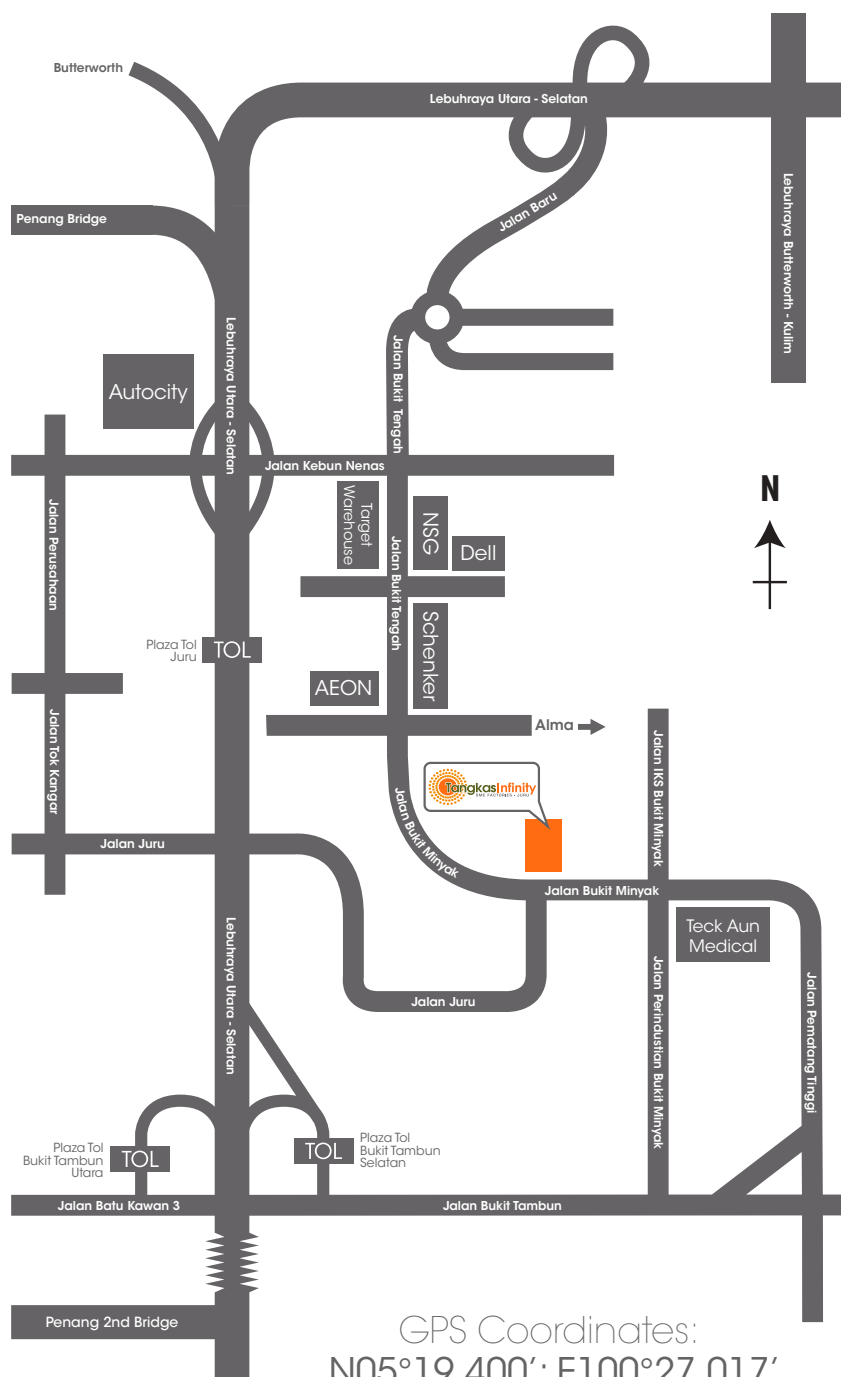
Tangkas Infinity

Tangkas Infinity falls within the vicinity of the Major Development Corridor designated by the Penang State Government, a state with a primary emphasis on SME development.

Strategically located within the established town of Bukit Minyak, Penang, Tangkas Infinity is close to 2 mature and large industrial parks: Kawasan Perindustrian Perai and Bukit Minyak Industrial Park.

It is situated on the main trunk road of Jalan Bukit Tengah-Jalan Bukit Minyak-Jalan Permatang Tinggi, facing the Juru intersection. There is easy access to AEON BIG, Juru Autocity, Bukit Tengah Industrial Zone and upcoming Impiana Residential developments.

Tangkas Infinity is also centrally located providing access to Penang Bridge and the new 2nd Penang Bridge. This allows for Straight to Airport links (via second bridge) and Straight to Port links (via North South Highway).



GPS Coordinates:
N05°19.400'; E100°27.017'

	Distance/Driving Time
Penang International Airport	42 km (40 minutes)
Penang Port (Butterworth)	23 km (20 minutes)
North-South Highway	5 km (5 minutes)
Urban centers	19 km (20 minutes)
Butterworth	10 km (15 minutes)
Seberang Jaya	5 km (5 minutes)
Batu Kawan (new township)	6 km (6 minutes)*
University Technology Mara	10 km (10 minutes)
University Science Malaysia	20 km (25 minutes)
Japan Malaysian Tech. Institute (JMTI)	5 km (5 minutes)

Source: www.pdc.gov.my
* Estimate only



Suitable as Regional Showrooms, Hygiene, Food Preparation, Printing, Packaging, Textile and Fabrication, Technical Stations, Research & Laboratory Facilities, Advertising, Studio and Production House, IT & Electronics, Carpentry & Wood-related products, Furniture, Warehouses for Stocking and Distribution.









Designed with a simplicity that can easily integrate most operations while providing you essential control over your rapidly expanding business

Structure

- Generous HEADROOM allowances
- Level 1 & 2 – 6m floor to floor height
- 3 industrial working floor loading:
 - Level 1 – 7.5 kN/m²
 - Level 2 – 5.0 kN/m²
 - Level 3 – 2.5 kN/m²
- Individual Service Tower to house services separately
- Obstruction free floors to optimise flow and production planning
- 30ft back lane providing additional rear access to each factory floor logistics
- Roof covering has a 20 year Anti Perforation Warranty by manufacturer





Others

- Private Front Compound with Individual Guard House & Private Parking
- Auto Gate
- Automatic roller shutters at front and side
- 2 Tons Goods Lift
- Rain Catchment Tank ~3,000 gallons capacity
- Nett Metering TNB ready – Provision to install Solar Panels by Buyer
- Additional Fire Staircase



- Basic Hose Reel System & Fire Panels
- High Speed fibre-broadband ready
- Roof Insulation with Ursa® XPS™ to provide superior thermal protection
- Water storage ~ 1000 gallons
- Additional water storage (~1000 gallons) for fire fighting system
- Electrical system and support circuits 200Amps/block



Developer Order:

No. Ruj. Perintah Pembangunan MPSP/70/39-44/27

Tarikh Lulus: **4 November 2013**

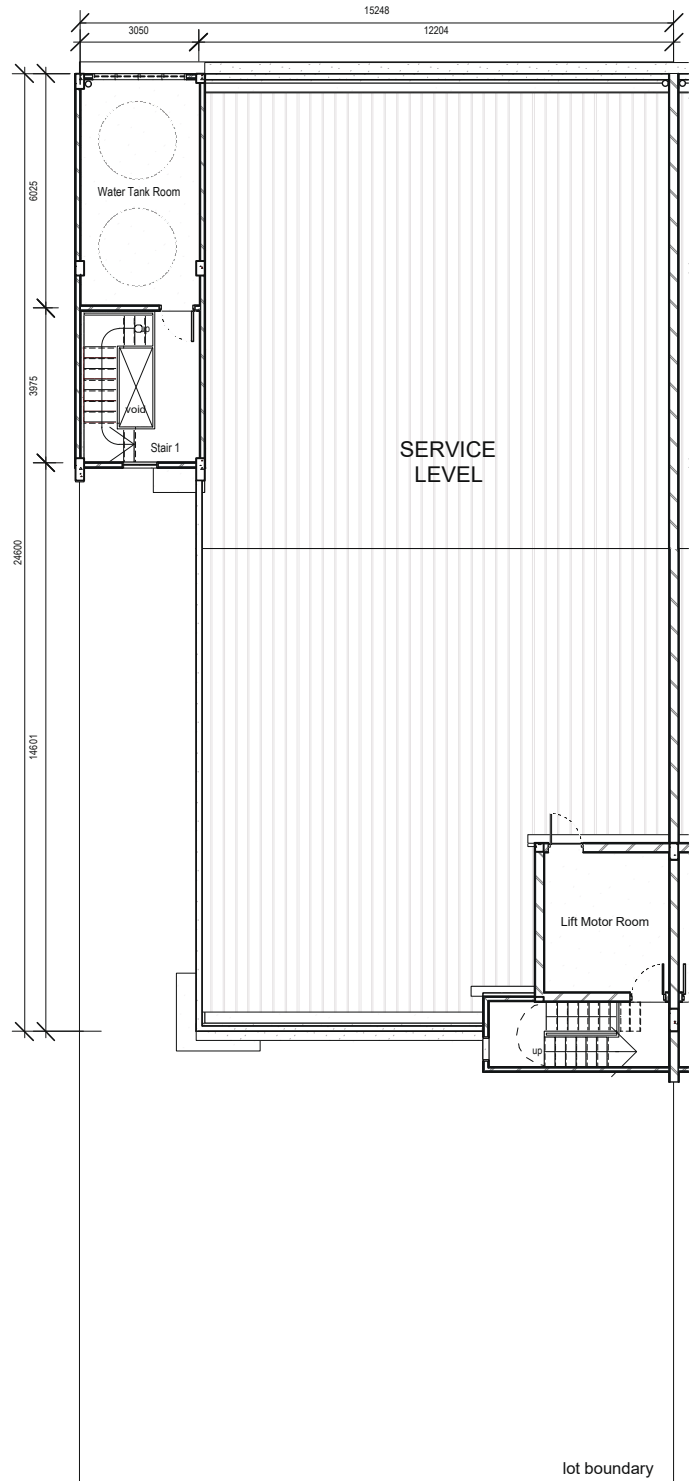
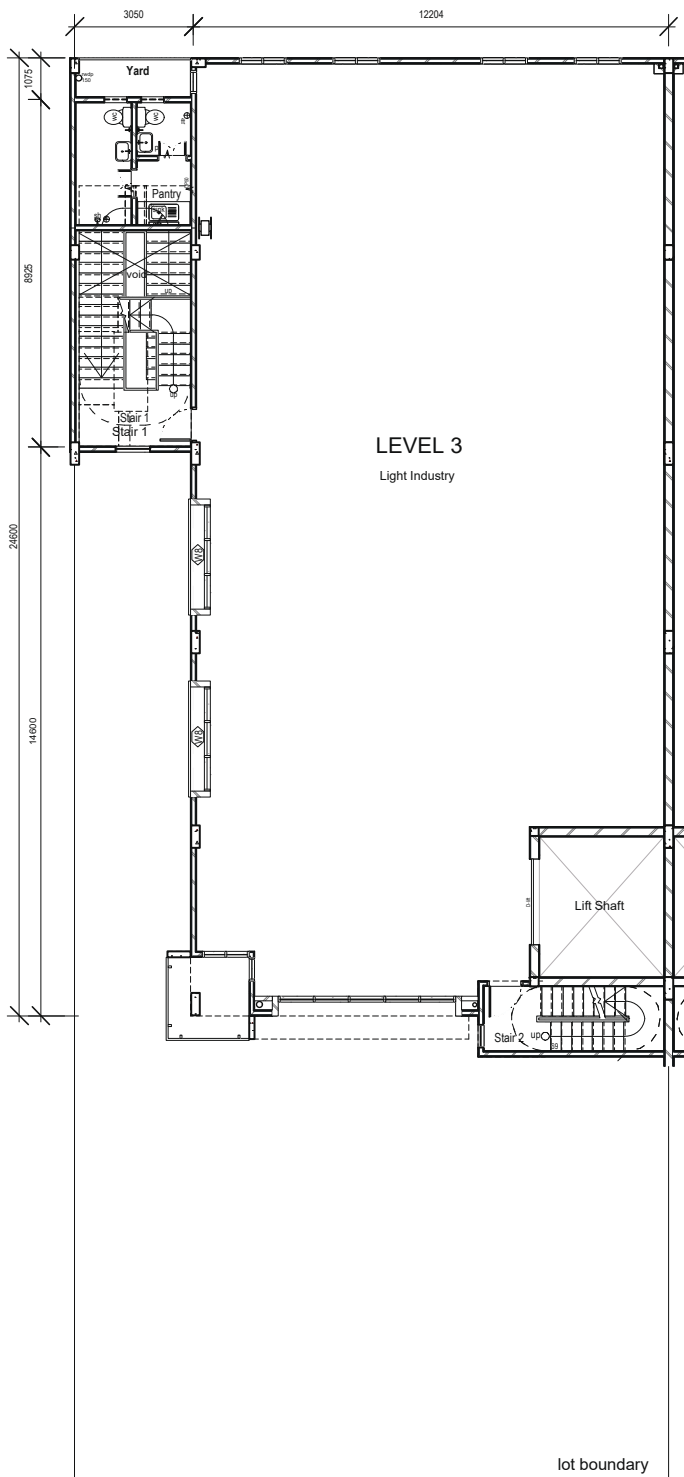
Building Plan:

No. Ruj. Pelan Bangunan MPSP/40/20-44/104

Tarikh Lulus: **11 December 2013**

Disclaimer:

All information contained within this brochure, including all its attachments, has been produced artistically and may not be an absolute representation of the final property. All designs and concepts represented here are subjected to amendments by all service and/or statutory authorities during the development progress. Although effort will be made to realise the design intent, the Developer reserves the absolute right to adopt changes to any aspect of this development without notification. Please take note that all business operating within these properties may be further subjected to individual demands by statutory and service authorities where the Developer cannot be held responsible and liable.



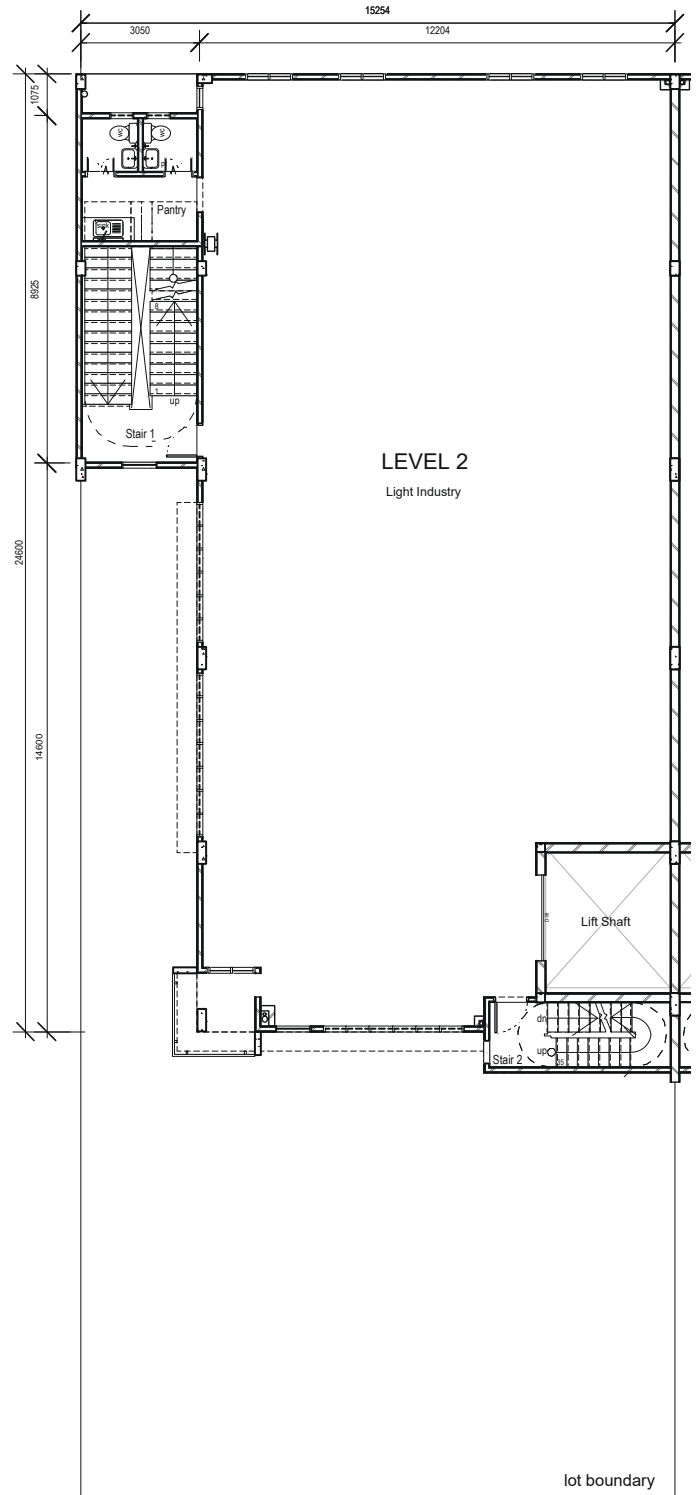
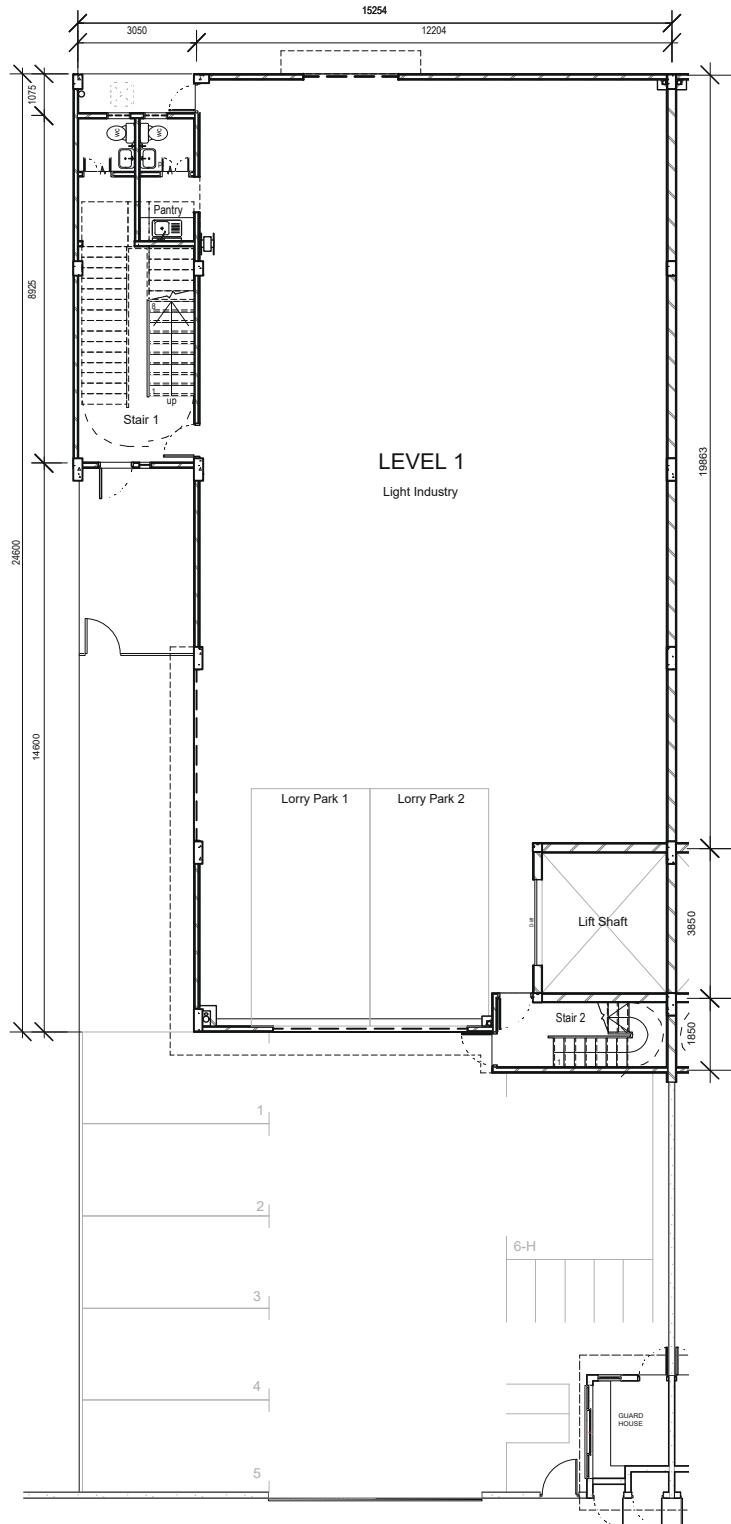
Projek
CADANGAN MEMBINA 19 UNIT INDUSTRI RINGAN YANG MENGANDNGI: A) 14 UNIT INDUSTRI RINGAN TERES (3 TINGKAT). B) 4 UNIT INDUSTRI RINGAN BERKEMBAR (3 TINGKAT). C) 1 UNIT INDUSTRI RINGAN SESEBUAH (3 TINGKAT). D) 1 UNIT KEDAI SATU TINGKAT DI ATAS LOT 1277, MUKIM 14, DAERAH SEBERANG PERAI TENGAH, JALAN BUKIT MINYAK, PULAU PINANG.

Lukisan
TYPICAL UNIT
built up area 11,891 sft (approx)

Skala:

Tarikh: 4 MARCH 2014

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PELAN TAPAK
1:500

Tajuk Projek

CADANGAN MEMBINA 19 UNIT INDUSTRI RINGAN YANG MENGANDNGI: A) 14 UNIT INDUSTRI RINGAN TERES (3 TINGKAT). B) 4 UNIT INDUSTRI RINGAN BERKEMBAR (3 TINGKAT). C) 1 UNIT INDUSTRI RINGAN SESEBUAH (3 TINGKAT). D) 1 UNIT KEDAI SATU TINGKAT DI ATAS LOT 1277, MUKIM 14, DAERAH SEBERANG PERAI TENGAH, JALAN BUKIT MINYAK, PULAU PINANG.

Tajuk Lukisan

SITE LAYOUT

Skala: NTS

Tarikh: Februari 2014

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Tangkas Infinity modern corporate buildings are designed for the rapidly evolving SMEs who have outgrown the typical predecessors of light industrial factory development. With a more robust building stature, Tangkas Infinity will be able to provide these businesses with a solid business identity for the long-term.

Tangkas Infinity is developed on Grade 1 Freehold land, which means it is suitable for both Commercial and Industrial applications. This will provide businesses more flexibility to customise their investment to suit their expansion needs.

SME operations are now more compact, efficient, quality driven and aided by the advantages delivered by digital innovations. The technical logistics and application demands have also evolved greatly in the past decade in line with global competition. With these considerations in mind, each unit is designed with a host of modern and economically beneficial features. It provides the most contemporary platform with the versatility to match a business' growth requirements.

The development is effectively located on the main federal road which has been scheduled for upgrading in the national plans. It is ideally situated amongst the cluster of factories that lay strategically between the 2 island bridge crossings with several convenient accesses to the North- South Expressway.

You can be confident that selecting a well-located, well-designed Tangkas building will be an excellent investment towards expansion, with flexibility to cater for the future.

Developed By :

Tangkas Infiniti Sdn Bhd (1080365-X)

3A Jalan Telawi Lima,
Bangsar Baru,
59100 Kuala Lumpur.

Tel : +603-22841019

Fax : +603-22842339

Developer Order:

No. Ruj. Perintah Pembangunan MPSP/70/39-44/27
Tarikh Lulus: 4 November 2013

Building Plan:

No. Ruj. Pelan Bangunan MPSP/40/20-44/104
Tarikh Lulus: 11 December 2013

Sales Offices:

Selangor

Lot 6 & 7, Tangkas Arena,
Jalan TP3,
Taman Perindustrian SIME UEP,
47620 Subang Jaya
Selangor Darul Ehsan

Penang

Lot 1277 Jalan Bukit Minyak
14000 Bukit Mertajam
Seberang Perai Tengah
Pulau Pinang

Tel : +603-22841019

(please call to make an appointment)

Scale model of the Development
will be on display at the sales office.

Design and Build:



Mudahjuta Industries Sdn Bhd

147668-U



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Official Project Financier



Malayan Banking Berhad
9, Lebuhr Union
10200 Pulau Pinang, Malaysia

Please contact:

Jill Ong Lay See (Head, Penang Main)
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Lee Eng Hock (SME Assistant Manager)
Vivian Tan (Business Development Executive)
Wendy Lim (Business Development Manager)

0122237141
0165177767
0124296538
0125842119
0125798833
0174539851

Maybank Packages for Completed & Under Construction Properties

SWIFT Plan (Non Free Legal Documentation)

Facility	Interest Rate
Term Loan	Whole Tenure Up To BLR-2.XX% p.a.
Overdraft	BLR-1.90% to BLR + 0%
Overdraft	
1st year	: BLR + 0.00% p.a
Thereafter	: BLR + 0.50% p.a

BLR currently @ 6.90%

- High Margin of Financing
- Financing for Insurance & Legal Fees
- Free Credit Card

Terms & Conditions apply