

LOCATION MAP



@ MERU INDUSTRIAL PARK



ETP II PHASE 2 GPS COORDINATES:
3.145, 101.4088

10 MIN
SETIA ALAM

15 MIN
KLANG TOWN

35 MIN
PORT KLANG

50 MIN
KLIA AIRPORT



KLANGGROUP®
CONSTRUCTING EXCELLENT LIVING

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EXCELLENT TECHNOLOGY PARK

2 PHASE

ETP2 PHASE 2 @ MERU INDUSTRIAL PARK is essentially located within Meru, Kapar, and Klang, and also to the acclaimed township of Setia Alam and Bandar Bukit Raja. With such well-established towns nearby, it also includes a plethora of highways allowing you to move quickly in and out of the city.

West Coast Expressway (WCE) is a new highway will serve road users more conveniently while travelling since it is well-connected to the existing highways such as NKVE, NNKSB, PLUS, SKVE, LATAR, KESAS. Kapar Interchange is one of the highway interchanges which located within 2km from ETP2 PHASE 2 as a benefit for you. It is an ideal location for factories and warehouses as the urban infrastructures provide easy access to the main city, airport, and jetty.

7 UNITS • FREEHOLD

MAPS



MASTER SITE PLAN



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ETP II
PHASE 2

@ MERU INDUSTRIAL PARK



A

CLASS 'A'
BUILDING



400-2500 AMPS
POWER SUPPLY



FLOOR LOADING
CAPACITY
(1-5 TON / M²)



MAX. 47FT TOP
CEILING HEIGHT



PASSENGER LIFT
(15 PAX)



6FT BRICK
WALL FENCING



CONCRETE
DRIVEWAY



MOTORIZED
ROLLER SHUTTER



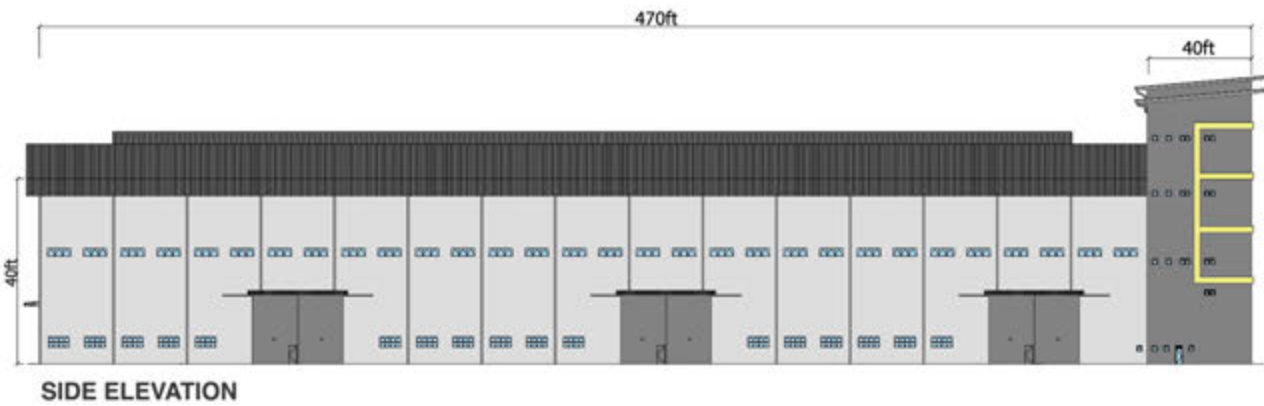
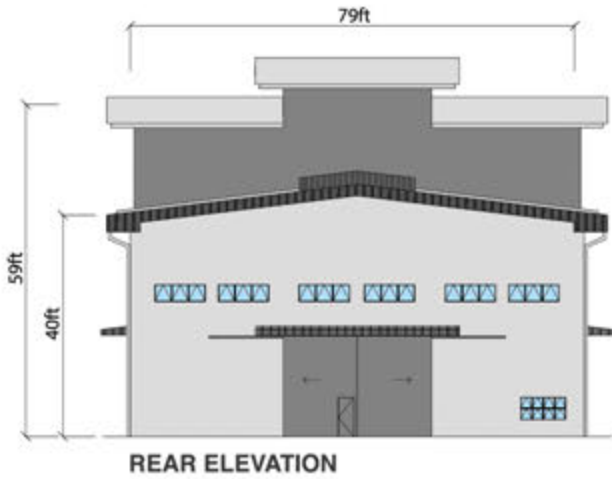
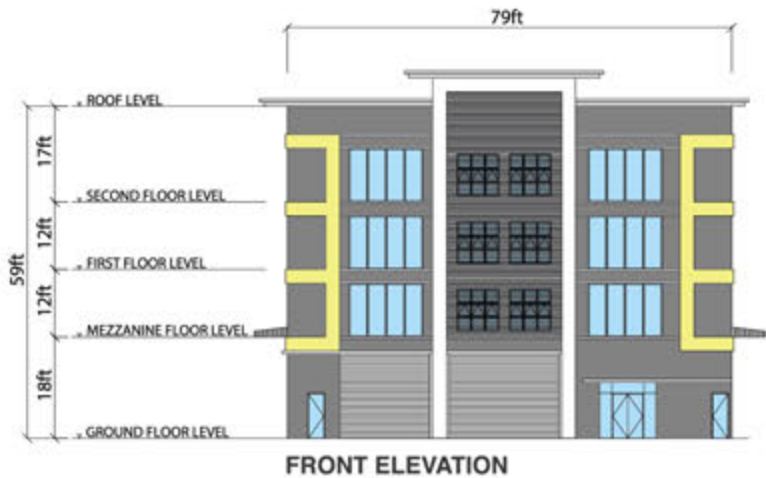
BUNGALOW

ELEVATION VIEWS

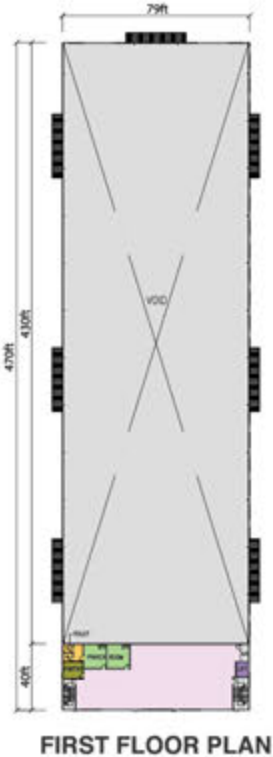
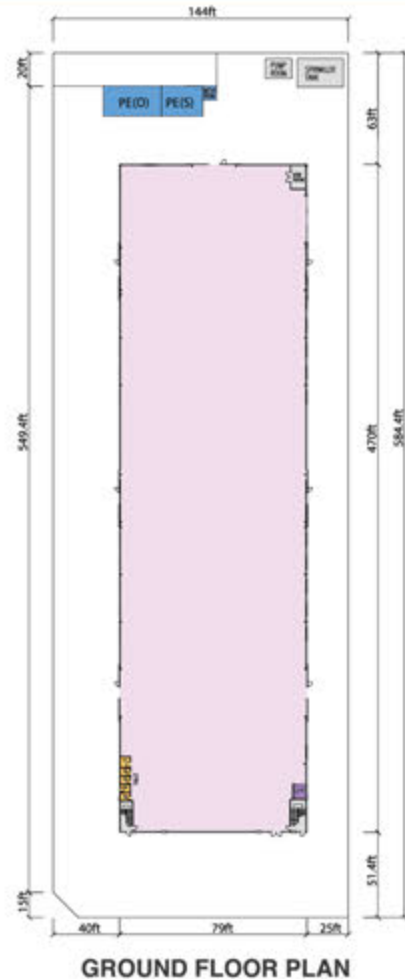
BUNGALOW

FLOOR PLANS

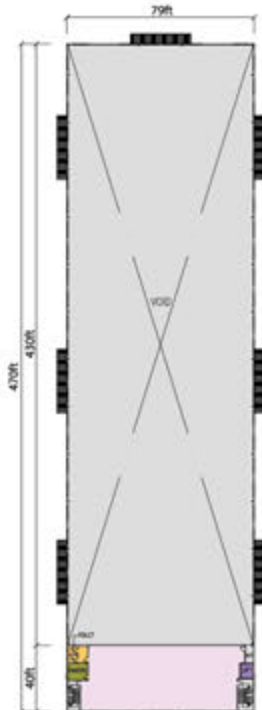
LAND AREA FROM	84032.77ft ²
DIMENSION	144ft X 584.40ft
BUILT UP AREA	46610ft ²
GROUND FLOOR	79ft X 470ft
MEZZANINE FLOOR	79ft X 40ft
1ST FLOOR	79ft X 40ft
2ND FLOOR	79ft X 40ft



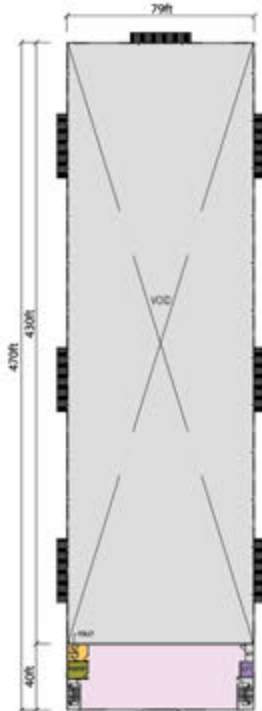
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FIRST FLOOR PLAN



MEZZANINE FLOOR PLAN



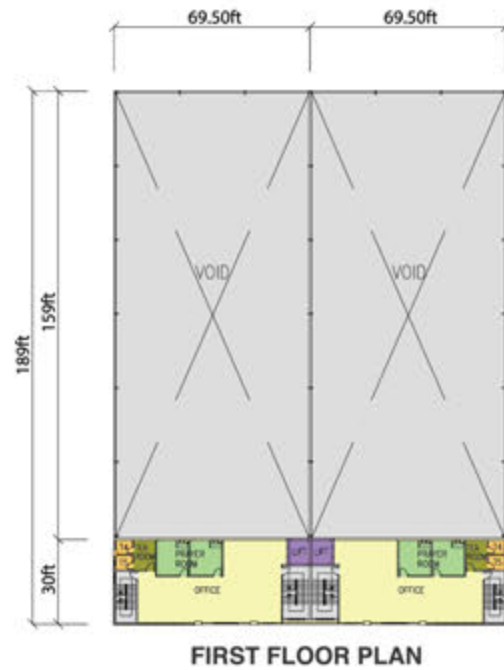
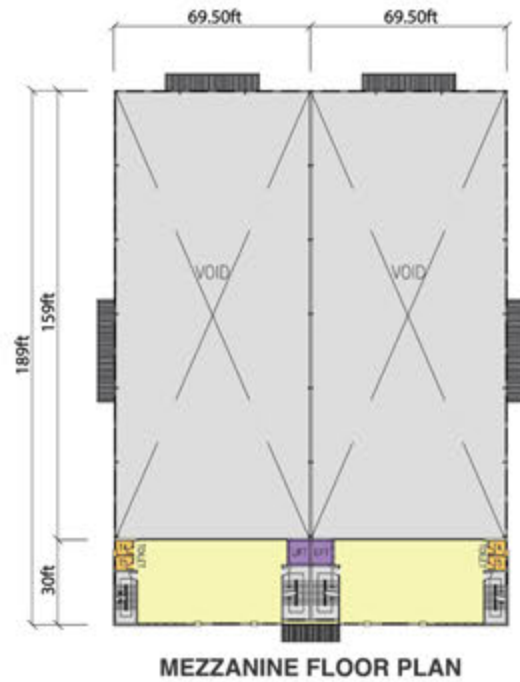
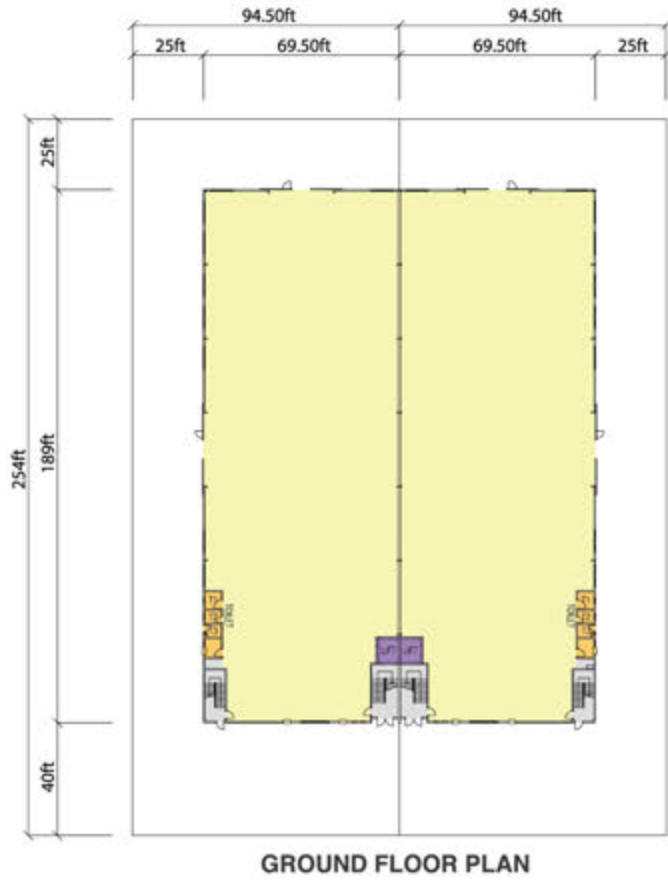
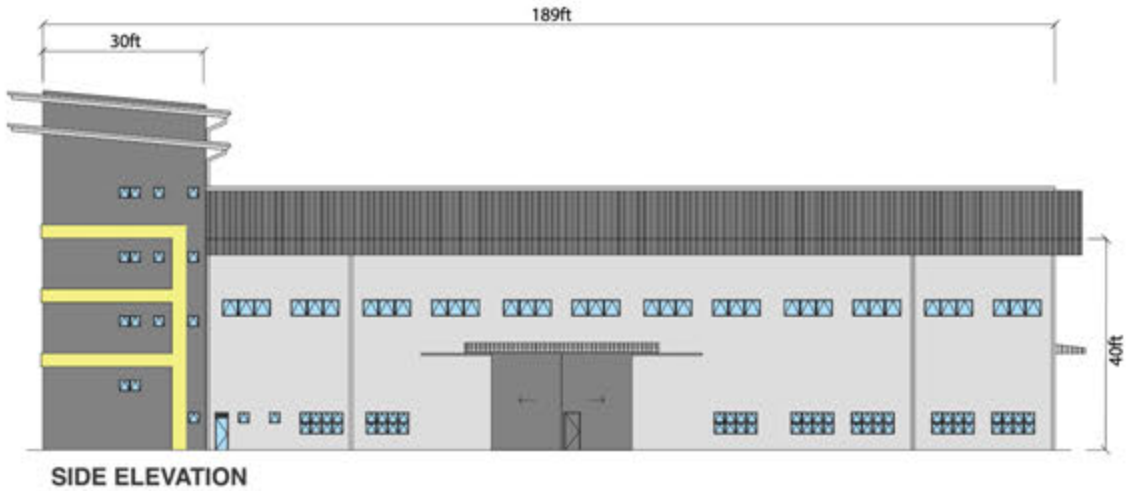
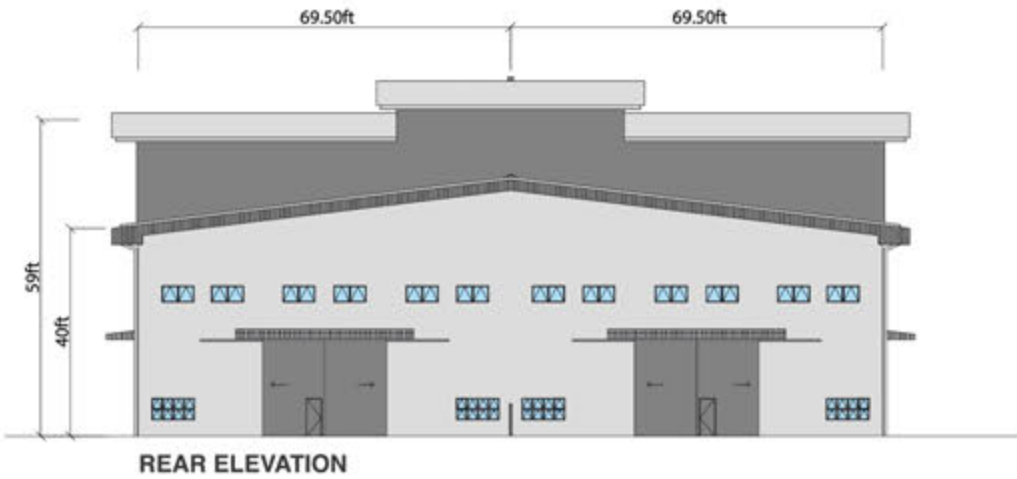
SECOND FLOOR PLAN

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SEMI-D ELEVATION VIEWS

SEMI-D FLOOR PLANS

LAND AREA FROM	24001.37ft²
DIMENSION	94.50ft X 254ft
BUILT UP AREA	19390.50ft²
GROUND FLOOR	69.50ft X 189ft
MEZZANINE FLOOR	69.50ft X 30ft
1ST FLOOR	69.50ft X 30ft
2ND FLOOR	69.50ft X 30ft



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