



WELLOYD
INDUSTRIAL PARK
MERU



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WELL-INTEGRATED



WELL-PLANNED

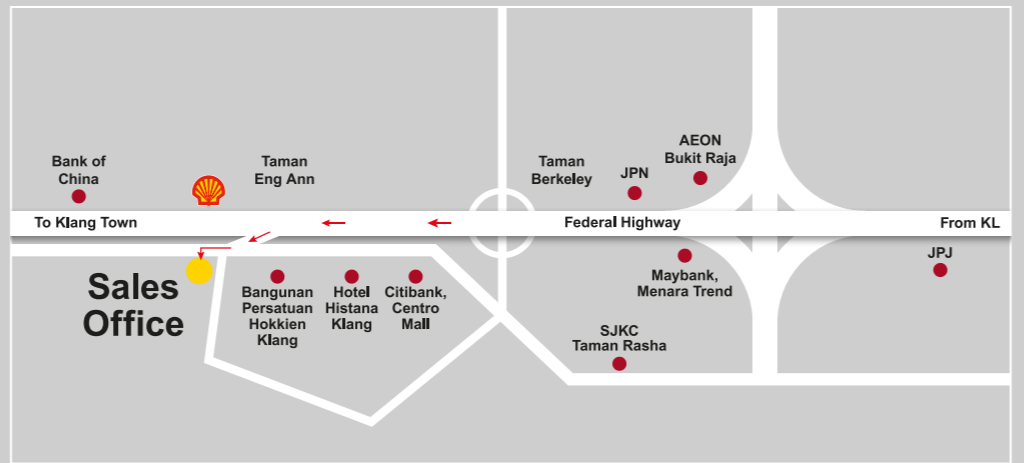


FREEHOLD
永久地契

WELL-CONNECTED



Our Sales Office Location Map



Developer:



HEADQUARTER ADDRESS:
Welloyd Properties Sdn Bhd (952177-W)
Lot 33004/5, Jalan Kebun, Kampung Jawa,
42450 Klang, Selangor Darul Ehsan, Malaysia.

SALES OFFICE ADDRESS:
No. 2, Jalan Kelabu, Off Jalan Batu Tiga Lama,
41300 Klang, Selangor Darul Ehsan, Malaysia.

All renderings contained herein are artist's impressions only. The information contained herein is subject to change without notification as may be required by the relevant authorities or developer's project consultant. Whilst every care is taken in providing this information, the owner, developers and managers cannot be held responsible for any variations. For avoidance of doubt on the specifications, please always refer to the sale and purchase agreement.

INTEGRATING ALL THE ELEMENTS OF BUSINESS GROWTH

PORT KLANG SOUTHPOINT NORTH PORT WEST COAST EXPRESS HIGHWAY



WELL-INTEGRATED

WELL-PLANNED

WELL-CONNECTED



Welloyd Industrial Park is a well-integrated Freehold light-industrial development. It is located in Meru South Industrial Hub, Klang.

Build on 22 acres Freehold land, comprises of 32 Semi-detached and 16 Superlink factories.

Flexible floor layout and spacious built-up essential for All-in-One Businesses, effectively integrating light-industrial use, warehouse, lab, showroom and corporate office, etc.

Welloyd 工业园是属永久地契轻工业园，位于巴生 Meru 南区工业中心。

此发展项目占地 22 英亩，总共有 32 间半独立和 16 间超链接工厂单位。

灵活的楼层布局和宽敞的建筑空间，适合一体化企业，有效地结合了轻工业用途如仓库、实验室、展厅和公司办公室等。



*Approx. Distance

ALL THE RIGHT LINKS IN THE RIGHT PLACE

Surrounded by well-developed townships, commercial and industrial areas boast of readily skilled workforce.

Adjacent to Klang Sentral transportation hub, allow workforce enjoy quick and convenient transport on a daily basis.

Excellent connectivity and amenities, allows businesses to enjoy logistics services in efficient manner, minimum time and cost effective.

周边城镇，商业地带和工业区人口群密集，容易招聘技能员工。

毗邻 Klang Sentral 交通枢纽，公共交通便利无阻。

良好的交通连接和便利设施，使企业能够以高效，最省时间和低成本的物流服务。

COMPREHENSIVE SPATIAL
DESIGN FOR BUSINESS AND
INDUSTRIAL FACILITIES

Light Industries
Factory
轻工业厂房

R&D / Laboratory
Operations
研发运营

Distribution
Centre
配送中心

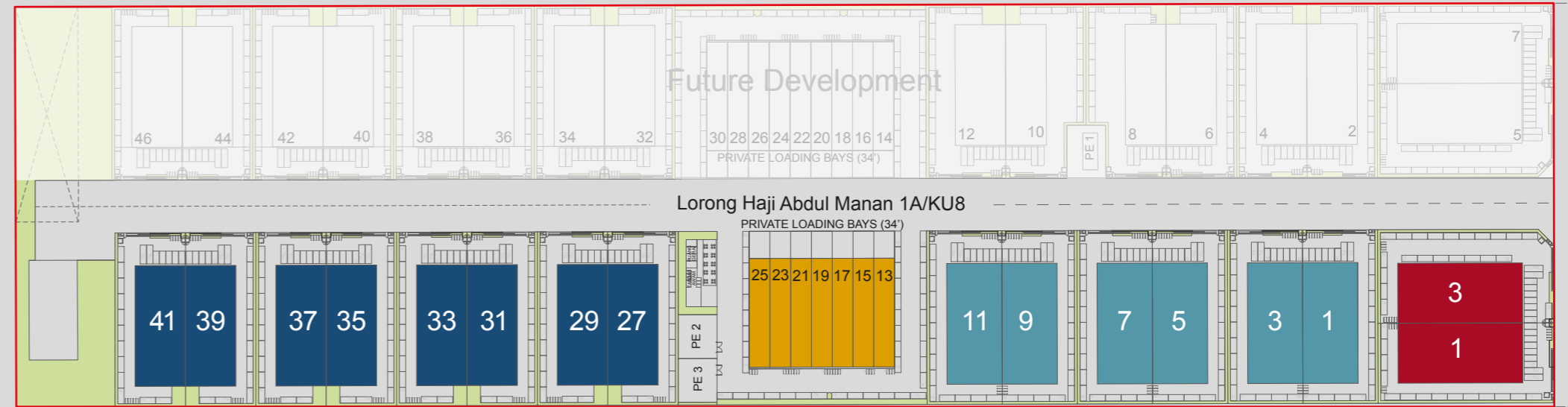
Show Room /
Service Centre
展示厅 /
服务中心

Repacking
Industry
再包装行业

Corporate
Headquarters /
Office
公司总部 /
办公室

Cold Storage /
Warehouse
冷库 / 仓库

MASTER SITE PLAN

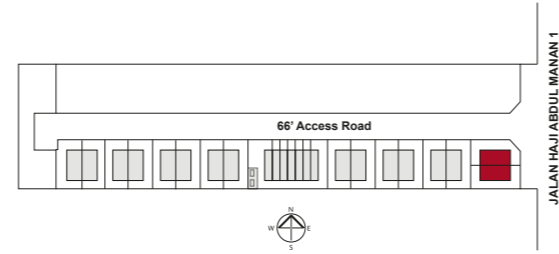


- Semi-Detached Factory
TYPE A
Land Size: 116' x 221'
- Semi-Detached Factory
TYPE B
Land Size: 94' x 216'
- Semi-Detached Factory
TYPE C
Land Size: 88' x 216'
- Superlink Factory
TYPE SL
Land Size: 26' x 170'

Jalan Haji Abdul Manan 1



TYPE A SEMI-DETACHED FACTORY
半独立工厂



Built-Up Area:
18,628 sq. ft.

Land Area:
A : 22,100 sq. ft.
A1: 25,622 sq. ft.

Ground Floor:
75' x 156'

First Floor:
75' x 35'

Second Floor:
75' x 35'

Roof Floor:
75' x 15'



13' Ceiling Height
1st & 2nd Floor

22' Ceiling Height
Ground Floor

16' Width
Roller Shutter Door

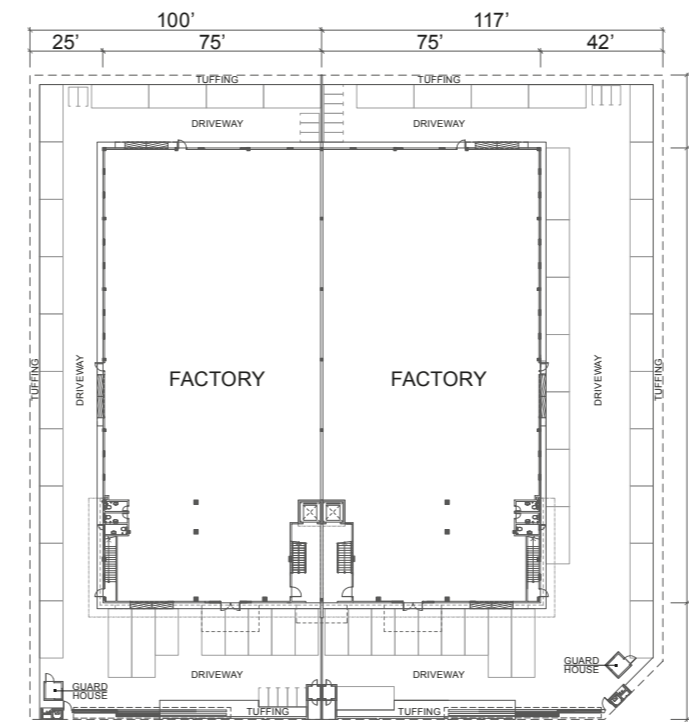
40' Length
Private Loading Area

Heavy Floor Loading – 10kN/m²
重地板装载 – 10kN/m²

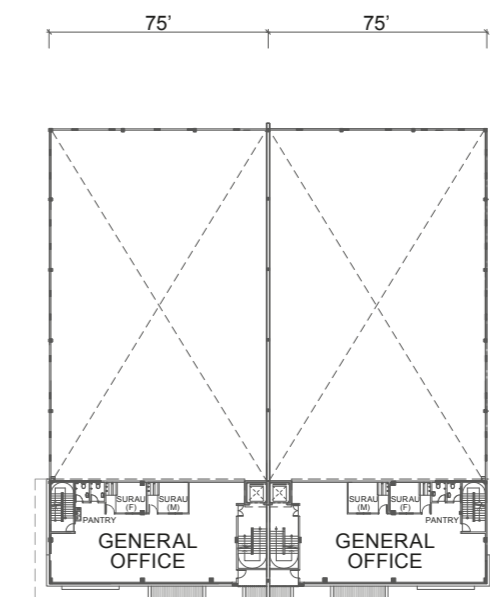


38' Ceiling Height (Roof Eave)
Factory Area

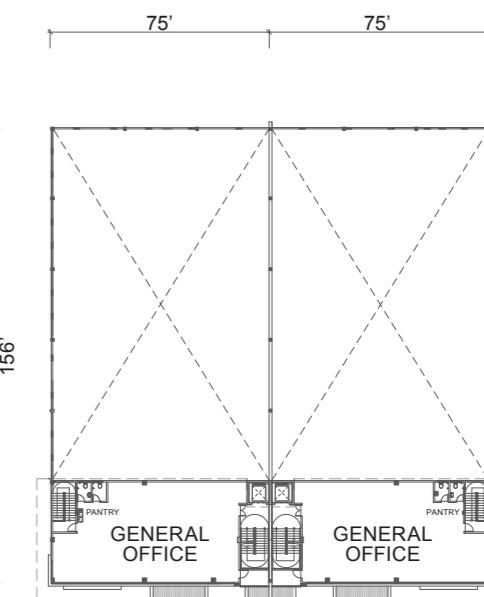
- High ceiling design for the utmost flexibility
- Idea for PICK module storage system
- Better air ventilation
- 天花板高达 38 尺, 允许多层的存储空间
- 适合 PICK 模块立体仓库存储系统
- 室内空气流通



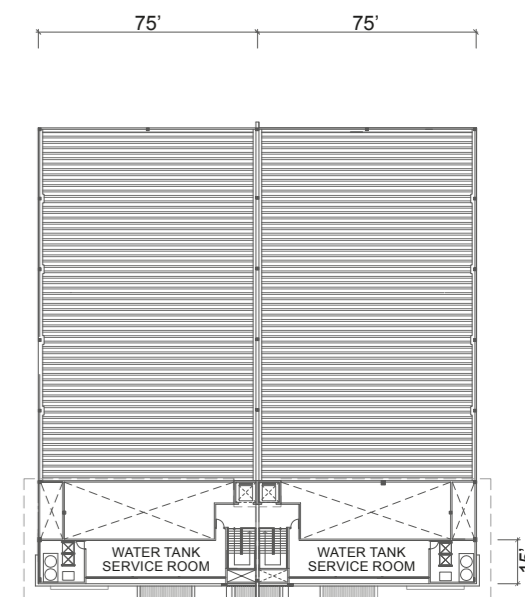
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF TOP FLOOR PLAN



TYPE B SEMI-DETACHED FACTORY
半独立工厂



Built-Up Area:
14,578 sq. ft.
Land Area:
20,383 sq. ft.
Ground Floor:
69' x 151'
First Floor:
69' x 35'
Roof Floor:
69' x 20'

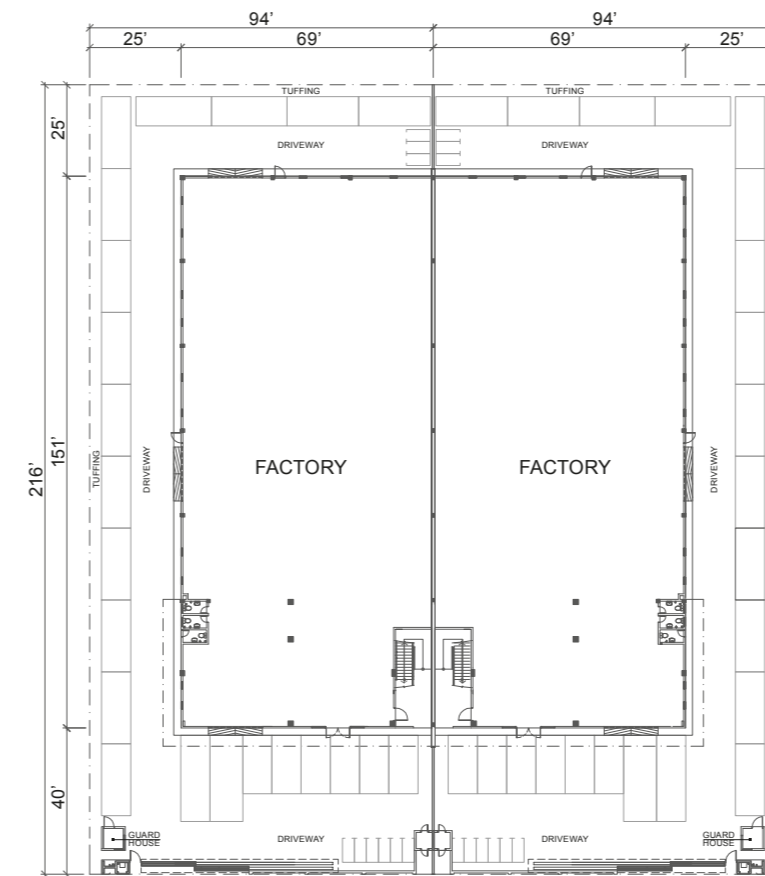


- 13' Ceiling Height 1st Floor**
- 22' Ceiling Height Ground Floor**
- 16' Width Roller Shutter Door**
- 40' Length Private Loading Area**

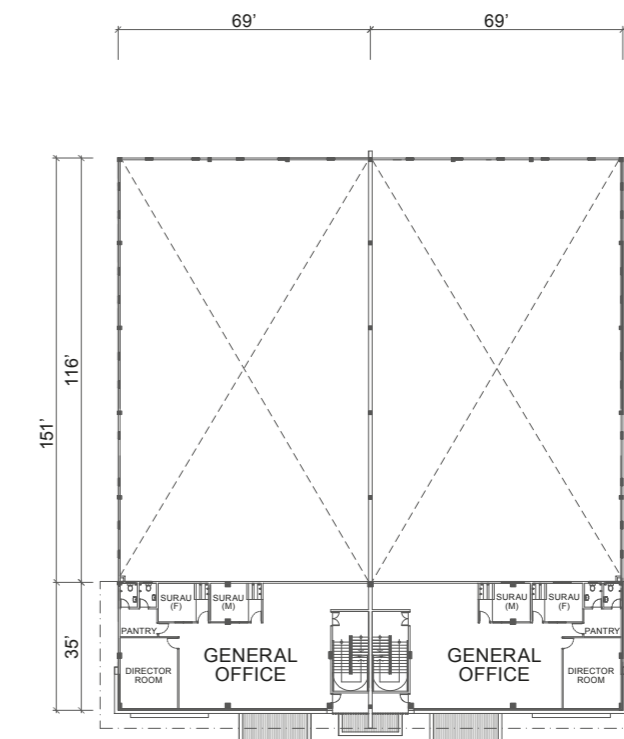


- 34' Ceiling Height (Roof Eve) Factory Area**
- High ceiling design for the utmost flexibility
- Idea for PICK module storage system
- Better air ventilation
- 天花板高达 34 尺, 允许多层的存储空间
- 适合 PICK 模块立体仓库存储系统
- 室内空气流通

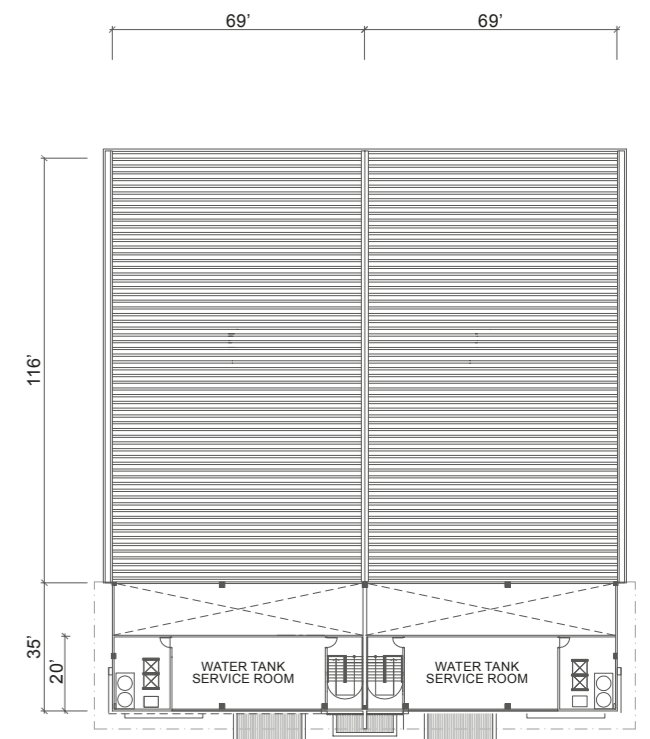
Heavy Floor Loading – 10kN/m²
重地板装载 – 10kN/m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF TOP FLOOR PLAN



TYPE C SEMI-DETACHED FACTORY
半独立工厂



Built-Up Area:
13,337 sq. ft.
Land Area:
19,085 sq. ft.
Ground Floor:
63' x 151'
First Floor:
63' x 35'
Roof Floor:
63' x 20'

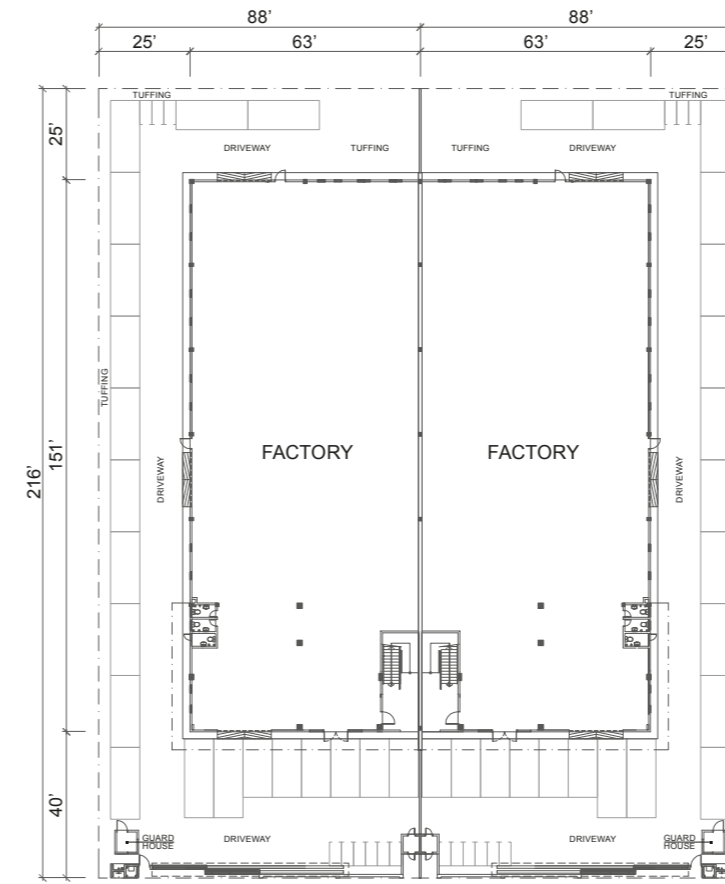


- 13' Ceiling Height**
1st Floor
- 22' Ceiling Height**
Ground Floor
- 16' Width**
Roller Shutter Door
- 40' Length**
Private Loading Area

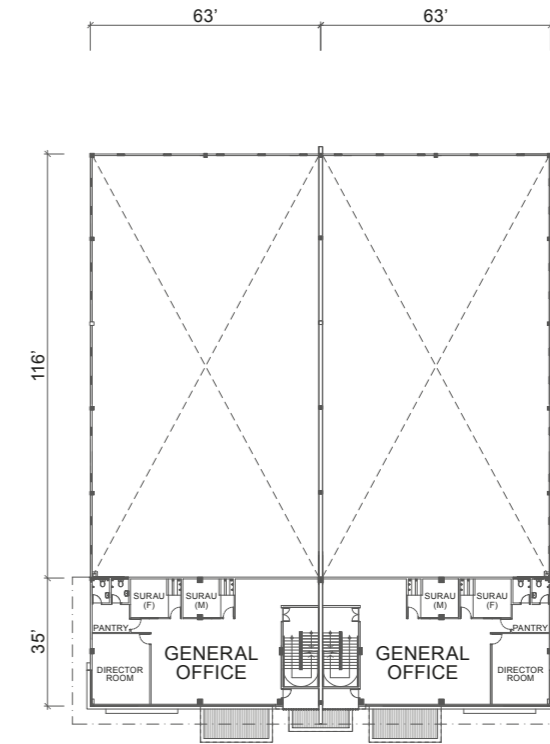


- 34' Ceiling Height (Roof Eave)**
Factory Area
- High ceiling design for the utmost flexibility
- Idea for PICK module storage system
- Better air ventilation
- 天花板高达 34 尺, 允许多层的存储空间
- 适合 PICK 模块立体仓库存储系统
- 室内空气流通

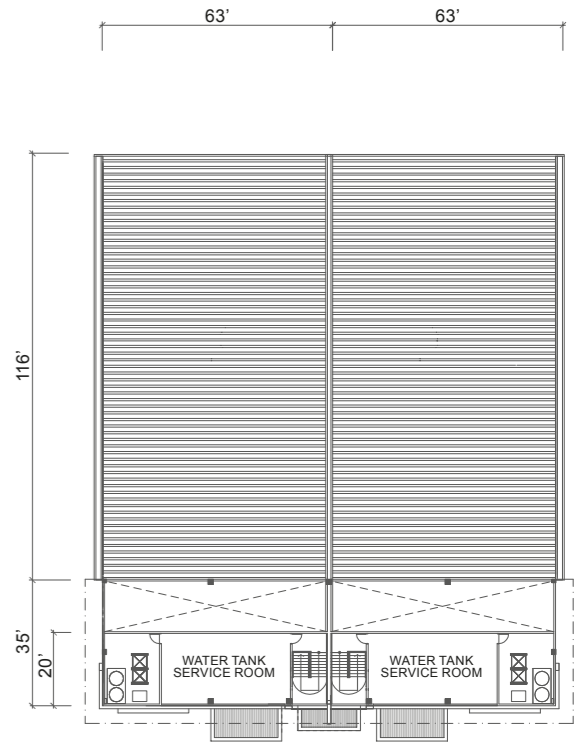
Heavy Floor Loading – 10kN/m²
重地板装载 – 10kN/m²



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF TOP FLOOR PLAN



TYPE SL SUPERLINK FACTORY
排厂



Built-Up Area:
6,018 sq. ft.
Land Area:
4,420 sq. ft.
Ground Floor:
26' x 136'
First Floor:
26' x 76'



25' - 31' Ceiling Height

Factory Area

- High ceiling design idea for PICK module storage system
- Better air ventilation

- 高天花板适合PICK模块立体仓库存储系统
- 室内空气流通

Heavy Floor Loading

重地板装载

Factory Area – 5kN/m²

工厂区 – 5kN/m²

2nd Floor / Meeting Space – 5kN/m²

2楼/会议区 – 5kN/m²



15' Ceiling Height

1st Floor

19' Ceiling Height

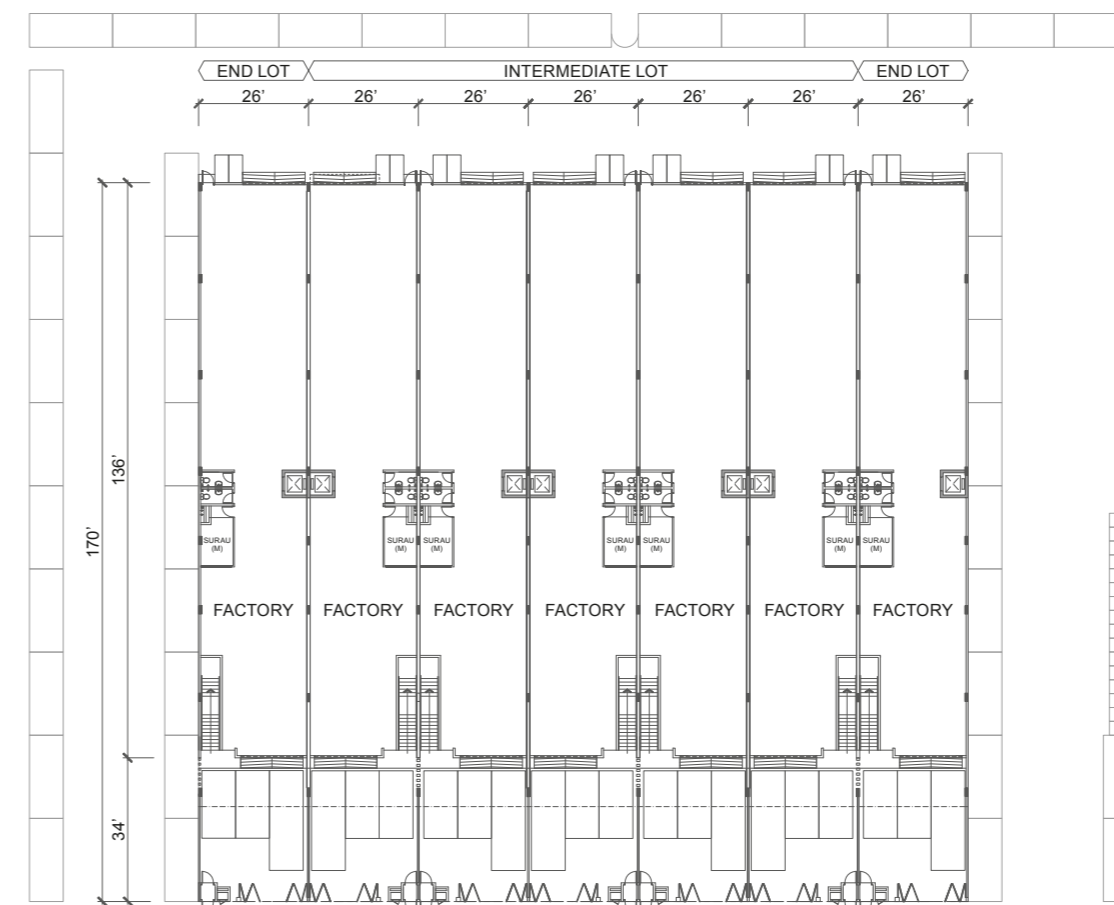
Ground Floor

14' Width

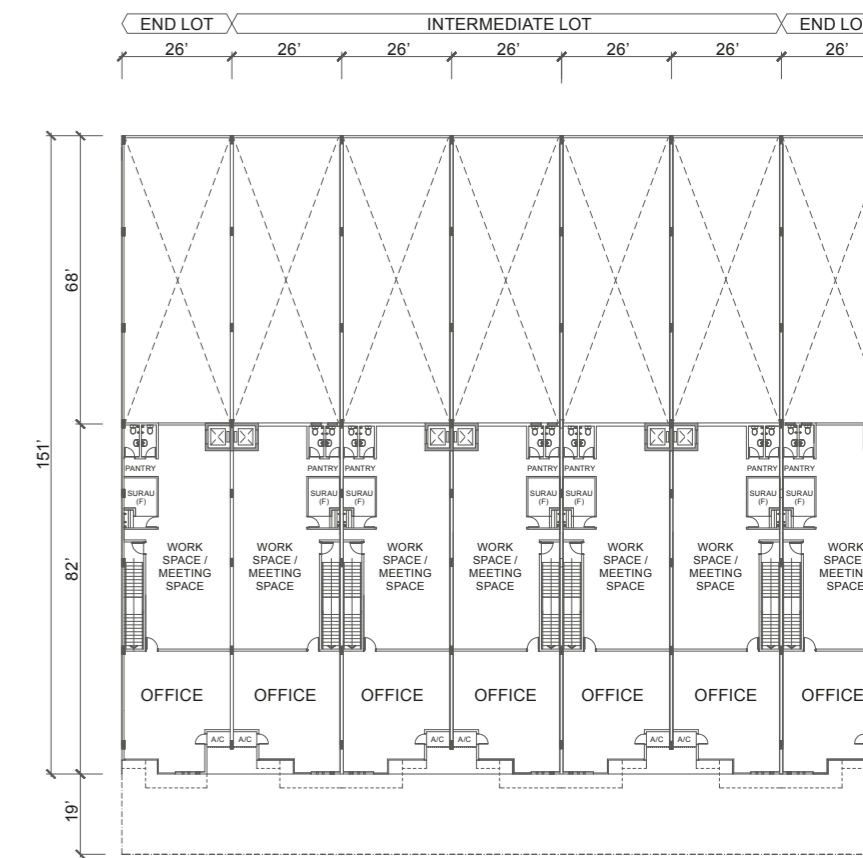
Roller Shutter Door

34' Length

Private Loading Area



GROUND FLOOR PLAN



FIRST FLOOR PLAN



BUILDING SPECIFICATIONS

Semi-Detached Factory – Type A

Structure	Reinforced Concrete	
Lift Provision	1 no (600kg Capacity)	
Roof	Metal Deck Roofing	
Ceiling	Toilet	Asbestos Free Flat Ceiling
	Prayer Room & Office	Skim Coat
Wall	Factory, Office & Toilet	Brick Wall with Cement Plastering
		Gypsum Board Partition
	Prayer Room	Gypsum Board Partition
Staircase	Cement Render with Nosing Tiles	
Wall Finishes	Factory & Prayer	Paint
	Office	Plaster & Paint
	Toilet	Ceramic Tile
Floor Finishes	Factory, Prayer Room & Office	Power Float Floor
	Toilet	Homogeneous Tile
Painting	Interior Wall	Emulsion Paint
	Exterior Wall	Weather Resistant Paint
Windows	Aluminium Framed Windows	
Door	Factory	Motorized Roller Shutter Glass Door with Aluminium Framed Fire Rated Timber Door & Plywood Flush Door
	Toilet	PVC Flush Door
	Prayer Room	Plywood Flush Door
	Office	Plywood Flush Door & Fire Rated Timber Door
Sanitary Fittings	Wash Basin	7 nos
	W.C.	7 nos
Electrical Fittings	Lighting Point	63 nos
	15A Socket Outlet For Air Cond.	4 nos
	13A Switch Socket Outlet	25 nos
	Telephone or Unifi Point	1 no
	Auto Gate Point	1 no
	Distribution Board (30A TPN)	3 nos
	Main Switch Board (200A TPN)	1 no

Semi-Detached Factory – Type B, C & C1

Structure	Reinforced Concrete	
Roof	Metal Deck Roofing	
Ceiling	Toilet	Asbestos Free Flat Ceiling
	Prayer Room & Office	Skim Coat
Wall	Factory, Office & Toilet	Brick Wall with Cement Plastering
	Prayer Room	Gypsum Board Partition
Staircase	Cement Render with Nosing Tiles	
Wall Finishes	Factory & Prayer	Paint
	Office	Plaster & Paint
	Toilet	Ceramic Tile
Floor Finishes	Factory, Prayer Room & Office	Power Float Floor
	Toilet	Homogeneous Tile
Painting	Interior Wall	Emulsion Paint
	Exterior Wall	Weather Resistant Paint
Windows	Aluminium Framed Windows	
Door	Factory	Motorized Roller Shutter Glass Door with Aluminium Framed Fire Rated Timber Door & Plywood Flush Door
	Toilet	PVC Flush Door
	Prayer Room	Plywood Flush Door
	Office	Plywood Flush Door & Fire Rated Timber Door
Sanitary Fittings	Wash Basin	5 nos
	W.C.	5 nos
Electrical Fittings	Lighting Point	45 nos
	15A Socket Outlet For Air Cond.	2 nos
	13A Switch Socket Outlet	17 nos
	Telephone or Unifi Point	1 no
	Auto Gate Point	1 no
	Distribution Board (30A TPN)	2 nos
	Main Switch Board (200A TPN)	1 no

Superlink Factory – Type SL

Structure	Reinforced Concrete	
Provision of Material Hoist	1 no	
Roof	Metal Deck Roofing	
Ceiling	Toilet	Asbestos Free Flat Ceiling
	Prayer Room & Office	Skim Coat
Wall	Factory, Office & Toilet	Brick Wall with Cement Plastering
	Prayer Room	Gypsum Board Partition
Staircase	Cement Render with Nosing Tiles	
Wall Finishes	Factory & Prayer	Paint
	Office	Plaster & Paint
	Toilet	Ceramic Tile
Floor Finishes	Factory, Prayer Room & Office	Power Float Floor
	Toilet	Homogeneous Tile
Painting	Interior Wall	Emulsion Paint
	Exterior Wall	Weather Resistant Paint
Windows	Aluminium Framed Windows	
Door	Factory	Motorized Roller Shutter Fire Rated Timber Door & Plywood Flush Door
	Toilet	PVC Flush Door
	Prayer Room	Plywood Flush Door
	Office	Plywood Flush Door & Fire Rated Timber Door
Sanitary Fittings	Wash Basi	4 nos
	W.C.	4 nos
Electrical Fittings	Lighting Point	35 nos
	15A Socket Outlet For Air Cond.	2 nos
	13A Switch Socket Outlet	17 nos
	Telephone or Unifi Point	1 no
	Auto Gate Point	1 no
	Distribution Board (30A TPN)	2 nos
	Main Switch Board (100A TPN)	1 no



MODERN
ARCHITECTURE
DESIGN

现代建筑设计

HIGH CEILING
FOR MAXIMIZING
FACILITY STORAGE

高天花板灵活性空间

THOUGHTFUL
DETAILING

精心设计细节