



**WELLOYD**  
INDUSTRIAL PARK  
MERU






**FREEHOLD**  
永久地契

  
WELL-PLANNED

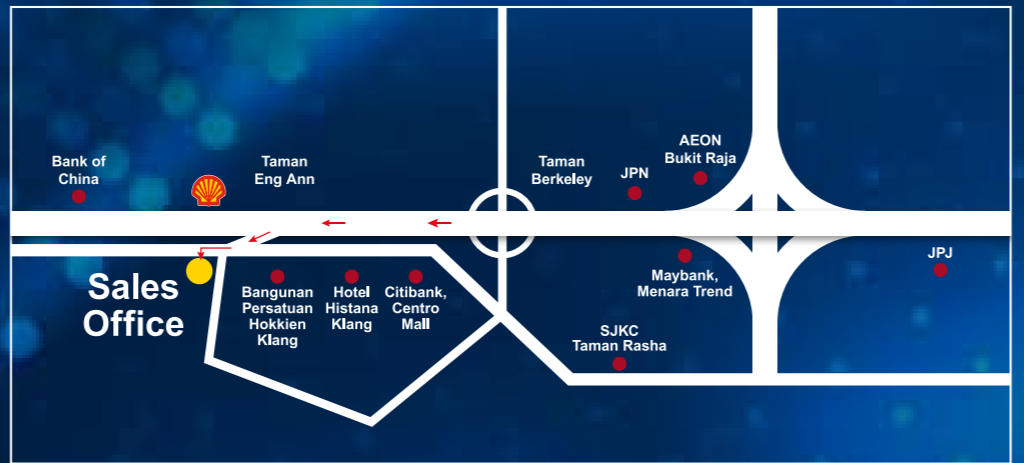
  
WELL-INTEGRATED

  
WELL-CONNECTED



 +603 3345 0088  
 +6019 8288 082  
 [www.welloydproperties.com](http://www.welloydproperties.com)

Our Sales Office Location Map

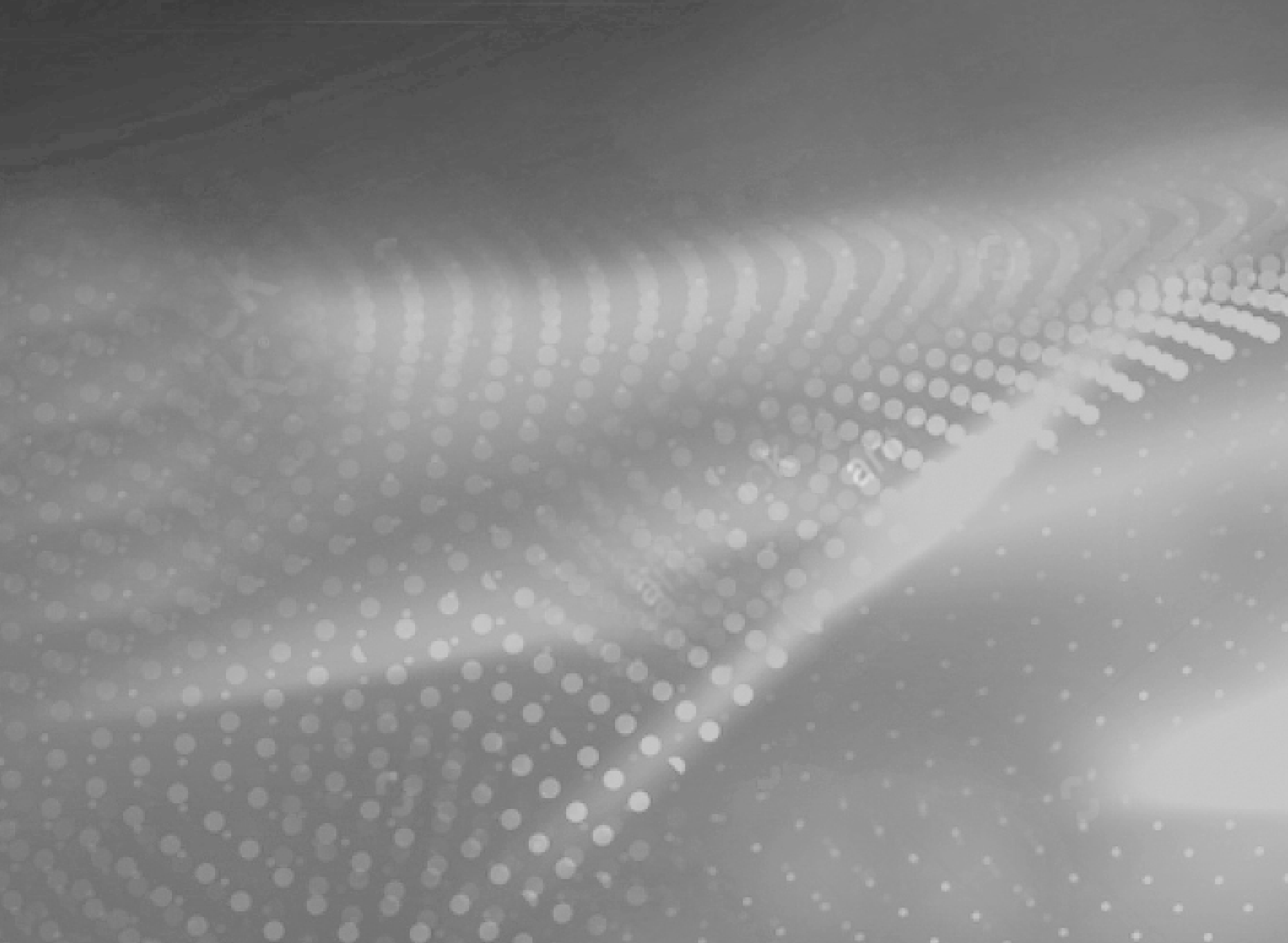


Developer:  
**WELLOYD**  
PROPERTIES

**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.



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



# INTEGRATING ALL THE ELEMENTS OF BUSINESS GROWTH



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

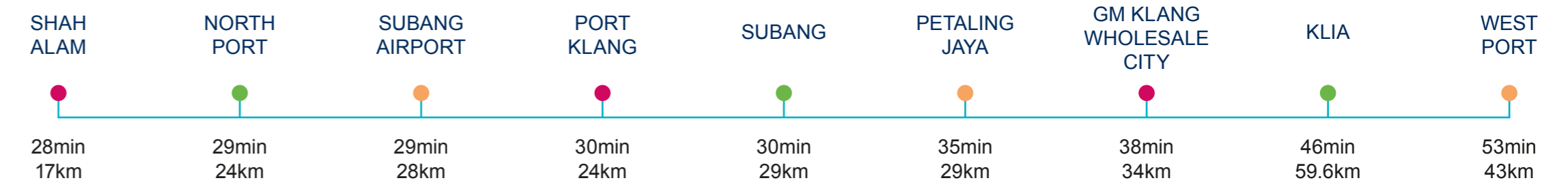
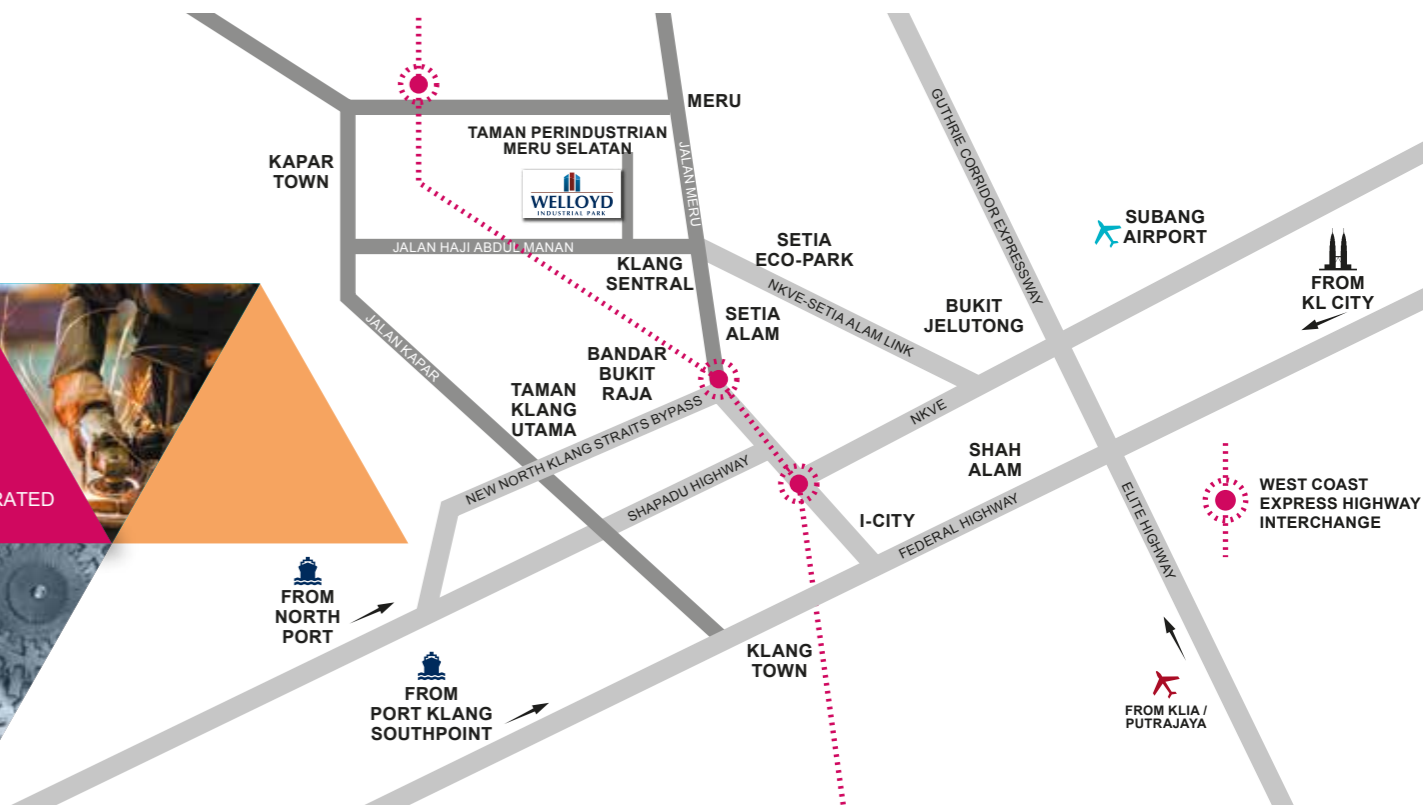
Build on 22 acres Freehold land, comprises of 32 Semi-detached and 7 Superlink factories.

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 7 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。

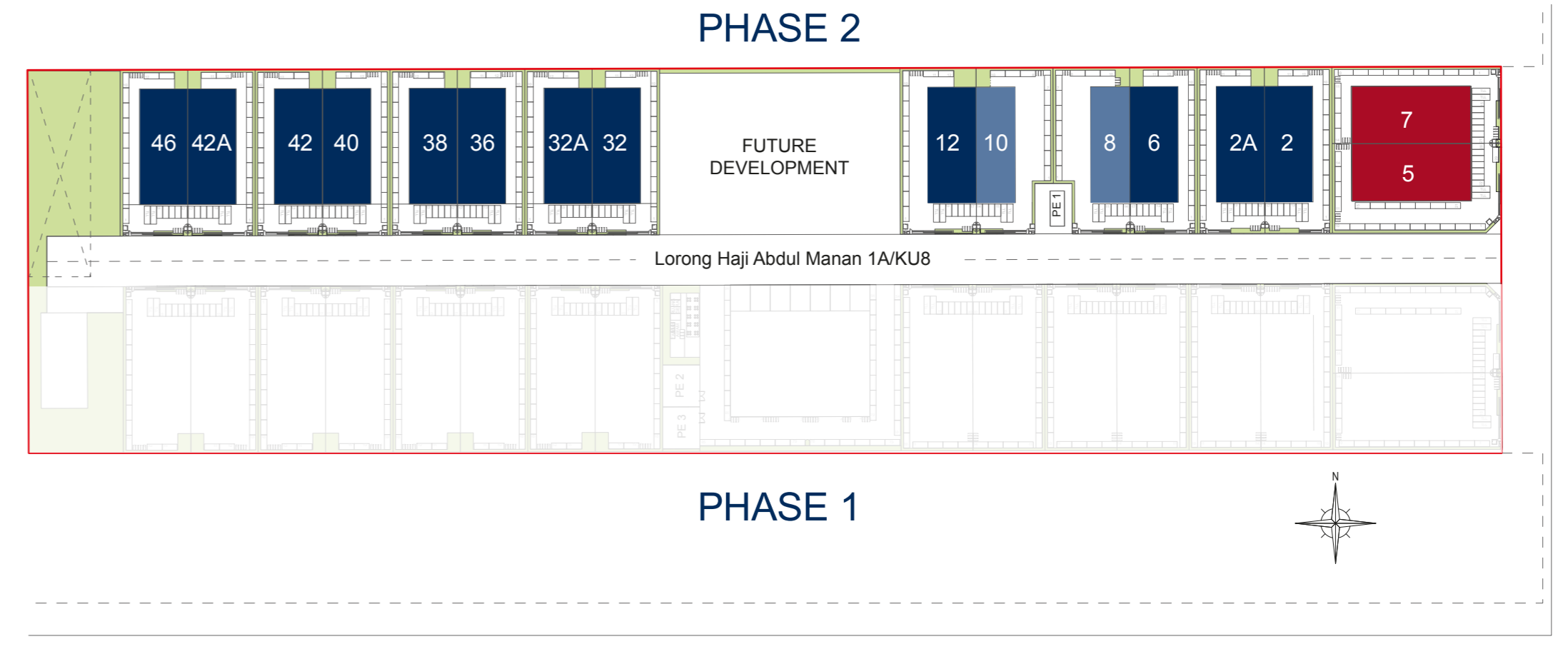
毗邻 Klang Sentral 交通枢纽，公共交通便利无阻。

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**



**MASTER SITE PLAN**

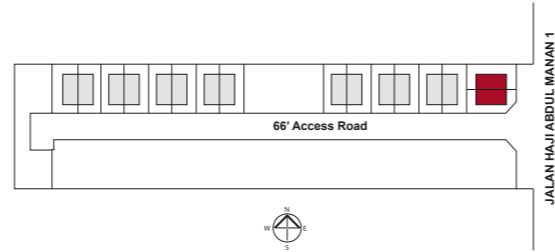


- Semi-Detached Factory  
**TYPE A**  
Land Size: 116' x 221'
- Semi-Detached Factory  
**TYPE C**  
Land Size: 88' x 217'
- Semi-Detached Factory  
**TYPE C1**  
Land Size: 100' x 217'

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

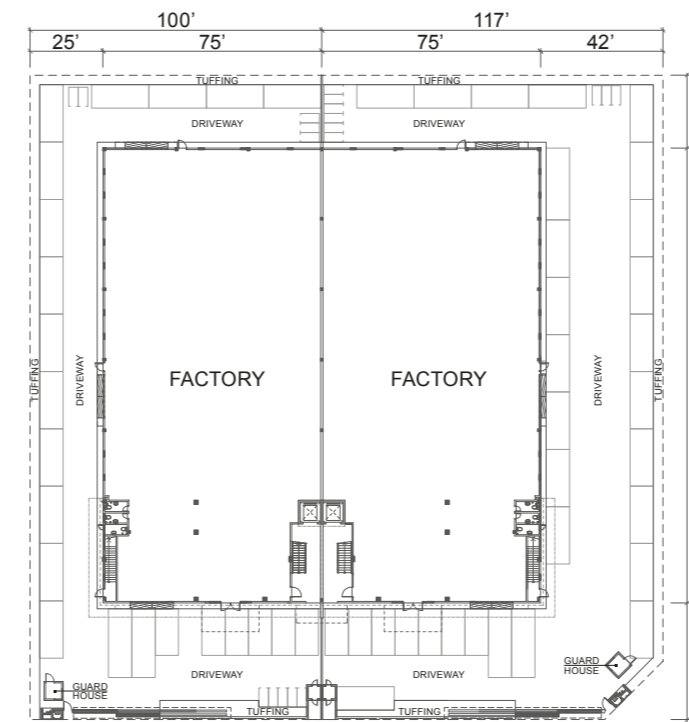
40' Length  
Private Loading Area

Heavy Floor Loading – 10kN/m<sup>2</sup>  
重地板装载 – 10kN/m<sup>2</sup>

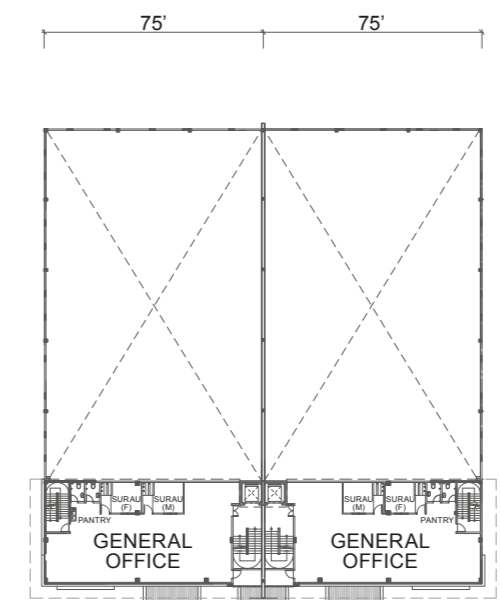


38' Ceiling Height (Roof Eave)  
Factory Area

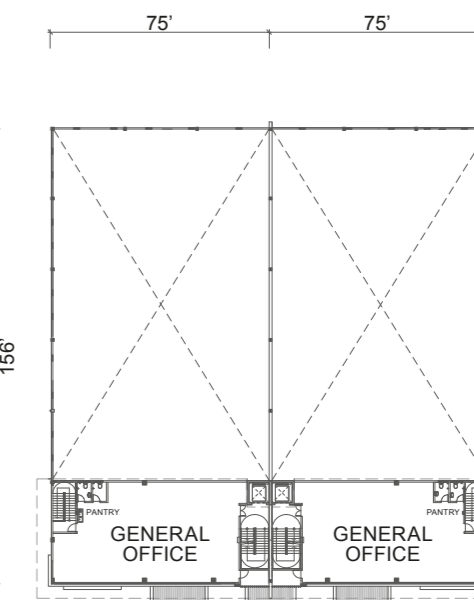
- High ceiling design for the utmost flexibility
- Idea for PICK module storage system
- Better air ventilation
- 天花板高达 38 尺, 允许多层的存储空间
- 适合 PICK 模块立体仓库存储系统
- 室内空气流通



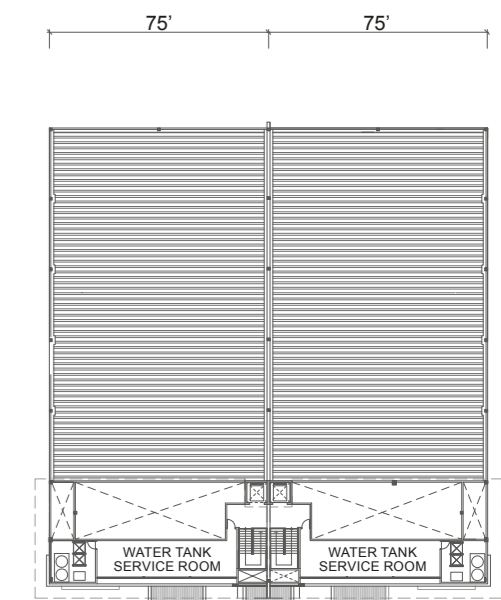
GROUND FLOOR PLAN



FIRST FLOOR PLAN



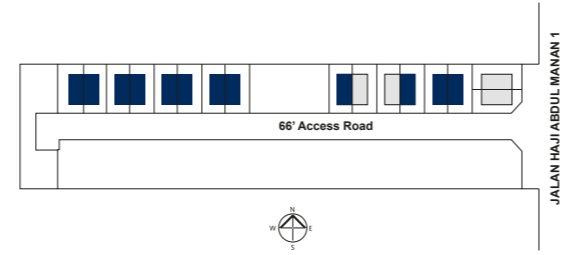
SECOND FLOOR PLAN



ROOF TOP FLOOR PLAN



**TYPE 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'**



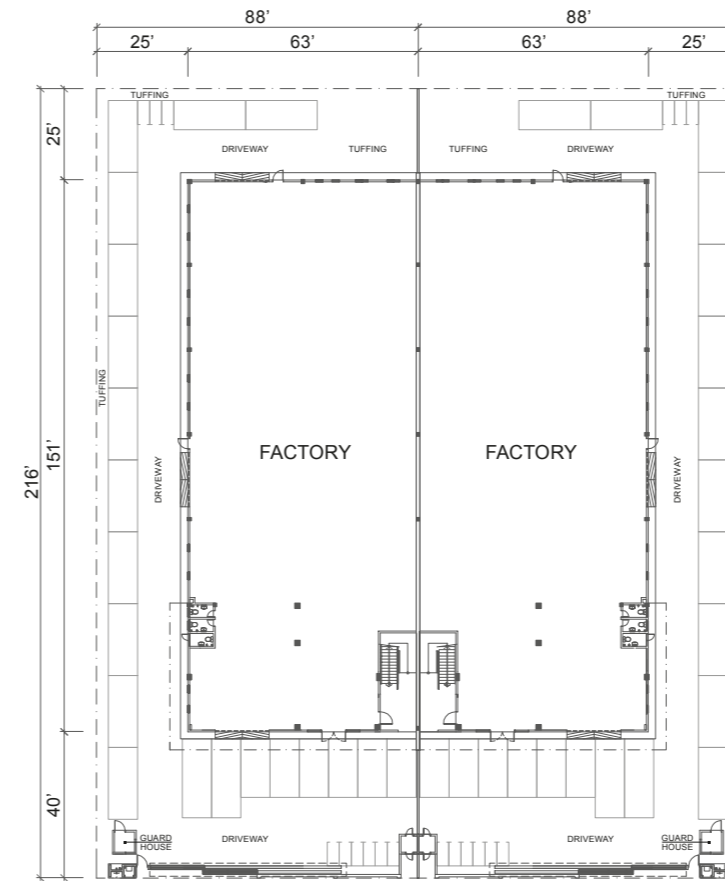
**13' Ceiling Height**  
**1st Floor**  
**22' Ceiling Height**  
**Ground Floor**  
**16' Width**  
**Roller Shutter Door**  
**40' Length**  
**Private Loading Area**



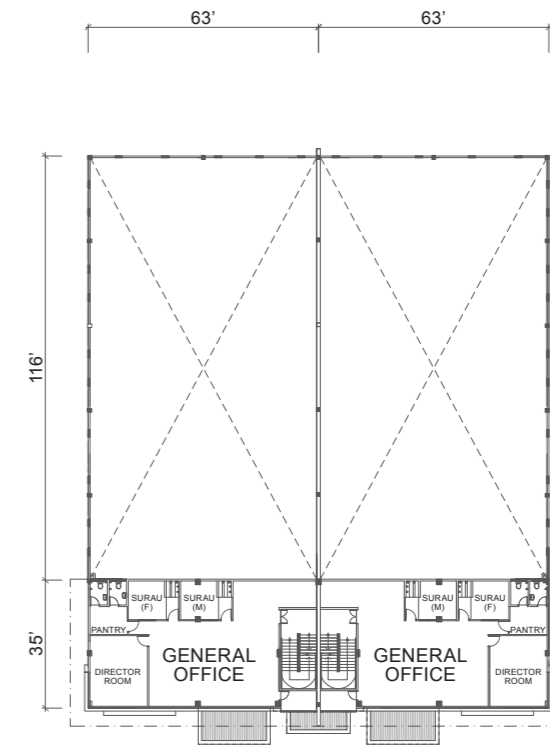
**34' Ceiling Height (Roof Eave)**  
**Factory Area**

- 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

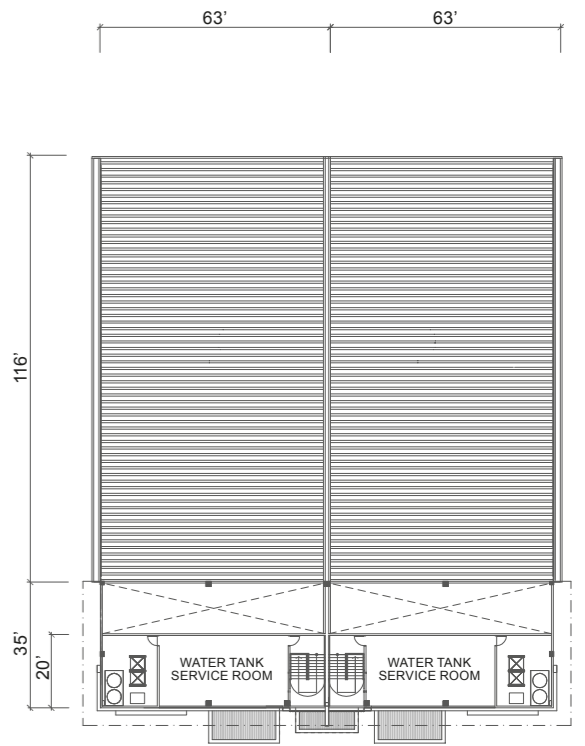
**Heavy Floor Loading – 10kN/m<sup>2</sup> for unit no. 2, 2A, 6, 12, 32, 32A, 36 & 38**  
重地板装载 **20kN/m<sup>2</sup> for unit no. 40, 42, 42A & 46**



GROUND FLOOR PLAN



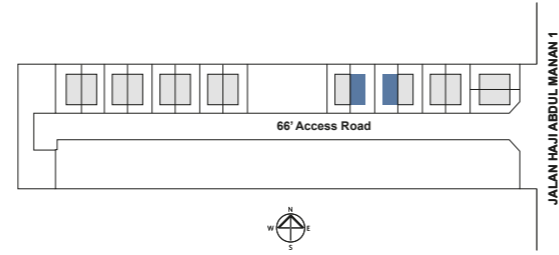
FIRST FLOOR PLAN



ROOF TOP FLOOR PLAN



**TYPE C1 SEMI-DETACHED FACTORY**  
半独立工厂



Built-Up Area:  
**10,828 sq. ft.**  
Land Area:  
**20,075 sq. ft.**  
Ground Floor:  
**51' x 151'**  
First Floor:  
**51' x 35'**  
Roof Floor:  
**51' x 20'**



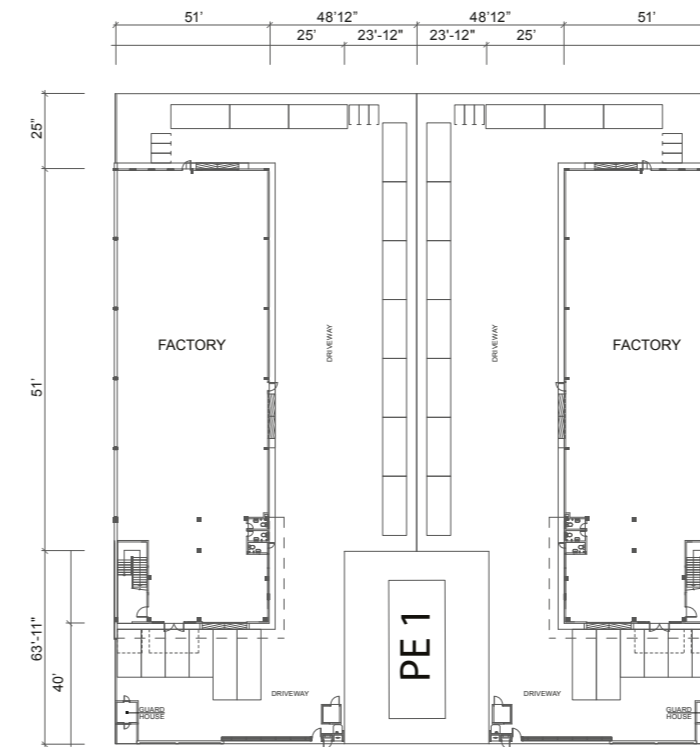
- 13' Ceiling Height**  
1st Floor
- 22' Ceiling Height**  
Ground Floor
- 16' Width**  
Roller Shutter Door
- 40' Length**  
Private Loading Area



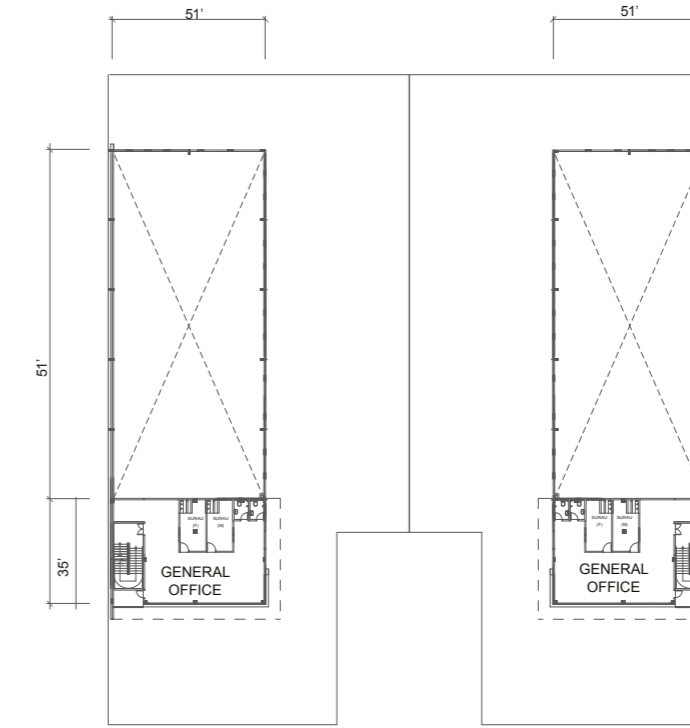
**34' Ceiling Height (Roof Eave)**  
**Factory Area**

- 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

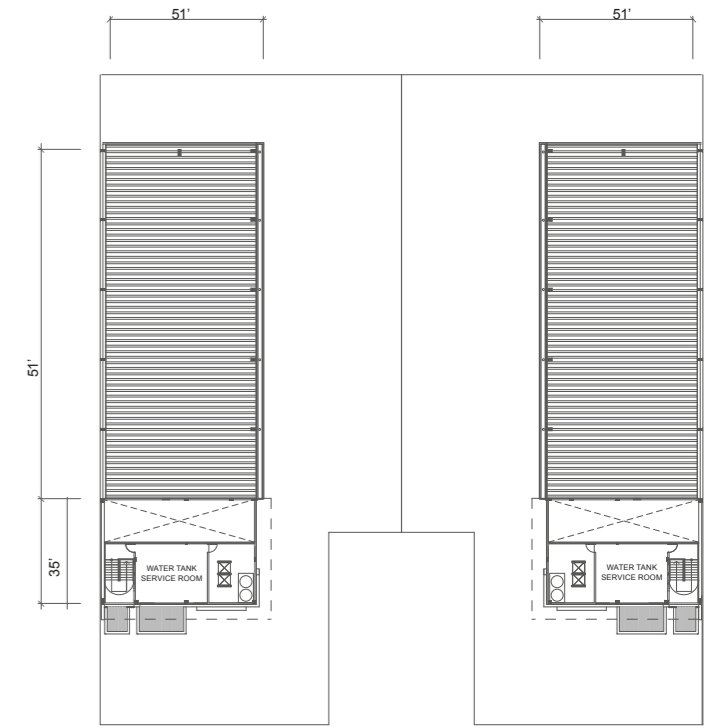
**Heavy Floor Loading – 10kN/m<sup>2</sup>**  
重地板装载 – 10kN/m<sup>2</sup>



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF TOP FLOOR PLAN



# BUILDING SPECIFICATIONS

## Semi-Detached Factory – Type A

<b>Structure</b>	Reinforced Concrete	
<b>Lift Provision</b>	1 no (600kg Capacity)	
<b>Roof</b>	Metal Deck Roofing	
<b>Ceiling</b>	Toilet	Asbestos Free Flat Ceiling
	Prayer Room & Office	Skim Coat
<b>Wall</b>	Factory, Office & Toilet	Brick Wall with Cement Plastering
	Prayer Room	Gypsum Board Partition
<b>Staircase</b>	Cement Render with Nosing Tiles	
<b>Wall Finishes</b>	Factory & Prayer	Paint
	Office	Plaster & Paint
	Toilet	Ceramic Tile
<b>Floor Finishes</b>	Factory, Prayer Room & Office	Power Float Floor
	Toilet	Homogeneous Tile
<b>Painting</b>	Interior Wall	Emulsion Paint
	Exterior Wall	Weather Resistant Paint
<b>Windows</b>	Aluminium Framed Windows	
<b>Door</b>	Factory	Motorized Roller Shutter
		Glass Door with Aluminium Framed
		Fire Rated Timber Door & Plywood Flush Door
	Toilet Prayer Room Office	PVC Flush Door
		Plywood Flush Door
		Plywood Flush Door & Fire Rated Timber Door
<b>Sanitary Fittings</b>	Wash Basin	7 nos
	W.C.	7 nos
<b>Electrical Fittings</b>	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 C

<b>Structure</b>	Reinforced Concrete	
<b>Roof</b>	Metal Deck Roofing	
<b>Ceiling</b>	Toilet	Asbestos Free Flat Ceiling
	Prayer Room & Office	Skim Coat
<b>Wall</b>	Factory, Office & Toilet	Brick Wall with Cement Plastering
	Prayer Room	Gypsum Board Partition
<b>Staircase</b>	Cement Render with Nosing Tiles	
<b>Wall Finishes</b>	Factory & Prayer	Paint
	Office	Plaster & Paint
	Toilet	Ceramic Tile
<b>Floor Finishes</b>	Factory, Prayer Room & Office	Power Float Floor
	Toilet	Homogeneous Tile
<b>Painting</b>	Interior Wall	Emulsion Paint
	Exterior Wall	Weather Resistant Paint
<b>Windows</b>	Aluminium Framed Windows	
<b>Door</b>	Factory	Motorized Roller Shutter
		Glass Door with Aluminium Framed
		Fire Rated Timber Door & Plywood Flush Door
	Toilet Prayer Room Office	PVC Flush Door
		Plywood Flush Door
		Plywood Flush Door & Fire Rated Timber Door
<b>Sanitary Fittings</b>	Wash Basin	5 nos
	W.C.	5 nos
<b>Electrical Fittings</b>	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	

