

Kozi

KSL BUSINESS PARK, IJOK

3-storey Semi-Detached Factories

Lot Size: 70' x 150'

Intricately Crafted Factories

modern . spacious . eco-centric

At the heart of Puncak Alam's booming industrial landscape is a 75-acre, 3-storey semi-detached factories or 3-storey factories development that's built for the discerning entrepreneur.

Made with a hypermodern design, spacious warehouses and eco-friendly architecture, KOJI KSL Business Park is constructed from the ground up to appeal to businesses looking to expand or secure a future-proof space.

The overall development comprises industrial and commercial elements across two plots of land that's adjacent to each other, totalling 182.2 acres.

3-storey Semi-Detached Factories

Here For The Future Of Your Business

scalable . customisable . sustainable



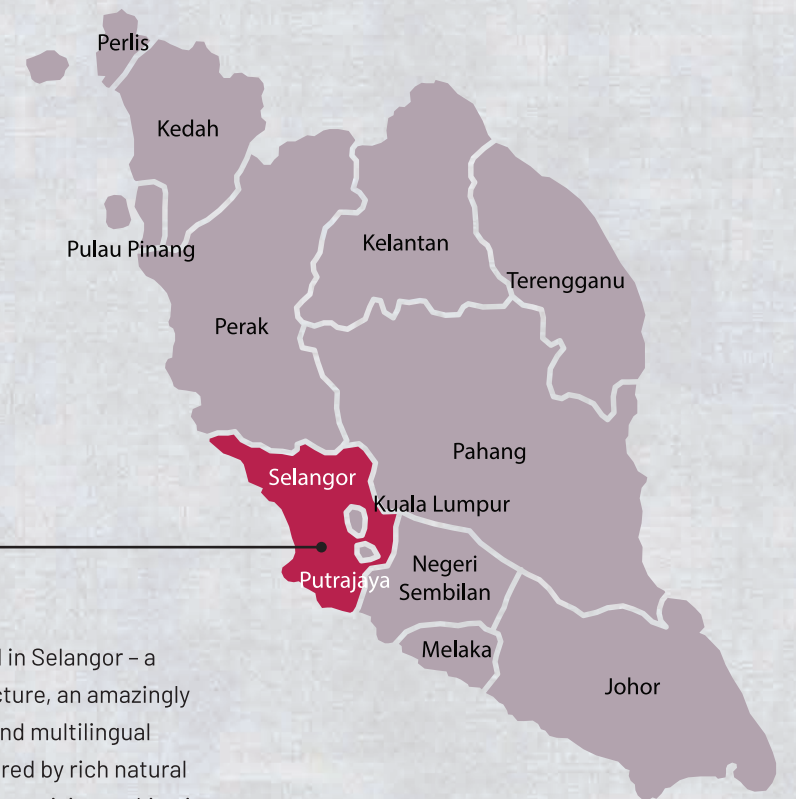
SELANGOR

The Heart Of Malaysia

connected . accessible . efficient



KOJI KSL Business Park is strategically located in Selangor – a prime location with highly developed infrastructure, an amazingly planned commercial ecosystem, and a skilled and multilingual workforce. Its strong economic growth is powered by rich natural resources and world-class land, sea and air connectivity, making it Malaysia's best place to invest in.



10th busiest
container port globally
– Port Klang

14.64 million
TEUs in 2024

Close proximity to other major cities

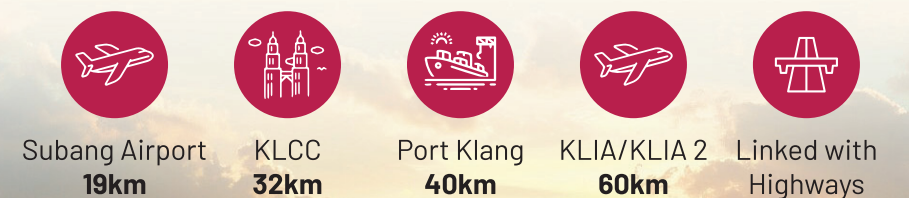
Such as Kuala Lumpur & Cyberjaya

Massive 3.6 million workforce

With excellent English &
multilingual proficiency

Diverse business sectors

Electronics, transport,
logistics, F&B & more



Subang Airport
19km

KLCC
32km

Port Klang
40km

KLIA/KLIA 2
60km

Linked with
Highways

Air, land & sea accessibility

With access to major highways



Flexible And Future-Proof Interior Areas

From an abundant power supply for all your machinery needs, to high factory ceilings that allow for more crates to be stacked, our interior layouts have been designed with the productivity of your business in mind.



**Up to 10m
ceiling height**



**Ample power supply
(150A)**



**Lift space for
future installation**



**Floor loading
up to 10kn/m2**



**Direct access to
WCE, LATAR, NKVE,
DASH & GCE Highways**



Artist's impression only.

A Space For Every Business

personalised . diverse . convenient



Whether you're looking for a space for a mini factory, show gallery, warehouse or more, you can be sure that our spaces will cater to your personalised business needs. Every area in our factory spaces are fully customisable and adaptable for you to store, display or to work in. The development's accessible location also means that visitors and guests may easily access your business.



Customisable spaces, suitable for:

- **Manufacturing & Assembly Line**
- **Food Processing**
- **Textile & Apparel**
- **Warehousing & Logistics**
- **Pharmaceuticals**
- **Printing & Packaging**



A GreenRE Concept

that also helps with bills



With KOJL's GreenRE ethic, you enjoy more cost-effective savings with better energy efficiency, water conservation and sustainable builds using eco-friendly materials/resources. Our factories are ready for solar and EV charger installation making it easier to transition to renewable energy.



High-performance
insulation & roofing



EV charging
provision



Rainwater
harvesting



Low-carbon &
recycled materials



Sustainable paint
& coatings



Natural ventilation
& passive cooling



Low-flow
plumbing fixtures



Quality Builds & Smart Layouts

modern layout . elevated offices . maximised space



Your Next Business Location

primed . planned . ready

Located strategically, planned carefully, and now ready for you. Secure your next business space at KOJI KSL Business Park to benefit from its many features and conveniences.

Site Plan



Legend: Type A | 70' x 150'

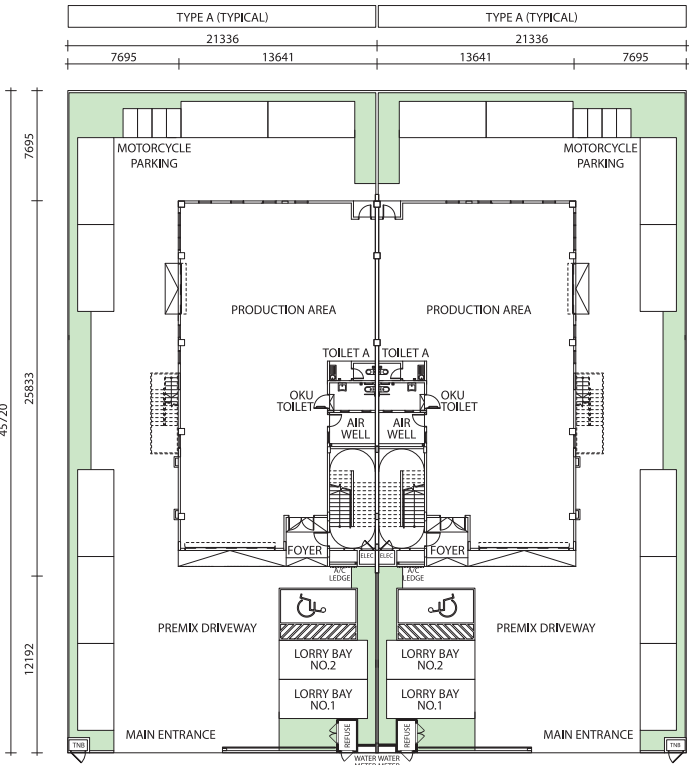


Artist's impression only.

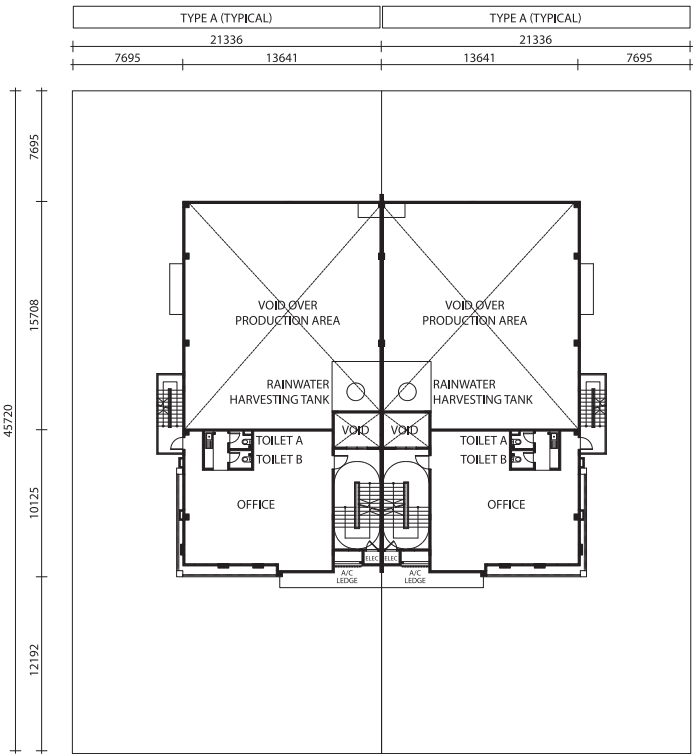
3-storey
Semi-D Factory

Type A

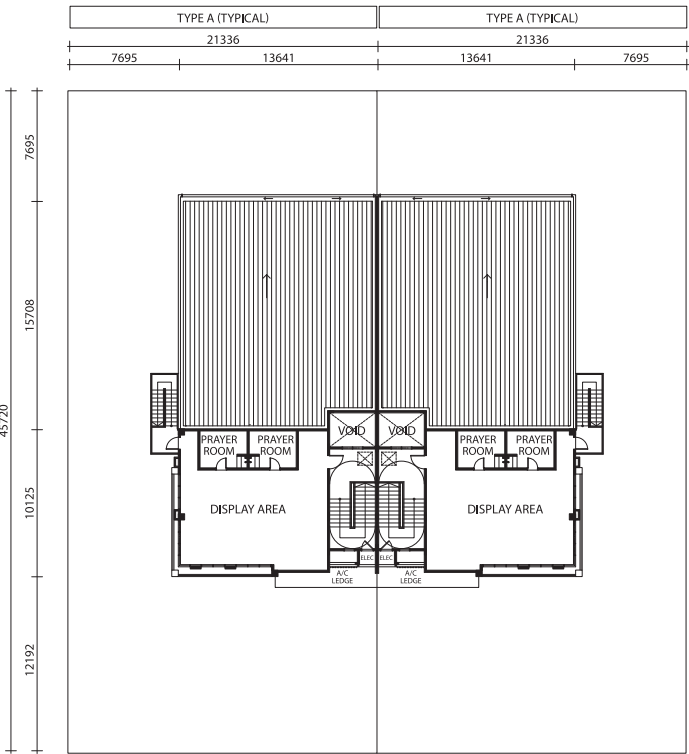
Lot Size
70' x 150'
Built-up Area
6,607 sq. ft.



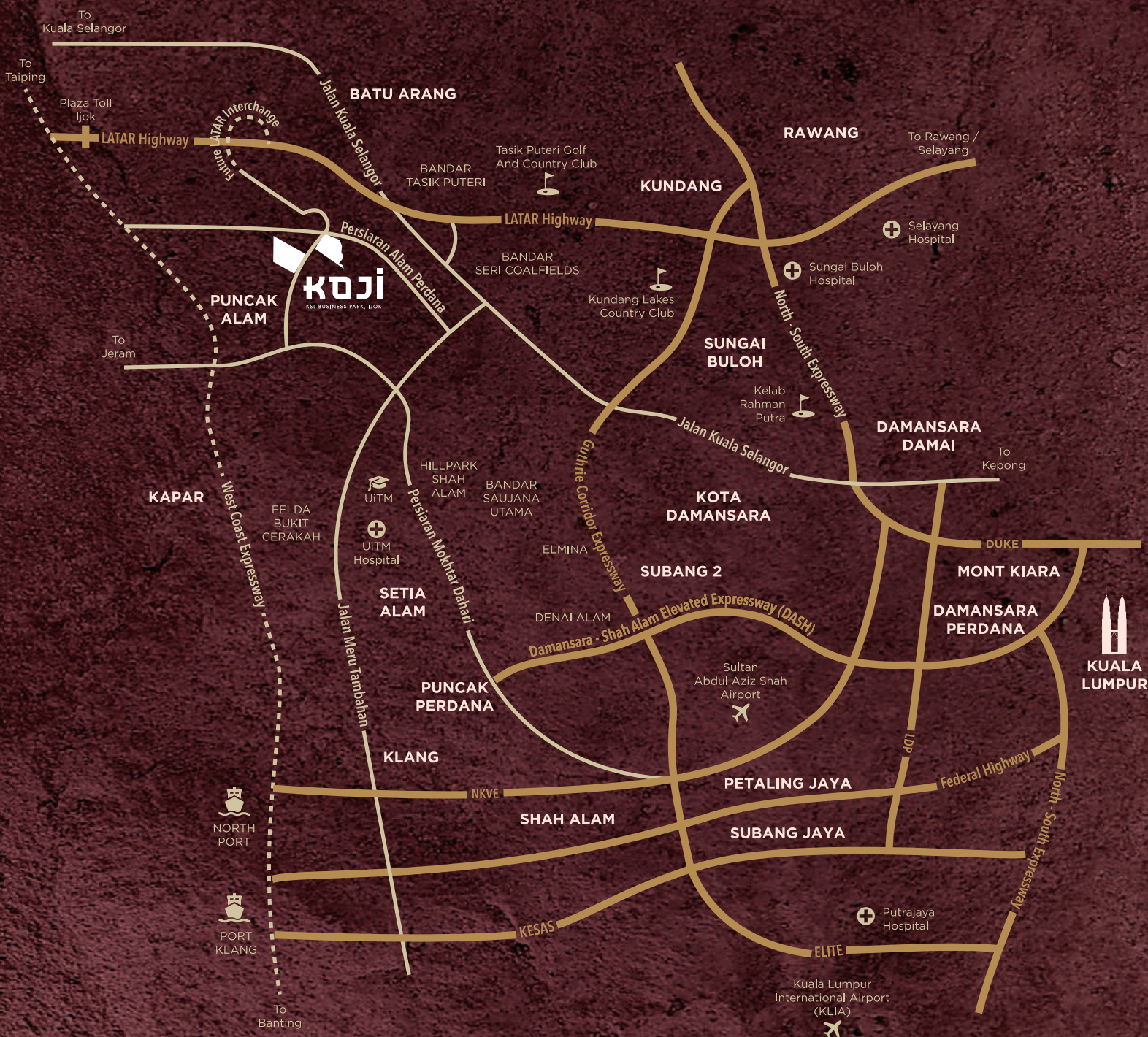
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



KSL BLOSSOM SQUARE SALES GALLERY
 Persiaran Setia Wawasan, Setia Alam,
 40170 Shah Alam, Selangor.

 **KSL BLOSSOM SQUARE SALES GALLERY**

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