

SDBB
INDUSTRIAL PARK
PULAU INDAH SELANGOR



**Your Investment
Your Growth
Next to the Port**



SELANGOR, THE GOLDEN STATE OF MALAYSIA

An economic powerhouse, Selangor stands as the highest contributor to Malaysia's GDP, strengthening its position as the most preferred investment destination in the country. Its steady growth over the past decade signals Selangor's resilience as well as capability to maintain market stability and remain competitive, all in all, bolstering investors' confidence in charting its course for continued success.



Close Proximity

to Kuala Lumpur business centre and Putrajaya administrative capital



Neighbouring **12th** busiest port in the world (Port Klang)

More than **60,000** graduates per annum



173



institutions of higher learning

2



major international airports (KLIA, KLIA2 & Subang Skypark)



World Class

cities & towns



Free

from natural disasters



98.7%

literacy rate



3.6 million

largest workforce in Malaysia (skilled & multilingual)



Cyberjaya

The national ICT capital of Malaysia and home of 30 cybercities

Source: Invest Selangor Website, Reason to Invest



WELCOME TO PULAU INDAH

From its beginning as a greenfield initiative, the picture of Pulau Indah today is transformation, redefined. Its location in the west of Malaysia nestled within the country's most progressive state of Selangor provides the island with an unrivalled advantage and potential to thrive as an investment destination.



FROM	TO	EXPRESSWAYS	DISTANCE & DURATION (APPROX.) BY CAR	
Pulau Indah	Kuala Lumpur	Shah Alam Expressway (KESAS)	59 KM	60 mins
	Shah Alam	Shah Alam Expressway (KESAS)	35 KM	40 mins
	Klang	Lebuhraya Pulau Indah	25 KM	27 mins
	Putrajaya / KLIA	South Klang Valley Expressway (SKVE)	70 KM	60 mins
	Bukit Kayu Hitam (Malaysia-Thailand Border)	NKVE – North-South Expressway (NSE)	518 KM	5 hours
	Johor Bahru (Malaysia-Singapore Border)	NKVE – North-South Expressway (NSE)	356 KM	4 hours

BE HERE IN PULAU INDAH. BE NEXT TO THE PORT.

Neighbouring Port Klang, dubbed as the 12th busiest port in the world, Pulau Indah makes for an ideal locale for businesses to grow and scale. Operations located in Pulau Indah will be able to leverage the unique attributes found there, providing businesses with a winning edge to thrive in today's business climate. The latest addition to the Pulau Indah portfolio is SBB Industrial Park (SBBIP), a high value market-ready development that was designed around inputs that we have gathered from the industry.

BE CONNECTED



VIA ROAD

Interconnecting highways all across Klang Valley create an immediate route to this industrial area.



VIA RAIL

The main rail network links Klang Valley to all corners of Selangor & connects directly to the Southern part & West Malaysia.



VIA SEA

Westports, the pride of the West, is located in the Pulau Indah vicinity, providing an open gateway for entrance via sea.



VIA AIR

Less than an hour from Pulau Indah, Kuala Lumpur International Airports (KLIA & KLIA2) chart passengers and cargoes from around the world daily.



PRECINCT 3

SKVE Toll
Pulau Indah

SBB
INDUSTRIAL PARK
PULAU INDAH SELANGOR

INTRODUCING SBB INDUSTRIAL PARK

In meeting the increasing demands for industrial lands, Central Spectrum (M) Sdn. Bhd. (Central Spectrum), the master developer of Pulau Indah responded with the development of SBB Industrial Park (SBBIP) to meet the growth requirements of both existing tenants and also to address the need of new clients. This latest project offering by Central Spectrum was developed with sustainability in mind, balancing the elements of business community and wholesome living in its blueprint. The development of this industrial park will be phased into three precincts with SBBIP Precinct 1, Phase 1A at the forefront of the line-up.

SBBIP PRECINCT 1

408 TOTAL ACREAGE

194 ACRES FOR INDUSTRIAL DEVELOPMENT

20 ACRES FOR COMMERCIAL DEVELOPMENT

194 ACRES FOR INFRASTRUCTURES & UTILITIES

SBBIP PRECINCT 2

341 TOTAL ACREAGE

93 ACRES FOR RESIDENTIAL DEVELOPMENT

37 ACRES FOR COMMERCIAL DEVELOPMENT

211 ACRES FOR INFRASTRUCTURES & UTILITIES

SBBIP PRECINCT 3

663 TOTAL ACREAGE

277 ACRES FOR INDUSTRIAL DEVELOPMENT

33 ACRES FOR COMMERCIAL DEVELOPMENT

353 ACRES FOR INFRASTRUCTURES & UTILITIES

PULAU INDAH



PRECINCT 2

PRECINCT 1

Laguna Square

SBB Show Gallery

Laguna Park

Cycling Track

Legends

- Industrial Lots
- Commercial
- Residential
- Water Supply
- Communications Network
- Gas Pipeline

Total Development 1,412 Acres

Key Propositions



Mixed Development

Smart City Concept



Low Carbon City

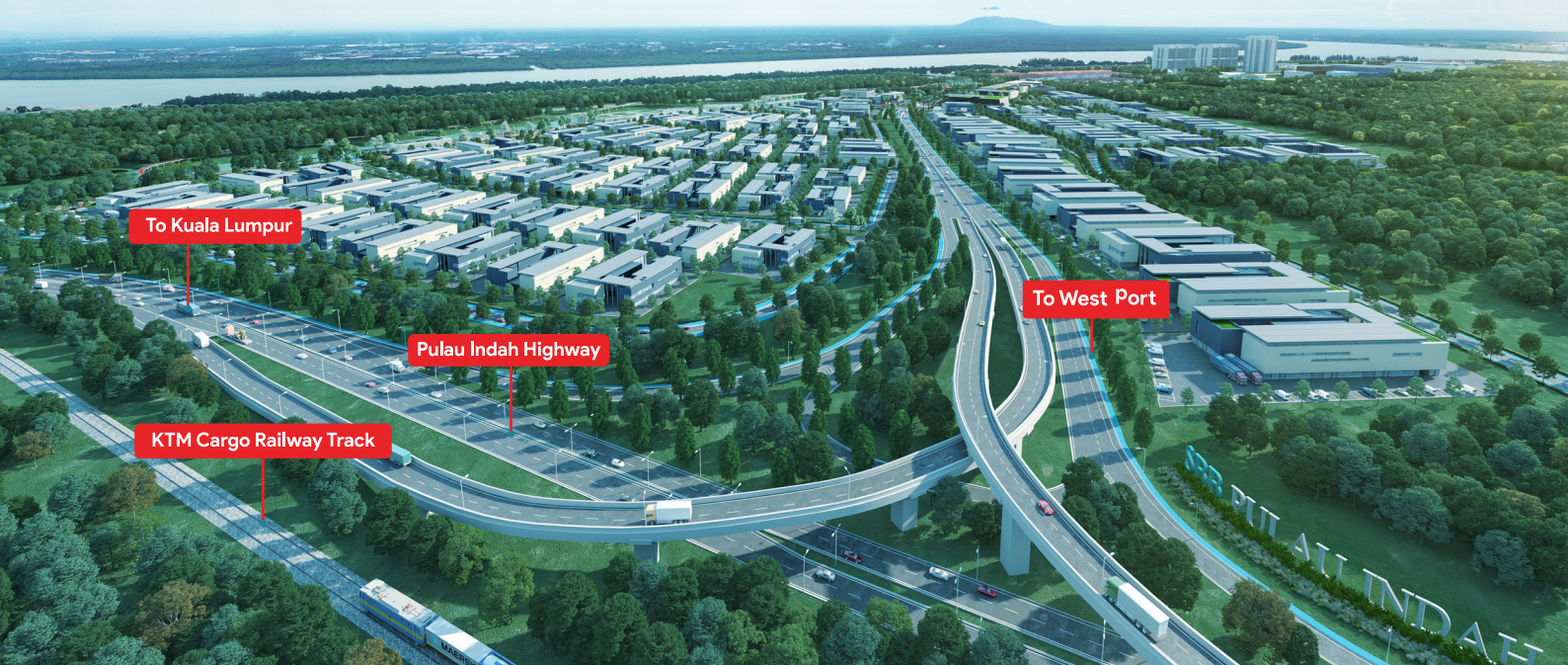
Diverse Natural Ecosystem



Award Winning Development

With over 300 acres of land, SBB Industrial Park (SBBIP) Precinct 1, Phase 1A provides ample industrial space in meeting the need of the industries. The location itself has a matured import and export related industries and is connected via integrated transportation systems. SBBIP Precinct 1, Phase 1A is poised to generate substantial increase in value creation across the economic value chain. This includes the distribution centres, logistics operations as well as F&B Manufacturing.

Estimated to complete in first quarter of 2024, SBBIP Precinct 1, Phase 1A is now open for sale with 40 exclusive lots up for grabs.



A SIGNATURE DESTINATION FOR BUSINESSES



Industrial
Manufacturing



Food &
Beverages



Packaging
Solutions



Distribution
Centres



Processing
Plants



Logistics
Operations

CONNECTIVITY



Next to
Seaports



Easy Access via
Major Highways



Less than an Hour
to International
Airports



Within Reach to
Train Cargo

READY INFRASTRUCTURES



Managed
Industrial Park



Water & Gas
Supply



Electricity
Supply



Wastewater
Management



Communications
Network



Nearby Liquid
& Dry Bulk
Terminal

OPPORTUNITIES & INCENTIVES



REINVESTMENT ALLOWANCE

60% on qualifying capital expenditure
for 15 consecutive years



PIONEER STATUS

Income tax exemption ranging from 70%
to 100% for a period of 5 or 10 years



IMPORT DUTY EXEMPTION

For raw materials/component as well as
machinery and equipment



INVESTMENT TAX ALLOWANCE

60% or 100% on qualifying capital
expenditure for 5 years

Visit our Virtual Sales Gallery

CENTRAL SPECTRUM
VIRTUAL



or visit our SBB Show Gallery

Lot 124671, Persjaran Pulau Lumut, Laguna Park, 42920
Pelabuhan Klang, Selangor

Master Developer :





Project Developments :



Wholly-owned Subsidiary :



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